

Chapter 1 – Visualizing Growth

1.1 Introduction

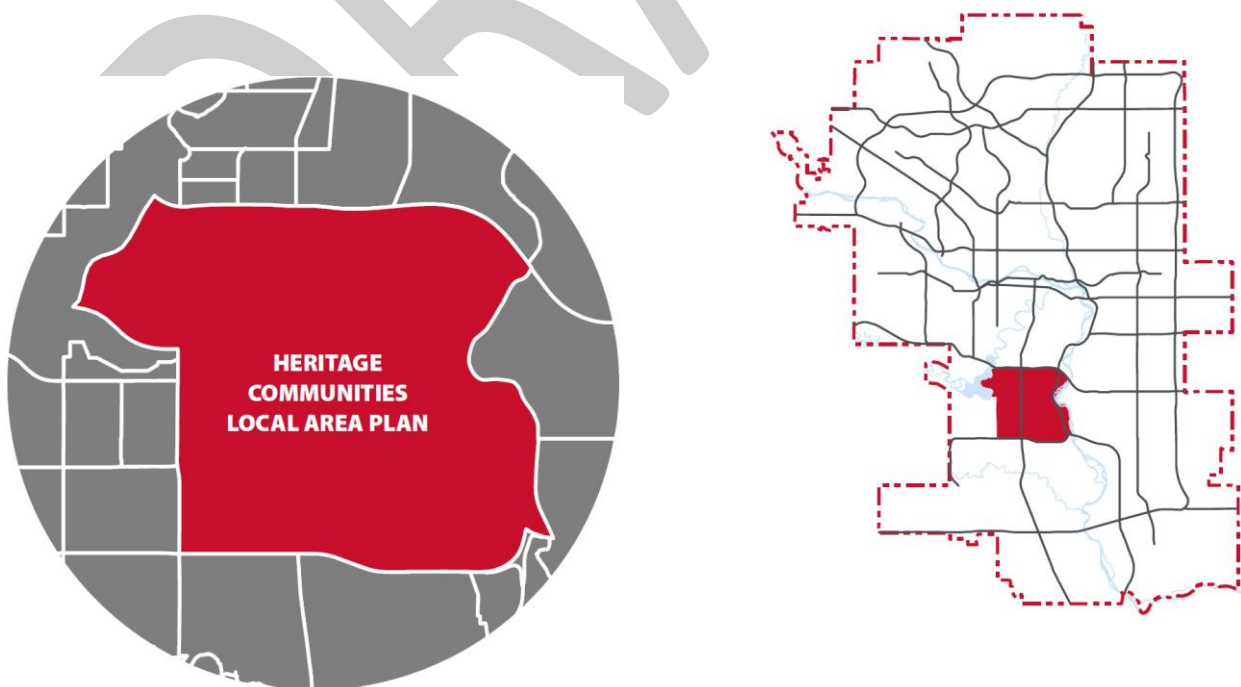
The *Heritage Communities Local Area Plan* (Plan) is a statutory policy document, that sets out a long-term vision and identifies opportunities to create a framework for growth and change in the plan area. The plan area includes ten residential communities and three industrial communities bounded by Glenmore Trail S to the north, the Bow River to the east, Anderson Road S to the south and 14 Street SW and the Glenmore Reservoir to the west (Figure 1: Plan Context).

The plan area is comprised of the communities of Acadia, Chinook Park, Eagle Ridge, Fairview, Haysboro, Kelvin Grove, Kingsland, Maple Ridge, Southwood and Willow Park along with three industrial areas: Fairview Industrial, East Fairview Industrial and Glendeer Business Park (**Map 1: Community Context**). The Plan guides growth and change and identifies amenities and infrastructure required to support growth in these communities to achieve the Plan's vision.

The Plan takes a multi-community approach that recognizes and builds upon the shared assets, amenities and natural features that go beyond the boundaries of a single community and benefit the broader area. These ten communities and three industrial areas, each have their own unique history.

The implementation of the vision is dependent on several factors, including but not limited to population growth, economic considerations, development trends and infrastructure improvements. The Plan is meant to be updated periodically as development and change occur.

Figure 1: Plan Context



MAP 1

Community Context



1.2 Vision and Core Ideas

Building upon principles and goals set out in the Municipal Development Plan (MDP) and with community input, the *Heritage Communities Local Area Plan* establishes a vision for how growth and change will be accommodated over the long-term. The vision and core ideas are the foundation for the policies included in the Plan and direct planning and development decision-making throughout all phases of the municipal planning process.

Vision

Located between the Bow River and Glenmore Reservoir, the Heritage Communities will continue to evolve into well-connected, inclusive, green and dynamic residential and industrial neighbourhoods where people live, work, play and shop. The area will be served by integrated

and vibrant Red Line Transit Station Areas, an enhanced Macleod Trail S, and thriving community corridors.

Core Values

Core Values support the Plan's Vision and have shaped the policies and guidance in Chapters 2 and 3 of the Plan. They were developed and refined throughout the engagement process.

Build on the Uniqueness of the Heritage Communities

Realize the potential of the Heritage Communities by drawing from its shared histories and assets and promoting growth to support the existing features and unique urban fabric.

Improve Connectivity Between Communities

Provide safe, complete and accessible mobility infrastructure for all modes supported by an enhanced public realm with an emphasis on river to reservoir connections.

Enhance Macleod Trail S

Recognize the functionality of Macleod Trail S as a vehicle thoroughfare while creating opportunities for a more active street with a range of uses, strategic placemaking initiatives and enhance connections into adjacent communities.

Foster Vibrant Transit Station Areas

Transition the existing Heritage LRT Station Area, Southland LRT Station Area and Anderson LRT Station Area into vibrant, compact and well-connected mixed-use areas.

Promote Inclusive and Accessible Housing Choices

Advance diverse, affordable and universal housing choices through redevelopment at greater intensities in strategic locations such as Community Corridors, Transit Station Areas and Neighbourhood Activity Centres while supporting redevelopment in other parts of the communities to support a diverse population.

Enhance Open Spaces

Improve, conserve and restore open spaces and natural areas along the edges of the Bow River and Glenmore Reservoir as well as parks and community spaces throughout the plan area to support passive and active recreation opportunities and an enhanced tree canopy.

Support Industrial and Commercial Vitality

Recognize and support Fairview Industrial and other local industrial and commercial areas as thriving hubs of economic activity by encouraging better connections with adjacent communities and supporting the revitalization of underutilized sites.

Enable Resiliency

Promote climate resiliency and innovation through adaptability and mitigation by supporting low-carbon options and green interventions across the plan area.

