



land development

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## Heritage Towne Centre – Comprehensive Commercial Redevelopment Plan

Remington Development Corporation

The Heritage Town Centre development is approximately 39 acres in size and was intended to further commercial development in a burgeoning retail area of Calgary. The site is located in the Fairview area in southeast Calgary and is directly accessed from Heritage Drive.

The Heritage Town Centre saw redevelopment of a former heavy industrial site into a 300,000 square foot commercial development in South Calgary. USL was involved in a number of key areas throughout the process that led to the redevelopment of the site.

In particular, Urban Systems led the Outline Plan and Land Use process for the development proponent. The processes were complicated by the fact that the area was not governed by an approved Area Structure Plan primarily because it was a redevelopment site. It was determined that the existing land use, industrial, was not the highest and best use of the land, and that it was better suited to commercial land use.

The approval process for this land use and the associated Outline Plan required considerable public consultation and liaison with the approving agencies and public officials. Transportation was another key issue and this was addressed to the satisfaction of both the developer and the City.

Urban Systems has now become involved in the Development Permit approval process for individual tenants and has subsequently constructed the on-site and off-site infrastructure to support the redevelopment.

**client**  
Remington Development Corporation

**project**  
Retail Development

**services**  
Planning, Engineering,  
Transportation Planning,  
Stormwater Management

**year**  
2001-2002

**file**  
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