

HERITAGE ESTATES

AT HERITAGE POINTE

Welcome

Vision

Heritage Estates is a 15.15 acre development on 2nd Street East, located in the scenic Foothills County, Alberta, where nature meets modern living. Our vision is to create an inclusive neighborhood that fosters belonging through a mix of single-family homes, townhouses, and villas.

We aim to support families and encourage neighbourly connections with accessible parks, walking trails, and shared spaces. Heritage Estates will offer diverse housing options for all stages of life, contributing to a stable and welcoming environment.

Objectives

Heritage Estates aims to align with Foothills County policies and the Calgary Metropolitan Region Growth Plan while addressing the needs of residents, stakeholders, and the developer. The objectives guiding this development include:

- Engage current residents to incorporate their feedback.
- Ensure the vision and land use comply with local and regional policies
- Ensure the development meets the requirement of the Hamlet Growth Area of the newly appointed Heritage Pointe Hamlet (June 21, 2024).
- Develop a shadow plan on the connecting 44.8 acres, ensuring integration with the future vision.
- Provide a variety of housing options to support diverse lifestyles and promote a healthy community.
- Maintain a country residential feel by connecting pathways, tree-lined streets, and public spaces.



Projected Timeline

Developing the Plans

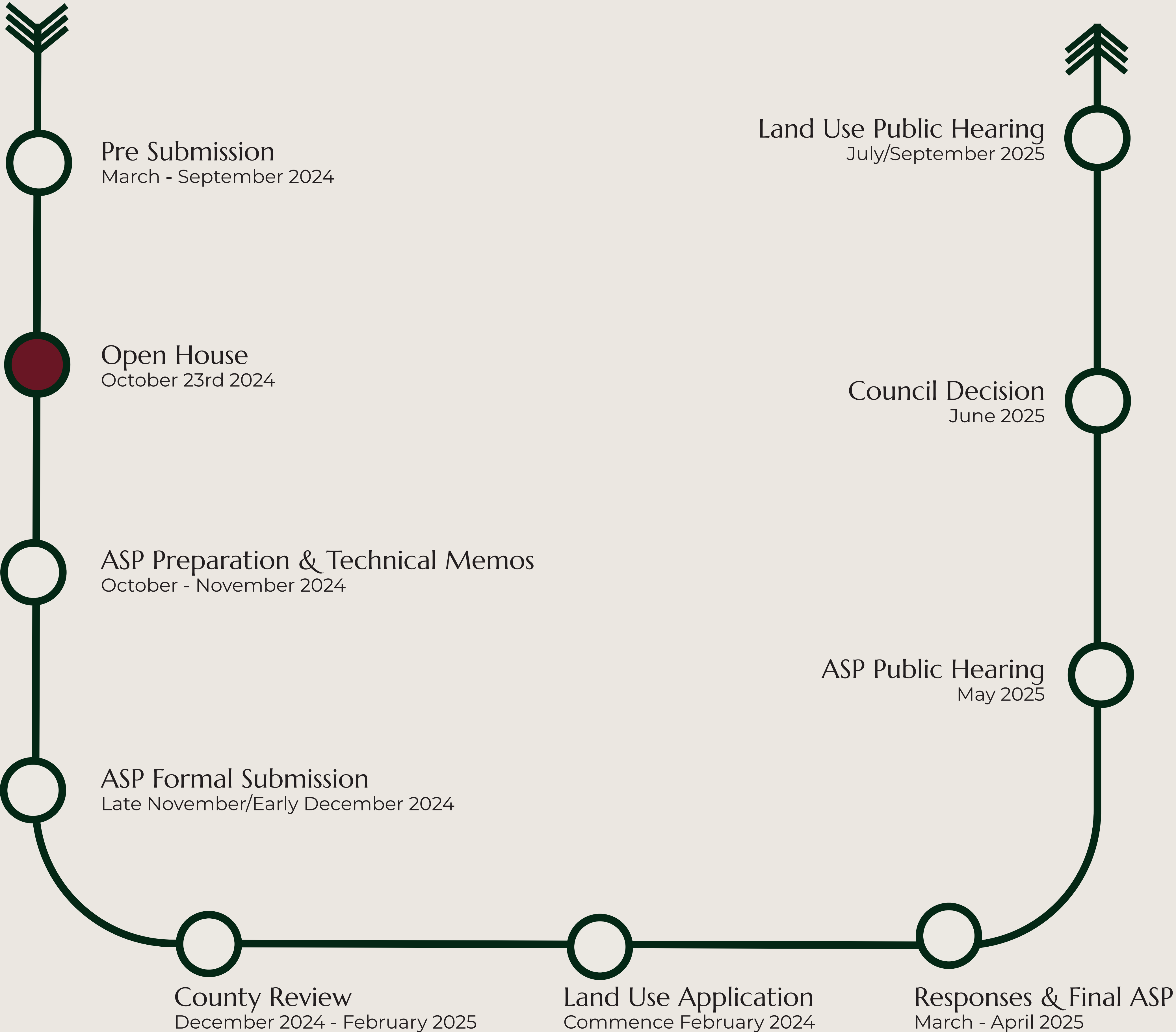
- The Municipal Government Act sets the rules for local governance and land use in Alberta. All developments must align with 5 broader municipal and regional strategies.

Area Structure Plan (ASP)

- The ASP is a detailed guide for developing a specific area. It includes information about land use, population density, utilities, transportation, and the order of development.

Implementing the Plans

- After the ASP is created, it needs to be approved by a bylaw. Before this approval, the final ASP will be reviewed in a public hearing.



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Site Context

Location

- 15.15 acre parcel is South of Dubow Road.
- Access into the community is off 2nd Street East with future connection points suggested with Heritage Crossing and the Shadow Plan Area.
- Dunbow Road connections will be in accordance with the Functional Planning Study prepared by Foothills County. Please see the study for further details.



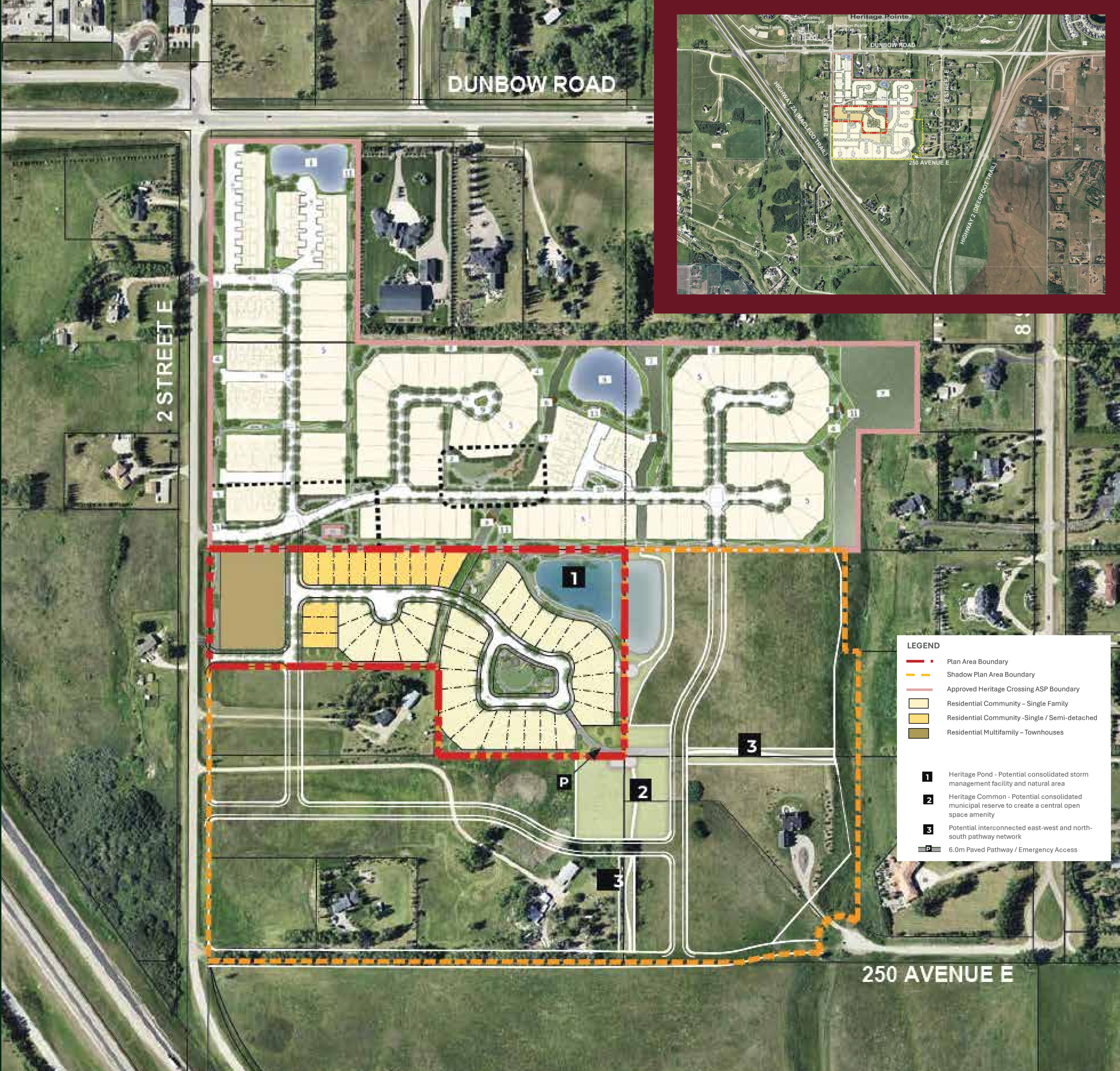
Features

- Heritage Pond: A stormwater management facility offering comprehensive service and amenities.
- Heritage Green: A possible municipal reserve aimed at creating a central open space for community residents.
- Interconnections: A network of pathways running East-West and North-South, with links to Heritage Green, Heritage Pond, and natural open spaces.

Shadow Plan

- Seeks to establish shared open spaces and stormwater facilities to offer comprehensive amenities and a pathway network for the community.
- Currently has no defined status and will be subject to revision through individual landowner proposals.

Proposed plans are subject to change and approval by the County.



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Proposed Site Plan

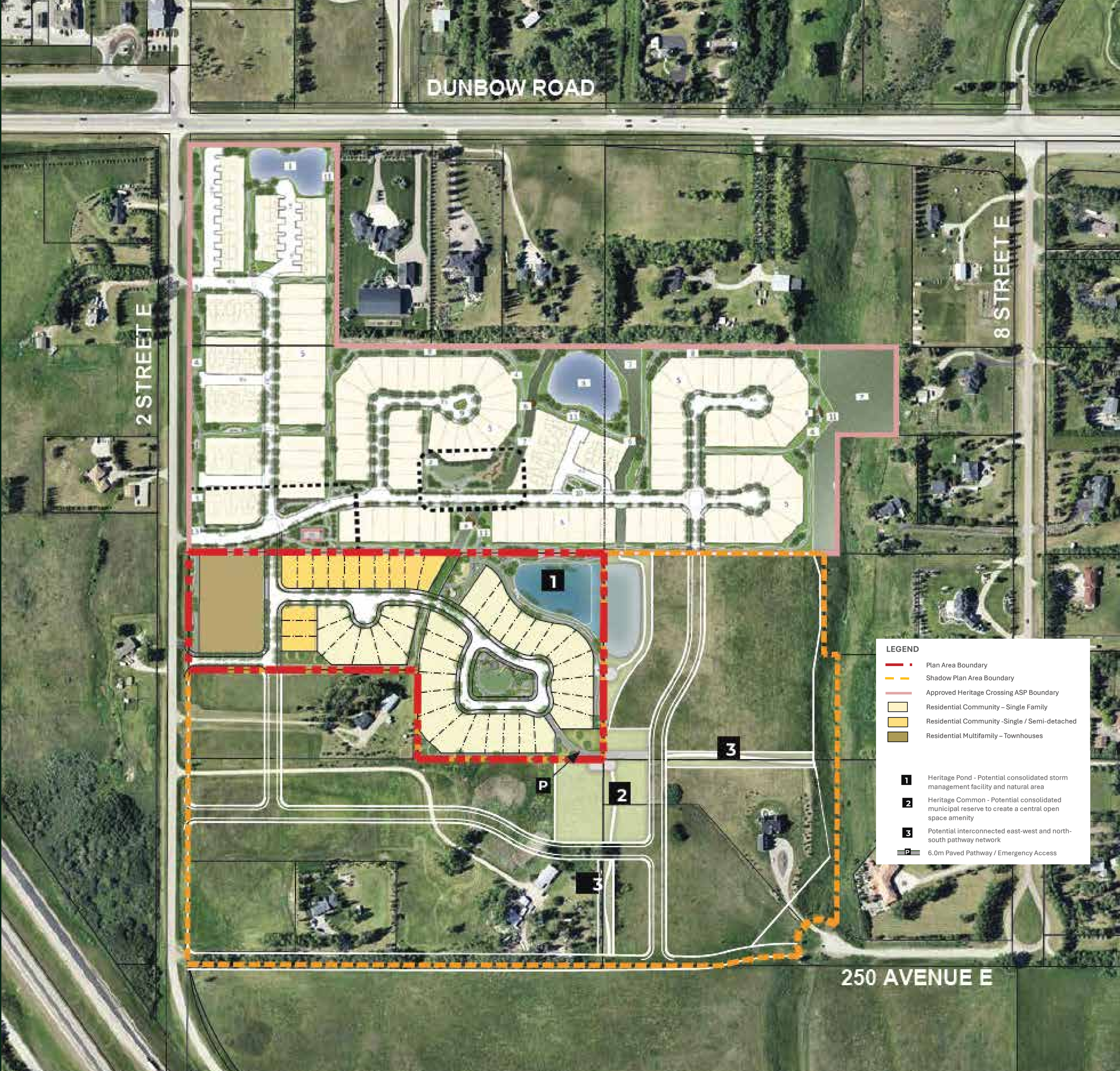
Growth Alignment

The proposal for Heritage Estates aligns with the growth and development plans of the Calgary Metropolitan Region and Foothills County.

- The residential development will include open-space buffers on the east, west, and south sides, with an approved buffer on the north side as part of the Heritage Crossing Area Structure Plan.
- The stormwater facility at Heritage Estates is designed to handle development beyond its own boundaries to enable the consolidation of facilities.

	ha	ac	% of GDA	Projected Units
Gross Total Area	6.12	15.13		
Environmental Reserve (ER)	0.11	0.26		
Gross Developable Area (GDA)	6.02	14.87	100%	
Pond Area Overdedication (regional use)	0.14	0.35		
Gross Residential Area (GRA)	5.88	14.52	98%	
Multifamily Site 1 (RMF) Townhouses	0.63	1.54		18
Single / Semidetached (RC)	0.7	1.73		13
Single Detached (RC)	2.06	5.09		30
Municipal Land Reserve (MLR)	1.17	2.39	16%	
Public Utility Lot (PUL) Pond	0.30	0.74	5%	
Roads	1.02	2.52	17%	
Total Units				61
Residential Density	10.38	units per hectare		
	4.20	units per acre		

The above numbers will be subject to refinement at the Subdivision stage.



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Lots

Heritage Estates is made of Single Family homes, Villas and Townhomes. The average density is 4.2 units per acre (upa).

Single Family

- Large lots design to hold a custom home, designed to architectural guidelines.
- ±30 Single Family homes.

Towhouse/Villas

- Intended for a more senior resident, allowing those that are in the area to downsize in the community.
- ±31 Townhouse/Villas.

Images shown are for inspiration purposes only.



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Open Spaces

Pathway

The linear pathways are designed to link to Heritage Crossing and future development in the shadow plan area to create an interconnected network around the wetlands and other amenities.

Green Space

You'll find green space within the circular road and around the wetland. There's also a community playground along the northern pathway, offering easy access and a safe distance from roads. The proposed Heritage Green, part of the larger shadow plan, provides a space for people to play sports and gather for larger events.

Wetland

The stormwater facility is being designed as a wetland, enhancing its ecological value by supporting local wildlife like birds and amphibians. It serves as both a functional stormwater management feature and a scenic community focal point. This change allows residents to enjoy nature, offering opportunities for education and recreation while improving the area's overall aesthetic and ecological benefits.

Proposed plans are subject to change and approval by the County.



Contact



WEBSITE
heritageestatesliving.com



EMAIL
info@heritageestatesliving.com

Key Summary

- Heritage Estates is designed to be a high-end community, linking itself to the surrounding neighbourhoods through interconnected pathway systems and a wetland site.
- Heritage Estates Area Structure Plan (ASP) is for 15.15 acres. It consists of ±61 lots (±31 Townhouse/Villas and ±30 Single Family).
- Site is located on 2nd Street East.
- Foothills County suggested a shadow plan for larger area.
 - Shadow plan consolidates openspace and Stormwater facilities to provide comprehensive amenities in the area and a network of pathways.
 - Shadow plan has no status and is subject to individual landowners desires to progress.
- Area for development is within Hamlet Growth Area.
- Heritage Estates ASP will be in alignment with Calgary Metropolitan Region's Growth Plan and Foothill County's Municipal Development Plan policies.
- Heritage Estates is seeking approval on ASP followed by Land Use Redesignation and Subdivision application.
- Public hearing will be held during the ASP process and the Land Use applications.
- Servicing and utilities will be designed at high level during the ASP stage and in more detail during Subdivision stage.