



Heritage Communities Local Area Plan

Summary of the Plan’s direction on housing

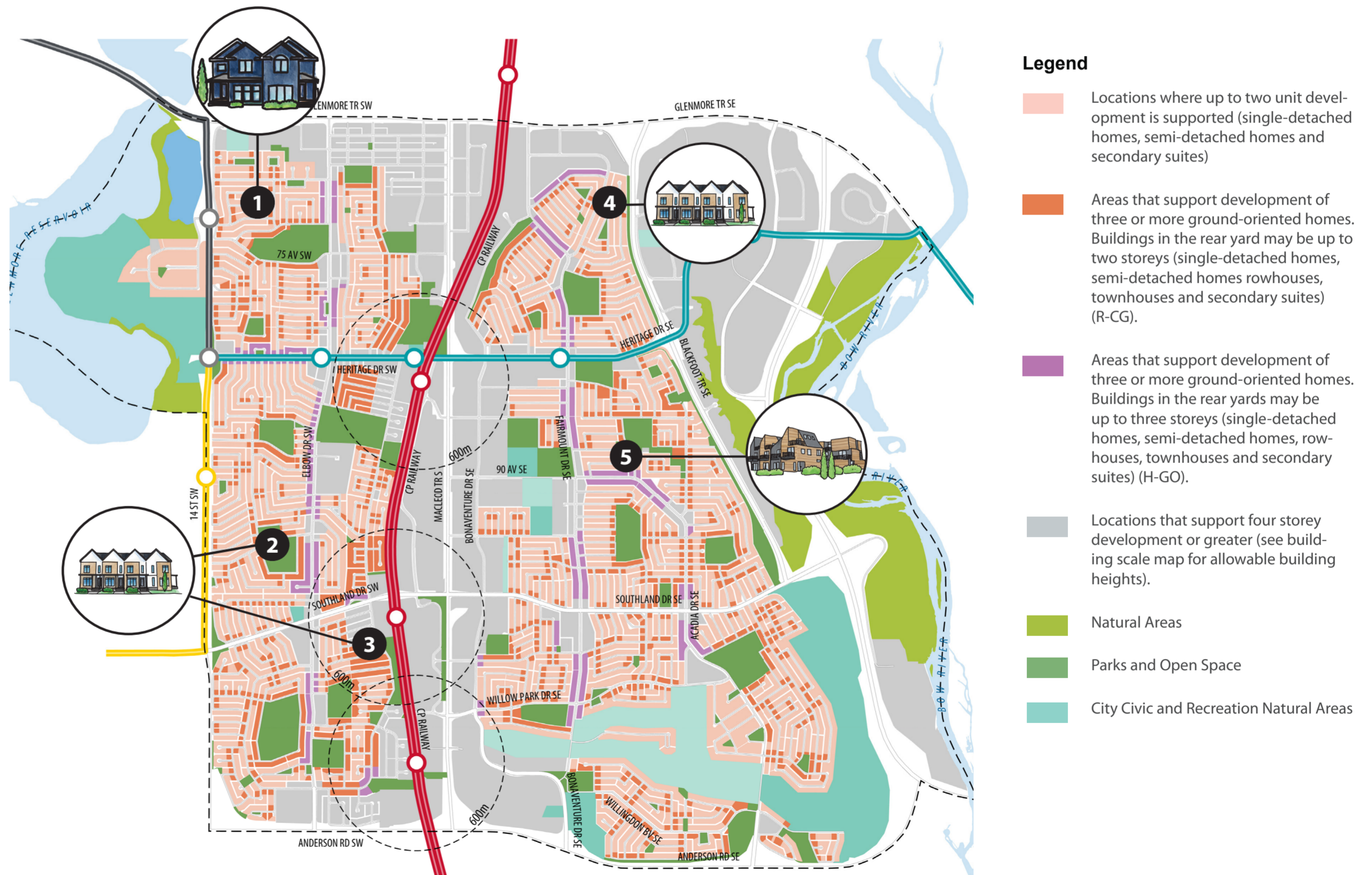
Population change is a key consideration in the Heritage Communities. Increasing housing variety and choice helps stabilize and grow a community’s population, while restricting housing to only single-detached homes limits options for people and results in population decline. Welcoming more homes means more people can choose to live in the Heritage Communities which in turn helps support local schools, amenities and businesses. The Heritage Communities Local Area Plan balances the need for increased housing choice with concerns we heard about neighbourhood change.

	<p>Core idea: Promote inclusive and diverse housing choices throughout the Heritage Communities and in key locations such as the Macleod Trail S Urban Main Street Area, transit station areas and activity centres.</p>
	<p>Single-detached and semi-detached homes are supported on all residential lots. Semi-detached homes have the same maximum lot coverage and height as single-detached homes, resulting in very similar looking homes, but with two doors and homes instead of one. Expanding the option to build a semi-detached home or a single-detached home will help support population renewal and continued community vitality.</p>
	<p>In addition to single-detached and semi-detached homes, homes that are three storeys or less with three units or more (such as rowhouses and townhomes) are supported on parcels with a lane that are also within transit station areas, adjacent to larger parks or on corner lots. Areas closer to local amenities are seen as key areas to accommodate additional homes, people and growth. These areas could accommodate new single-detached homes, semi-detached homes and homes that are three storeys or less but include three units or more (such as rowhouses or townhomes). Welcoming more homes and people around LRT stations, larger parks, and on corner lots means more people can get around more easily and have access to green spaces.</p>
	<p>Larger multi-residential homes are supported in specific areas including along Macleod Trail S, near transit stations, and in key locations along community corridors such as Elbow Drive SW, Heritage Drive S, Fairmount Drive SE, Acadia Drive SE, and 90 Avenue SE.</p>

Limited Scale Map

The Heritage Communities Local Area Plan promotes inclusive and diverse housing choices throughout the Heritage Communities as well as in key growth areas such as the Macleod Trail S Urban Main Street area, transit station areas and activity centres. While the Plan envisions the greatest growth and change to occur within these key growth areas, it also supports more gradual, incremental change in the primarily residential areas of the Heritage Communities. Policies that guide change in these areas can be found in section 2.2.1.6 Neighbourhood Local of the Plan. These policies are visually summarized on this map but this map is not officially part of the plan.

- 1 The majority of areas with the Neighbourhood Local urban form category and Limited scale modifier support up to two dwellings on a parcel (plus secondary suites). These areas could see gradual growth of semi-detached as well as new single-detached homes.
- 2 Homes with three units or more (that are three storeys or less) such as rowhouses are supported beside parks and open spaces that are larger than 0.5 hectares (approximately 1.2 acres) and have a minimum dimension greater than 25 metres. This will allow for more people to live around and enjoy these larger parks and open spaces. There are also schools on many of these open spaces, so greater housing choice will allow more families to choose to closer to local schools.
- 3 Areas within a five-minute walk, or 600 metres, of transit stations allow for housing with three or more units such as rowhouses. This will allow for more people to choose to live in grade-oriented housing in close proximity to transit and other mobility options.
- 4 Homes with three units or more (that are three storeys or less) are also allowed on corner lots. These parcels have a lane as well as streets on two sides which help accommodate servicing and parking as well as allow for doors that front onto both streets.
- 5 Homes that include three or more units in the form of three storey courtyard developments are allowed on key community corridors such as Elbow Drive SW, Heritage Drive S, Fairmount Drive SE, 90 Avenue SE and Acadia Drive SE.



The current land use designation or zoning that exists will remain as it is today if the local area plan is approved by Council.

It is important to keep in mind that this visually represents the visionary direction outlined within the Plan. The designation or zoning on a parcel (outlined within the Land Use Bylaw) can only be changed if a formal Land Use Redesignation (rezoning) or Land Use Bylaw amendment is proposed (by a landowner or The City) and approved by Council - both of which require public notification and opportunities for public involvement. A Local Area Plan can be updated or amended over time as local conditions or circumstances change, in alignment with Council approved amendments or in alignment with future strategic policy or Land Use Bylaw updates.