

Applicant Submission

January 2, 2025



APPLICANT SUBMISSION – YORKVILLE

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On behalf of Mattamy Homes, B&A has prepared this Outline Plan and Land Use Redesignation application for approximately 55.73 hectares (137.72 acres) of land located in the Yorkville community. These lands currently exist as partially stripped and graded land awaiting development. Mattamy is actively developing Yorkville to the north, and it should be noted that there are a number of communities under development in the West Macleod ASP area, including Belmont, Sirocco and Pine Creek.

The subject lands are located in the southwest quadrant of the city, west of Sheriff King Street SW, and north of 210th Avenue SW. Some of the defining features of these lands are the community association, storm pond wetland area, and central park, which are currently part of the Yorkville development. Those elements will remain untouched and are not within the application boundary.

The West Macleod ASP contemplates a residential neighbourhood, and this application exceeds density targets and will support a neighbouring Joint Use site. The plan aligns with the ASP by providing a variety of residential uses to accommodate diverse housing forms along the housing spectrum, including a DC (R-2m) land use to bring new and unique housing opportunities to the overall community. The proposed land use change would take the subject lands from their current layout to a variety of residential and open space uses in support of a comprehensive community plan that meet the evolving housing products provided by Mattamy. This land use update will see the addition of a Fire Hall in the community along with the introduction of a comprehensive multifamily site providing an additional 270 units. This Outline Plan provides connections to the actively developing neighbourhoods within the West Macleod ASP and signifies the next step of 'Community A' as contemplated by the ASP.

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