

City Council Presentation

# Heritage Residential Project

MARCH  
2025



# Location

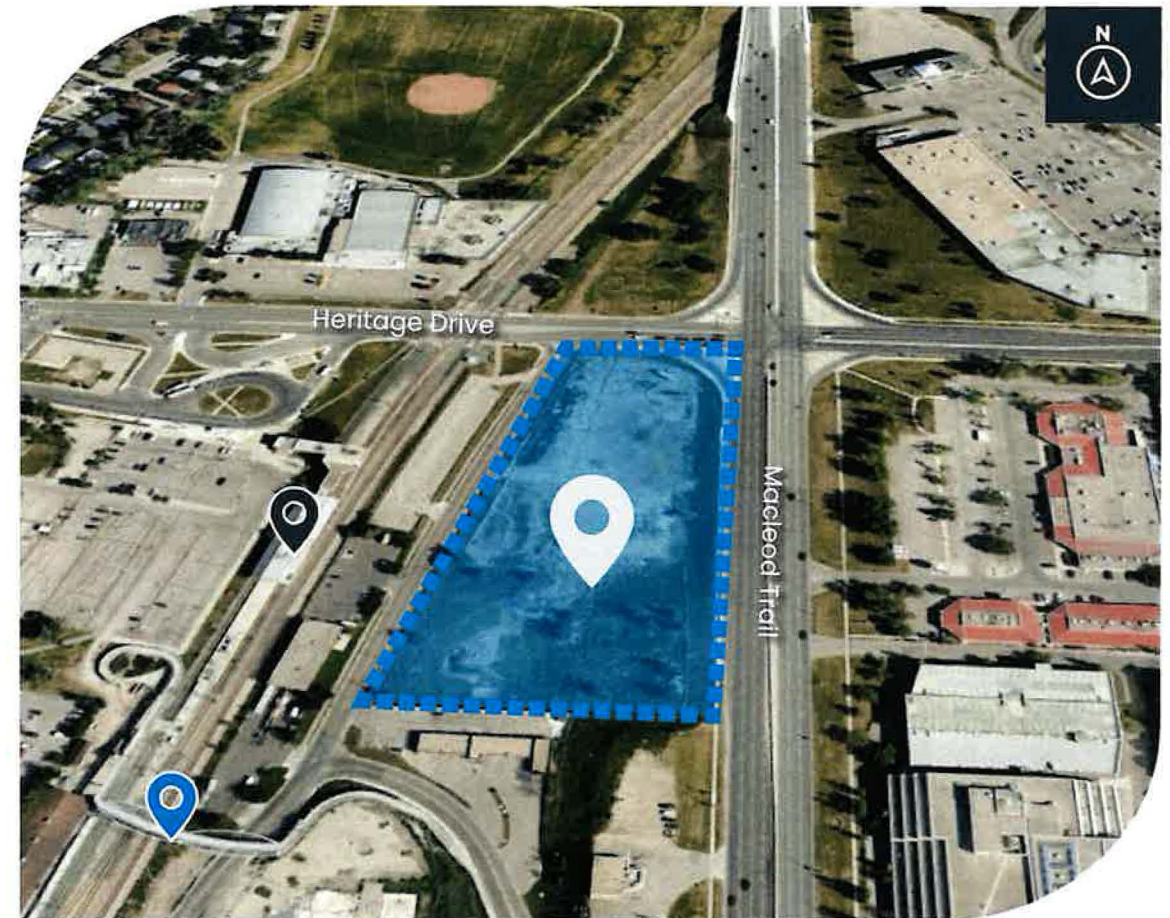


**Deveraux Developments is proposing to rezone the land (8306 Horton Road SW) to allow for residential development (Direct Control 89Z2006 to M-H2).**

The site is ideally located in the southwest community of Haysboro on the southwest corner of Macleod Trail South and Heritage Drive SW and is about 50 metres from the Heritage LRT Station. The proposal allows for additional housing to be located next to primary transit and nearby commercial amenities.

 **Heritage LRT Station**

 **Pedestrian Overpass**





# Vision



**Our vision for the site proposes to create a pedestrian and transit-oriented development to provide for housing in a community already rich with amenities.**





# Proposed Land Use District



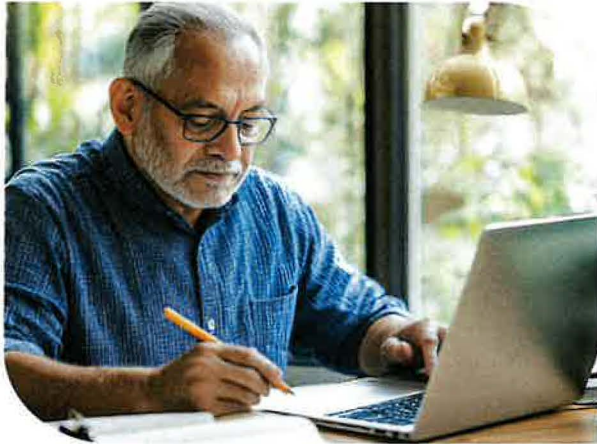
**The proposed Multi-Residential – High Density Medium Rise (M-H2) District will allow for a development that aligns with policies in the Municipal Development Plan and Heritage Communities Local Area Plan.**

- Maximum building height of 50 metres
- No maximum number of dwelling units
- Maximum floor area ratio of 5.0
- Allows for commercial uses at grade

- Subject Lands
- DC Direct Control
- M-H2 Multi-Residential - High Density Medium Rise District
- Access
- (I-G) Land Use Existing



# Community Outreach



**The engagement program focused on sharing information, gathering feedback and responding to questions and comments, including:**



Email campaign – October 29, 2024



Community Association Meeting – November 6, 2024



Virtual Information Session – November 12, 2024



Online Survey – November 12 – 19, 2024



# Questions

