

Map 1: Draft Urban Form Map



Neighbourhood Flex – areas characterized by a range of commercial and housing types with buildings oriented to the street. Areas include the Heritage and Southland LRT Stations.



Neighbourhood Connector – areas characterized by a broad range of housing types along higher activity streets. Supports limited opportunities for small, local-serving commercial in small buildings alongside primarily residential development. Areas include portions of Fairmont Drive S.E., Elbow Drive S.W. and Heritage Drive S.



Neighbourhood Local – areas characterized by a range of housing types and home-based businesses found throughout the Heritage Communities in residential areas.



Commercial Centre – areas characterized by hubs and corridors that support regional commercial activity, typically arranged in larger blocks in a non-grid pattern. Areas consist of the Anderson Major Activity Centre and the Deerfoot Meadows Community Activity Centre.



Commercial Corridor – areas characterized by a range of commercial uses, typically concentrated at key nodes or along key corridors. Areas include portions of Macleod Trail S., and north of Heritage Drive S.W., east of Blackfoot Trail S.W.



Industrial General – areas characterized by a range of light and medium industrial uses and represent the city's primary industrial land supply. Areas include Fairview Industrial, East Fairview Industrial, Haysboro Industrial and Glendale Business Park.

Natural Areas – provide a range of ecological functions and benefits and may include a range of amenities related to ecological features.

Parks and Open Space – areas characterized by publicly accessible outdoor space may include amenities and civic uses (such as schools and community associations).

City Civic and Recreation – areas characterized by indoor and outdoor facilities located on public land.

Private Institutional and Recreation – areas characterized by indoor and outdoor recreation facilities on private land.

Regional Campus – areas characterized by large sites that are used for regional institutional or transportation functions regulated by the provincial or federal government including airports, railyards, hospitals and post-secondary institutions.

Special Policy Area – identify places for specific policy guidance and can be applied over a portion of an urban form category to modify existing policy or to provide additional policy guidance to a specific area while still emphasizing the general function. This is found in portions of Fairview Industrial and along Haysboro Industrial.

Comprehensive Planning Site – identify additional planning or supplementary site design to support future planning applications.

Draft Building Scale Map



Limited

- Buildings of three storeys or less
- Examples consist of small-scale homes
- Found throughout the Heritage Communities



Low-Modified

- Buildings of four storeys or less
- Examples include small-scale homes, apartments, stacked townhouses or mixed-use buildings
- Areas include along Community Corridors



Low

- Buildings of six storeys or less
- Examples include apartments, stacked townhouses or mixed-use buildings
- Areas include along Bonaventure Drive and some Neighbourhood Activity Centres (Nodes)



Mid

- Buildings of up to 12 storeys or less
- Examples include apartments, offices and mixed-use buildings
- Key locations including areas along Macleod Trail S and some Neighbourhood Activity Centres (Nodes)



High

- Buildings of 26 storeys or less
- Limited to Transit Station Areas, Anderson Major Activity Centre and other areas where this height is already allowed



Highest

- Buildings of 27 storeys or more
- Limited to parcels that already allowed for this height