



Mattamy Homes | B&A Studios

Public Hearing - LOC2024-0104 Item 7.2.12

Yorkville South Lands

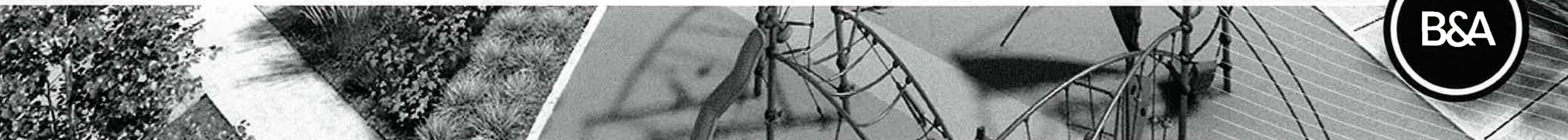
March 4, 2025

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

MAR 04 2025

ITEM: 7.2.12 CPC2025-053
Distrib- Presentation 2
CITY CLERK'S DEPARTMENT

B&A



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1. Addition of a firehall site
2. Addition of a linear park connecting the existing wetland to Sheriff King Street
3. Variety of home types fronting and backing onto parks
4. Replacement of the commercial site to permit more multifamily homes.

4

Thank You

Our team looks forward to answering any questions.



Combined Communities – Surrounding Commercial Sites



Yorkville Outline Plan – Statistics

SOUTH YORKVILLE OUTLINE PLAN STATISTICS								
				Hectares (±)	Acres (±)	% of GDA		
Total Area				55.73	137.72			
Gross Developable Area (GDA)				55.73	137.72	100.0%		
Land Use			Lot Width (m) / units per acre (upa)	Frontage (m)	Hectares (±)	Acres (±)	No. of Units	% of GDA
Residential					29.79	73.62		53.5%
	R-G	Residential - Low Density Mixed Housing District			23.86	58.97		
		Anticipated number of laned lots based on 7.4m lot width	7.40	1,402.51	3.95	9.77	190	
		Anticipated number of laneless lots based on 12.2m lot width	12.20	7,457.54	19.91	49.20	611	
							800	
	DC (R-Gm)	Maximum number of lots based on 6.0m lot width	6.00	8,860.05			1477	
		Residential - Low Density Mixed Housing District			5.93	14.65		
		Anticipated number of lots based on 6.05m lot width	6.05	2,844.29			469	
		Maximum number of lots based on 5.0m lot width	5.00	2,844.29			569	
Total Frontage				11,704.34				
Multi-Family					3.70	9.15		6.6%
	M-1	Multi-Residential - At Grade Housing			3.02	7.47		
		Anticipated number of units based on 31.7upa (Townhomes)	31.7 upa				236	
	M-H1	Multi-Residential - High Density Low Rise (Firehall)			0.68	1.68		
Total Units		Anticipated					1505	
		Maximum					2281	
Density		Anticipated		27.0 upha		10.9 upa		
		Maximum		40.9 upha		16.6 upa		
Public Service								
	S-CRI(PUL)	Special Purpose - City and Regional Infrastructure			0.02	0.05		0.0%
Open Space					5.82	14.37		10.4%
	S-SPR(MR)	Special Purpose - School, Park and Community Reserve**			1.21	2.98		
	S-SPR(MSR)	Special Purpose - School, Park and Community Reserve**			4.61	11.39		
Roadways & Lanes					16.40	40.53		29.4%

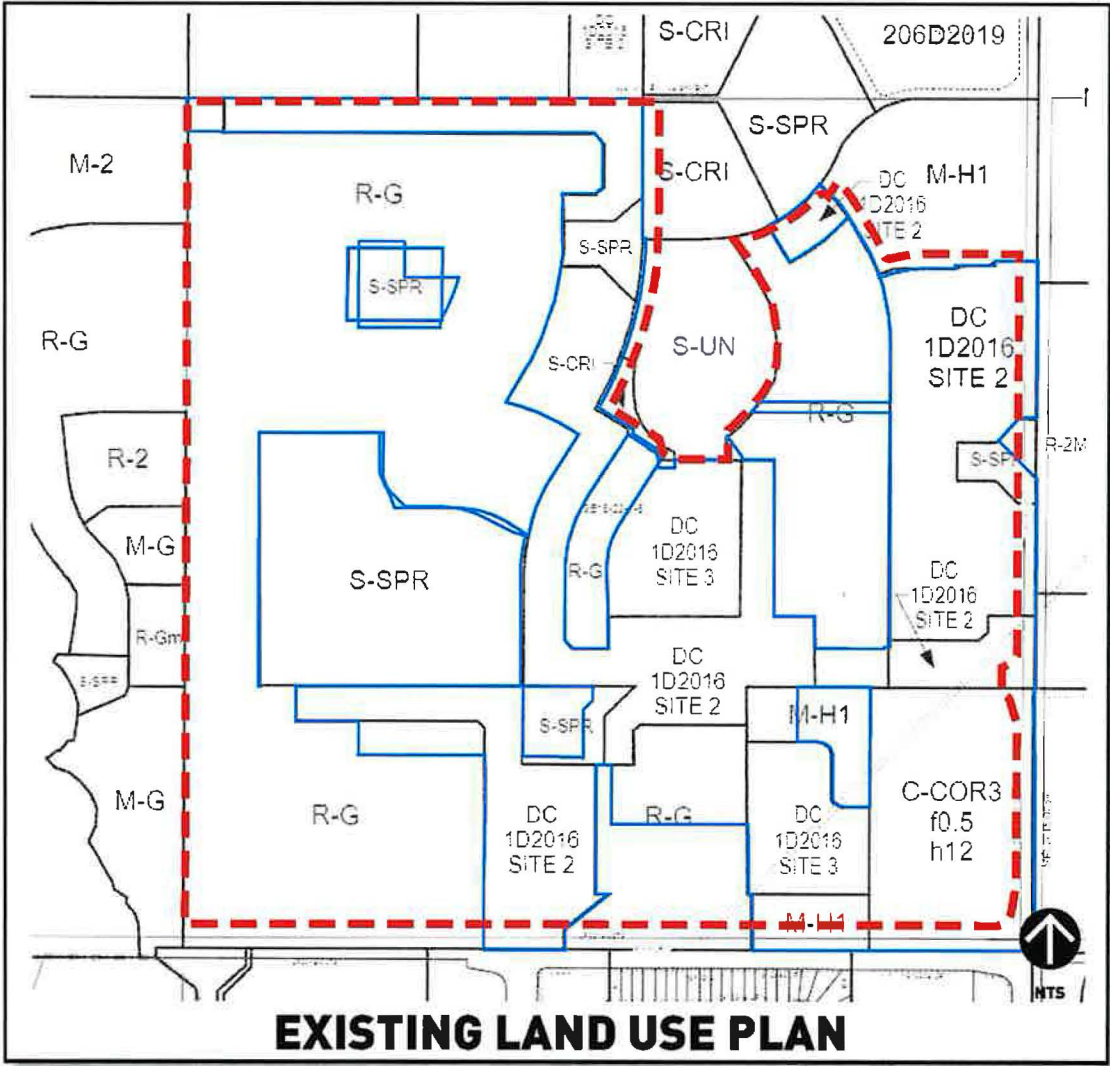
**Note: 10% S-SPR (MR/MSR) provided for the whole of Yorkville as per Yorkville Overall Open Space Plan & Statistics

- Overall anticipated density of 10.9 upa (over 30 % more dense than the MDP standard of 8 upa)
- 800 Low-Density Homes, 469 Townhomes (Street Fronting), 236 Townhomes (Complex)
- Park and school dedication meet city standards

Yorkville South | Land Use Application



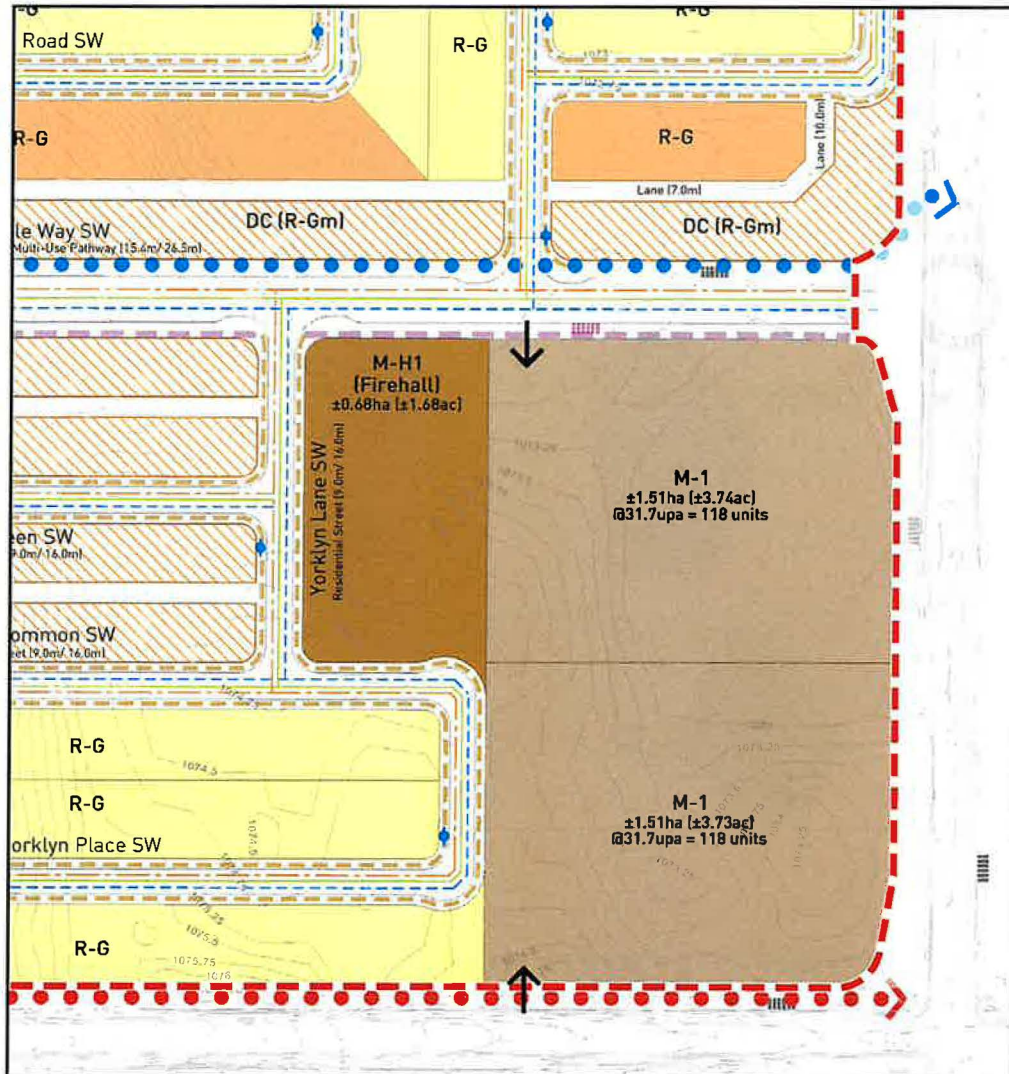
2024



EXISTING LAND USE PLAN

2014

Yorkville South | Fire Hall and Townhome Site



Fire Hall

- The Fire Department requested this site from Mattamy
- This location better supports the expansion of services to the south Calgary area.
- This site has been relocated from Belmont.

Townhome Site

- The site has changed from commercial to residential.
- Commercial land uses were not supported through an independent market study.
- Commercial will still be built on the east side of Sherriff King in Anthems Belmont site.
- The site will become a townhome complex
- Our higher overall density will support the off-site commercial areas

Yorkville South | Open Space



- A variety of open spaces are proposed for the updated design of Yorkville.
- The existing wetland will not be changed and will remain intact. An additional protected pathway will lead pedestrians from the eastern entrance park.
- Two activated local parks will have homes fronting and backing onto them.
- Northwest Park will have sports courts.
- Southern Park will have a playground.
- The school site has thoughtful pathway cutouts encouraging students to walk or wheel to school.

Yorkville South | School Site



- Same size as approved plan at 11.39 Ac (4.61ha)
- School meets all parking and drop-off requirements
- All bus drop-off areas are on the south side of the school
- Parental drop-off will be on the east side of the school
- Intersections contain curb bump-outs for ease of student crossing.
- Walkways to the west and north encourage pedestrian access



YORKVILLE SOUTH LAND OUTLINE PLAN

Entryway MR Park (East)



LEGEND

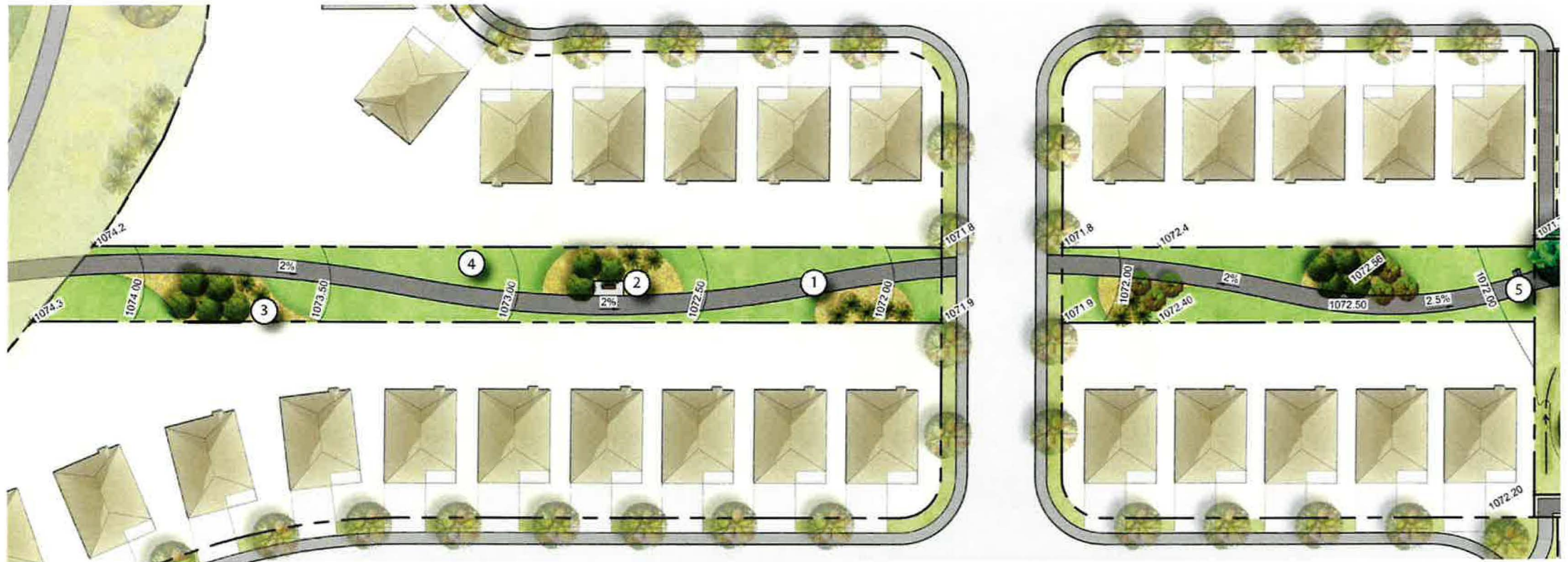
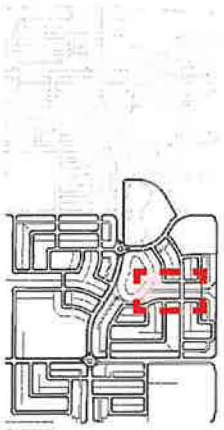
- ① 2.5m Pathway
- ② 3m Walkway ROW
- ③ Concrete Plaza with Seatings
- ④ Small Flowering Trees
- ⑤ Grass Swale
- ⑥ Large Shade Trees
- ⑦ Berm with Planting





YORKVILLE SOUTH LAND OUTLINE PLAN

Corridor Park

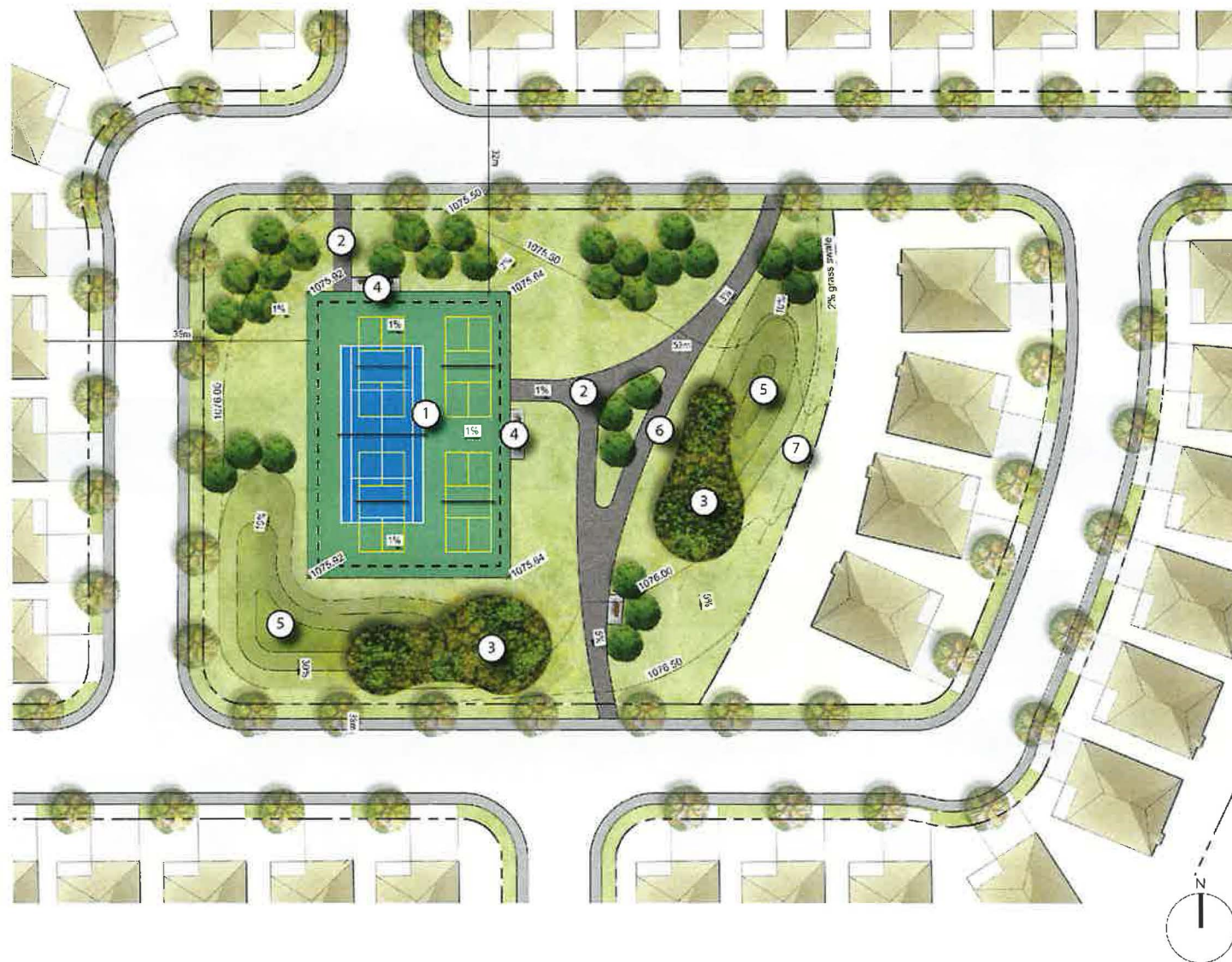


LEGEND

- ① 2.5m Pathway
- ② Bench Pad
- ③ Naturalized Plantings
- ④ Fescue Sod
- ⑤ Trash Receptacle



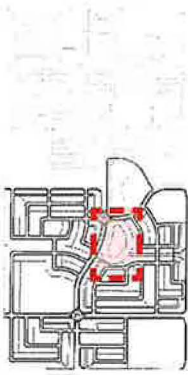
- 1 Sports Court
- 2 2.5m Pathway
- 3 Shrub Beds
- 4 Bench / Seating Area
- 5 Berm
- 6 Trash Receptacle
- 7 Grass Swale





YORKVILLE SOUTH LAND OUTLINE PLAN

ER Wetland Park



LEGEND

- ① 2.5m Pathway
- ② Bench / Seating Area
- ③ Naturalized Plantings
- ④ Native Riparian Plugs
- ⑤ Native Trees
- ⑥ Trash Receptacle



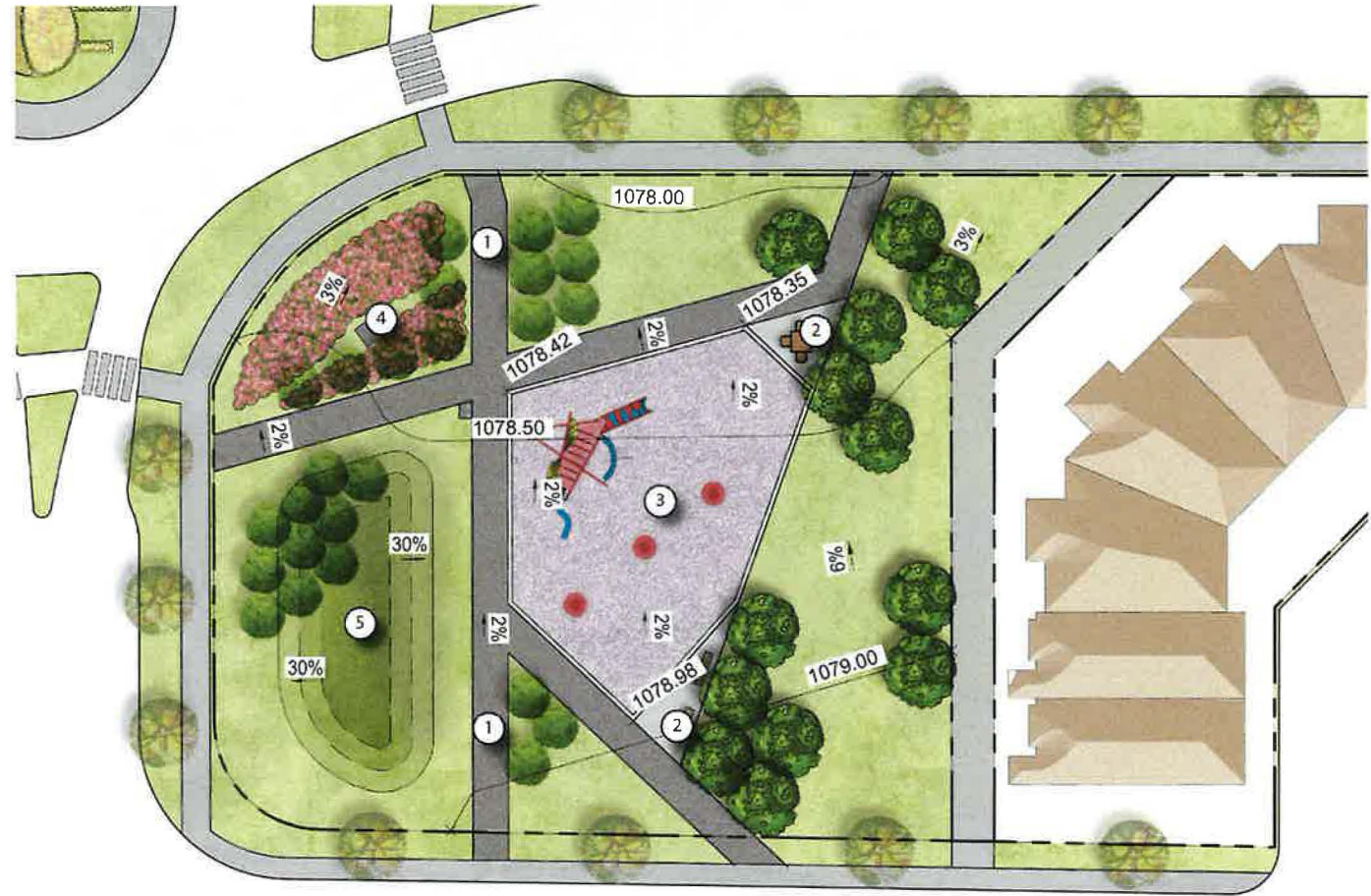
YORKVILLE SOUTH LAND OUTLINE PLAN

MR Park (South)



LEGEND

- ① 2.5m Pathway
- ② Bench / Seating Area
- ③ Playground
- ④ Entry Feature
- ⑤ Berm





YORKVILLE SOUTH LAND OUTLINE PLAN

JUS School Site



LEGEND

- ① School Building
- ② Parking Lot
- ③ Soccer Fields
- ④ Playground Area
- ⑤ Baseball Diamond
- ⑥ Open Play
- ⑦ Asphalt Play Area
- ⑧ Back of Lot Concrete Swale

