

Applicant Submission

2023 October 18



1.0 EXECUTIVE SUMMARY

Mattamy Homes is proud to present the next phase in the successful community of Yorkville. Previously approved in (2015) Mattamy has revised their available housing product and is revisiting the layout of unbuilt communities. After a careful review the project team has created a new concept that upholds the best planning practices and utilizes the new housing product. The entire phase has been redesigned and this letter will focus on the plan updates from the original concept. Key elements that will be discussed in detail for the phase 8 update include the school area, MR dedications, concept plan layouts, road widths, and the land use updates.

2.0 SCHOOL SITE

Yorkville is an exceptional community in south Calgary that will contain two school sites upon completion. In 2019 revisions were made to the lands directly to the north of the north school which require some revisions to the school layout in the next applications. An equal area of land will be provided with a slight shift of the playfields enabling a better building site envelope. The long edge of the school site is located on Yorkstone Green, which is a 21-meter collector. This new design supports the ultimate layout including two building envelopes, two soccer fields, one ball diamond and the required parent and bus zones for the school. Mattamy owns the land directly to the east, which at this time remains unplanned and not entitled, and to ensure that the Joint/Joint Use Site will perform and exceed the original application we have provided a layout for the full site.

The original concept shared the school envelopes (meaning that the 4.0 ac west school site had a sliver of envelope contained within the east ownership boundary). At this time, we have cleaned up the envelopes to be contained within each ownership boundary thus creating a reduction of envelope on the east side.

We anticipate that Site Planning Team will be pleased with the updates and look forward to the discussion. Given the history of the site and the nature of the joint/joint use, we kindly request that we are invited to SPT to answer questions.

Mattamy is proceeding forward with an additional application of their south quarter in the very near future and will be ensuring that all reserves balance to 10% as per the MGA and approved 2015 Outline Plan. Mattamy and B&A are confident that the required balance of MR will be provided in the next community phasing.

Yorkville Phase 8 Land Use Ammendment and Outline Plan Update



2.1 Density

Greenfield community density is an important part of providing choice to consumers and providing a variety of housing types. As part of strategy of combining the housing crisis facing the City of Calgary, Mattamy Homes design of Yorkville provides a much higher greenfield community density than other similar communities due to the unique application of housing types.

The wide shallow lot is a signature style of Mattamy where the front drive single family home is placed on a lot providing similar greenspace while minimizing wasted space. The same ratio required for yard space is maintained according to city standards, but the highest possible density is achieved for single family housing product. In addition to single family homes there is a laned product that is either semi-detached or townhome. Townhomes face onto the main collectors and provide a lower price point for homes. The semi-detached product is one block within the collector roadway and shares a lane with the townhomes and faces the single-family homes.

Phase 8 is a 23.30 Acre(9.43 Hectare) site that is located south of the currently built out areas of Yorkville Phase 5, 6, and 7. The new concept for Phase 8 will see a 10.44 UPA (25.79 UHP) as an overall density calculation. This density was generated to include single detached, semi-detached, and townhomes. This is an anticipated density and dependent on the lotting and build out.

2.2 Transportation

There are five approved cross sections within the original community concept and all five road types have been included within the updated concept. At this time we are not proposing any revisions to the approved cross-sections. Road types include the Modified Residential (9m/16m), the Mono-walk with no Rear Lane (8.5 / 15.5m), the Collector Street (10.8m / 21m), the Modified Collector 10.8m / 22.10m), and the Modified Primary Collector with Multi Use pathway (2 x 7.7m / 30.0m).

Yorkstone Hearth SW runs in a west to east fashion and terminates into the lane for the row housing along Yorkville Boulevard SW. In normal situations a cul-de-sac would be provided, or the road would continue through. In this case though due to low traffic volumes and a miss alignment in intersections this was the best solution. A similar roadway was approved in Greenwich (LOC 2019-0183). In both cases to allow for moving trucks and city run collection service vehicles to operate without the need to back up the road the corner lots have an angled cut in them to allow for the larger turning radiuses. We have reviewed the block on Yorkville Boulevard to see if it is possible to provide a walkway from Yorkville Heath, however, all the lots have been pre-serviced with half of them contained within an approved Tentative Plan and we are unable to fit one in.

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2.3 Servicing

2.3.1 Storm Servicing

The storm drainage system servicing the outline plan area will be designed as a dual drainage system with minor flows conveyed through the storm sewer pipe system installed along proposed roadways and rights-of-way and major flows conveyed overland via surface features (e.g. roads, lanes, swales). Storm drainage from the outline plan area will be conveyed to the north and/or south stormwater wet ponds which will provide water quantity control and water quality improvement of discharge prior to release into the downstream storm sewer system tributary to Pine Creek. Storm servicing will be as per previously approved stormwater management reports (e.g. staged master drainage plan and pond reports).

2.3.2 Sanitary Servicing

Sanitary servicing of the outline plan area will occur entirely by way of a gravity sewer pipe system installed along proposed roadways and rights-of-way within the outline plan area. Local sanitary sewer pipes tie into the overall sanitary sewer system servicing Yorkville which, in turn, ultimately ties into the West Macleod Sanitary Sewer Trunk.

2.3.3 Water Servicing

The outline plan area resides entirely within the Lower Sarcee pressure zone. Water servicing will occur through the installation of water distribution mains along proposed roadways and rights-of-way within the outline plan area. Extensions will occur from a minimum of two times into the existing system to create redundancy through a looped system.

3.0 SUSTAINABILITY & INNOVATION

B&A worked together with the Mattamy project team to identify environmental priorities early in the project. Mattamy Homes has also recently released their updated sustainability report which outlines how the company sees innovation within community building. Some highlights of the report include calculating and understanding a home's whole life cycle, developing a GHG-reduction strategy and, through collaboration and sharing, leading the homebuilding industry to net zero.



3.1 Focus on Sustainability

All homes in Yorkville Phase 8 will be roughed in with an electrical standard that supports the addition of a home charging station for electric vehicles, and a 200-amp panel will be installed in every home to facilitate that addition if the homeowner wishes to purchase an electric vehicle. In addition to the charging station rough-in, all homes in Yorkville are considered "Solar ready". With the addition of an upgraded electrical panel the homeowner has one less element to consider when deciding if they want to purchase a solar array or an electric vehicle. All homes within Yorkville Phase 8 will be Energy Star Certified. A stormwater reuse system will be used to irrigate the play fields at the school site, reducing the demand on potable water within the community.