



# HERITAGE COMMUNITIES

Local Area Planning Project

Phase 3 - REFINE: What We Did Report

January 2023



# Heritage Communities Local Growth Planning Project

## Phase Three: REFINE What We Did Report

Report Back – January 2023

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## Project overview

The Heritage Communities Local Growth Planning project includes the residential communities of Kelvin Grove, Eagle Ridge, Chinook Park, Kingsland, Haysboro, Southwood, Willow Park, Maple Ridge, Acadia, and Fairview; and, three Industrial Communities (Fairview Industrial, East Fairview Industrial, and Glendeer Business Park). These Industrial communities are considered different and independent communities, they are not part of the Fairview Communities or any other communities.

Through the local area growth planning process, we'll work together to create a future vision for how land could be used and redeveloped in the area – building on the vision, goals and policies outlined in [Calgary's Municipal Development Plan](#) and [The Guide for Local Area Planning](#), the Heritage Local Area Plan (LAP) will fill gaps in communities where no local plan currently exists and replace other plans that are largely outdated.

## What did we do with the input received?

This input was used to update the concepts presented to the public for Phase 3: REFINE. This is the What We Did report which demonstrates how your feedback in Phase 2 was used to inform the draft concepts in Phase 3, and what we are now looking for feedback on.

We encourage you to review the Phase 2 - EXPLORE What We Heard report to understand our communications and engagement approach, the questions we asked, and the feedback we collected during the phase of the project. It also will provide you with the context of how feedback collected in Phase 2 helped to inform the concepts in the draft local area plan in Phase 3 that The City is looking for feedback on from June 6-June 30, 2022.

## What We Heard / What We Did

Below you will see the themes that emerged from our public engagement and the responses from the team as to how that feedback will be used to further refine the plan.

## Topic 1: Small-Scale Homes

Where could small-scale 3+ unit homes be welcomed? Explain why you chose the options you did and why you didn't choose the others.

WHAT WE HEARD	WHAT WE DID
<b>Participants expressed concern with regards to safety and traffic and small-scale 3+ unit homes</b>	<p>We heard concerns regarding traffic volumes and safety for small-scale 3+ unit homes. In response, policies were drafted that limit these housing forms to specific locations within the plan area including in transit station areas (where there are greater mobility options including public transit), around larger parks (which will enhance the use and enjoyment of these areas), and on corner lots (which provide greater flexibility to accommodate on-site parking).</p> <p>In addition, implementation options were added in Chapter 3 to improve connectivity and prioritize investment in active modes of transportation such as pedestrians and cycling and improving safety on public streets. This includes policies in section 3.2.1 Improve Connectivity between Communities and section 3.2.3 Foster Vibrant Transit Station Areas.</p>
<b>Participants expressed that they wanted to see small-scale 3+ unit homes adjacent to transit and commercial shops</b>	<p>Policies have been added to the plan to support the small-scale 3+ homes within transit station areas. These policies can be found in Section 2.2.1.6 of the plan.</p>
<b>Participants shared positive sentiments around small-scale 3+ unit homes</b>	<p>As noted below, feedback from Phase 3 (as well as previous phases of the project) expressed both positive as well as negative sentiment with regards to allowing small-scale homes of three or more units within primarily residential parts of the plan area. On the one hand, some feedback identified the desire to allow small-scale homes of 3+ units throughout the plan area with no restrictions. On the other hand, other feedback emphasized that new housing should be restricted to single-detached only.</p> <p>Based on this range of participant feedback as well as existing city-wide policies such as the Municipal Development Plan, changing demographics and population trends, a balanced approach to these housing forms was developed. Policies for small-scale 3+ units were drafted that support these building types in specific areas including in transit station areas, around larger parks and on corner lots. Section 2.2.1.6 of the plan includes these policies and strikes a balance that supports the creation of more small-scale housing types in specific locations.</p>
<b>Participants shared negative sentiments</b>	<p>Promoting diverse and inclusive housing choices is a core value of the Heritage Communities Local Area Plan. Through engagement, we heard from the public that small-scale housing is</p>

<b>around small-scale 3+ unit homes</b>	one of the most important issues in this area. As noted above, policies to guide where small-scale 3+ unit homes would be allowed were developed that considered public feedback as well as the Municipal Development Plan, changing demographics and population trends. The policies in section 2.2.1.6 seek to strike a balance between these considerations.
<b>Participants expressed concerns around community character with small-scale 3+ unit homes</b>	As noted, based on this as well as other feedback, policies were drafted to support small-scale 3+ unit homes only in limited areas. These include within transit station areas, corner parcels and around larger parks. These policies can be found in Section 2.2.1.6 of the plan. These policies will help support the gradual creation of new housing within these communities.

## Topic 2: Draft Urban Map and Draft Building Scale Map

Topic 2: Q1 - Did we get the Draft Urban Form Map right? If no, what additional changes should be considered, and why?

WHAT WE HEARD	WHAT WE DID
<b>Participants feel that additional changes related to congestion, traffic, safety, parking, and crime need to be considered</b>	<p>Improving connectivity between the Heritage Communities is one of the core values of the plan. This includes prioritizing walking and cycling and providing missing links between transit stations and activity centres. It also means improving streets so that they are safer for pedestrians and cyclists. Policies have been added to section 3.2.1 Improve Connectivity between Communities that provide direction for mobility improvements and safety including measures such as traffic calming and intersection improvements.</p> <p>Additional policies have been included in section 3.2.3 Foster Vibrant Transit Station Areas that address streetscape and public realm improvements as well as Crime Prevention through Environmental Design approaches to public space planning.</p>
<b>Participants shared negative sentiments around the urban form map and small-scale 3+ unit homes</b>	As part of the engagement participants identified concerns with having small-scale 3+ units in their neighbourhoods. In response to these concerns, the policies for small-scale 3+ homes were drafted to limit these types of homes to specific locations within communities. These policies are found within section 2.2.1.6.
<b>Participants shared location-specific concerns</b>	Participants shared location specific concerns with the urban form map for areas along community corridors like Heritage Drive S and around the Mayfair Care Centre, Acadia Drive SE and Fairmount Drive SE . Many of the comments received for these areas also identified concerns with the building scale. In response, building scale was lowered in these areas. For the community corridors, scale was reduced along portions of the

	corridors except in and around existing commercial nodes. For the Mayfair Care Center, scale was reduced on the residential parcels to the north and east of the care centre from Low (up to six storeys) to Limited (up to three storeys). This change limited the Low scale to just the care centre site.
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Topic 2: Q2 - Did we get the Draft Building Scale Map right? If no, what additional changes should be considered, and why?

WHAT WE HEARD	WHAT WE DID
<b>Participants feel that there are congestion, traffic, parking, safety, and crime concerns</b>	In response to concerns, the plan added objectives and implementation options to section 3.2.1 Improve Connectivity between Communities that provide direction for improvements to pedestrian, cycling and vehicular mobility and safety.
<b>Participants expressed concerns around the community character</b>	Growth and change have occurred and will continue to occur within the Heritage Communities with or without a plan. The purpose of the plan is to provide more certainty about where and how growth and change can happen. The policies of the plan balance existing conditions while allowing for future growth within certain locations, to provide additional and more diverse housing.
<b>Participants shared location-specific concerns</b> – For example, building scale on: <ul style="list-style-type: none"> <li>Community corridors such as Elbow Drive SW, Heritage Drive S, Fairmount Drive SE, and Acadia Drive SE.</li> <li>Specific locations such as Haysboro farm and at Elbow Drive SW and Southland Drive SW.</li> </ul>	<p>In response to concerns raised over heights along community corridors, building scale was reduced along many portions of Acadia Drive SW, Fairmount Drive SE, Heritage Drive SW, and 90 Avenue SE from Low-Modified (up to 4 storeys) to Limited (up to 3 storeys). While the building scale was reduced, these areas remain are still identified with the Neighbourhood Connector urban form categories that allow for a range of up to three storey housing types.</p> <p>Building scale was also modified in specific areas of concern, such as Haysboro Farm, which was originally designated as up to Mid (up to 12 storeys) in Map 4: Building Scale. This was reduced to up to Low (up to 6 storeys) to respond to participants' concerns.</p> <p>In areas such as the southwest corner of Elbow Drive and Southland S.W. (Southwood Corner), the scale modifier was tapered on the outside edges of the site from mid (up to 12 storeys) to Low-Modified (up to 4 storeys) to provide for a more sensitive transition to the residential neighbourhood to the south and west.</p>

## Topic 3: Investment Opportunities

Do you have any additional ideas for investment priorities that would help support growth and change in the Heritage Communities?

WHAT WE HEARD	WHAT WE DID
<b>Participants would like to see investment in more alternate forms of safe transportation such as dedicated bike lanes, sidewalks and wheelchair accessibility</b>	In response to feedback around investment in alternate forms of safe transportation, policies were added to Chapter 3 that prioritize investment in pedestrian and cycling improvements. Specifically, section 3.2.1 provides direction for improving connectivity between the communities. This includes policies for improved walking and wheeling connections as well as identifying potential mobility improvements on specific corridors such as 5 Street SW/Haddon Road SW/Sacramento Road SW, 89 Avenue SW, Flint Road SE/Bonaventure Drive SE and 90 Avenue SE/Acadia Drive SE.
<b>Participants expressed that they would like to see preservation and protection of green spaces, parks, and urban forest</b>	Enhancing civic facilities, parks, open spaces and natural areas is a core value of the plan. Chapter 3 of the plan, specifically section 3.2.5, identifies overarching objectives as well as implementation options to preserve and enhance green spaces and natural areas such as Sue Higgins Park and the Bow River Pathway. In addition, policy direction is included in section 3.2.7 to protect, maintain and enhance the urban forest.
<b>Participants expressed a desire for more investments in safety in the plan area</b>	As noted, Chapter 3 of the plan provides direction to improve safety and mobility connections throughout the plan area. Section 3.2.1 specifically speaks to this. In addition, section 3.2.3 identifies Crime Prevention through Environmental Design approaches to inform the creation of public space plans for the three transit station areas.
<b>Participants would like to see investment in recreation opportunities such as splash/spray parks, playgrounds, and skating rings</b>	One of the core values of the Heritage Communities plan is to enhance civic facilities, parks, open spaces and natural areas. As such, Chapter 3 outlines objectives and implementation options that prioritize investment in civic facilities, parks and open space such as libraries, recreation facilities, and the Bow River and Glenmore Reservoir pathway network.
<b>Participants shared negative sentiments about proposed investment priorities</b>	Some participants expressed concern about allowing building forms other than single-detached dwellings in their communities and that no investments should be made. Development pressures will continue in these communities with or without a Local Area Plan. What the plan seeks to do is strike a balance between existing conditions, while allowing for future growth in locations that make the most sense to encourage housing diversity. To support this the plan identifies possible investments that could support these communities as growth occurs. The intent is to take a more pro-active approach to land use planning and the associated investments/improvements needed to support growth.

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## Project next steps

We will be back in the community from January 24 - February 12, 2023, for Phase 4: REALIZE. This phase will include both in-person and virtual engagement opportunities to review and ask questions of the project team about the draft local area plan for the Heritage Communities.

To review the plan itself, please download the plan online. Also, please review the information booklet delivered in your mailbox, or pick one up at an idea station or download online. You can also participate in an online Q&A session with the team, or attend the public open house on February 6, 2023 at the Acadia Rec-Plex from 6-8:30 p.m.

All details for these events, how to register, and information about where and how engagement booklets can be found (landing in your mailboxes, available to be picked up at Idea Stations, and a downloadable version) are available online through our project website.

To stay up to date on project details, please visit [engage.calgary.ca/heritage](https://engage.calgary.ca/heritage) and sign-up for email updates.