

## Chapter 1 – Visualizing Growth

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### 1.3 Community Context

#### History

Calgary is located on the traditional territories of the people of Treaty 7 in Southern Alberta. The Nations of the Treaty 7 region are: the Siksika, Piikani, and Kainai First Nations, who, altogether, form the Siksikaitsitapi (Blackfoot Confederacy). The Chiniki, Bearspaw, and Wesley First Nations, who, altogether form the Iethka Nakoda Wicistabi Stoney Nakoda First Nations; and the Tsuut'ina First Nation. The city of Calgary is also home to the historic Northwest Métis and to Métis Nation of Alberta, Region 3.

Calgary was originally centred at the confluence of the Bow and Elbow rivers, which was an important site for Indigenous peoples for thousands of years. With its sheltering river flats, plentiful wood and water and warm Chinook winds in the winter, the confluence area was a preferred seasonal campsite. Calgary, including the plan area, was part of Indigenous life for at least 10,000 years, dating back to the end of the last ice age as part of ancestral and traditional territories. The plan area is intersected by a portion of what was the Old North Trail, a north-south transportation route established and used by Indigenous peoples. Physical evidence of Indigenous life in the plan area has been disturbed, mostly through agricultural use and subdivision development, which preceded the passage of the *Alberta Historical Resources Act* in 1972. Archaeological work before and after that date have identified 23 archaeological sites, mostly in the margins of the two river valleys, and there is potential for further discoveries.

Calgary emerged in 1875 as a North-West Mounted Police post. The fort was built on unceded land two years before Treaty 7 was established in 1877. By the time the transcontinental Canadian Pacific Railway (CPR) arrived in 1883, Calgary had developed as an unincorporated settlement on the future site of the Inglewood neighbourhood. The CPR laid out a new townsite on its own property in what is now downtown, and the settlement moved west at the beginning of 1884. Calgary was incorporated as a town later that year, and in 1894 it became a city.

Before a series of post-Second World War annexations added considerably to Calgary's footprint, the plan area lay outside the city limits. Beginning in the 1870s, the area was settled by farmers who obtained their lands as squatters, as homesteaders through the Dominion Lands Act, or both. The first settler was Samuel Henry Harkwood Livingston (1831–1897), who settled in 1876 with his Métis wife, Mary Jane (née Howse) on the future site of the Glenmore Reservoir and Eagle Ridge. Their lands extended to portions of Kelvin Grove and Haysboro. Samuel Livingston raised cattle, crops, and imported fruit trees. He was a founding director of the Calgary District Agricultural Society, established in 1884 and a forerunner of the Calgary Stampede. After Sam's death in 1897, Jane and their children continued to operate the farm until 1919. In the early 1930s, their family home was relocated when the Glenmore Reservoir was created. This artificial lake developed as part of a new waterworks system that also includes the Glenmore Dam and water treatment plant.

Many settlers followed the Livingstons as farmers in the area. In time, some of the land was assembled into larger agricultural operations that spanned more than one of the present-day Heritage Communities, notably the horse ranch of Calgary's first sheriff, Scottish-born Peter Willoughby King (1835–1920), and the sprawling P. Burns Ranches owned by Patrick Burns (1856–1937), who was one of four wealthy ranchers who offered financial backing for the first Calgary Stampede in 1912 and became immortalized as the Big Four.

In 1888, Sam Livingston became one of the founding trustees of Glenmore School Division No. 114, which was reportedly named for his own farm, Glenmore. The school district provided an identity for the area, which then became known as the Glenmore District. Generations of children were educated at Glenmore School, which was built on the future site of the South Family YMCA (11 Haddon Road SW). Another remnant of the Glenmore district at that time was the Glenmore Jubilee Hall (523–67 Avenue SW), a community hall built in 1927 by the Glenmore Community Club and evidently demolished in the 1970s. Women in the area also formed the Glenmore Women's Guild.

Before the CPR reached Calgary in 1883, Macleod Trail S, which followed the Old North Trail route, functioned as a supply route from Fort Benton, Montana. The CPR provided Calgary with a direct, Canadian supply line. In 1891–92, the Calgary and Edmonton Railway, a CPR subsidiary, built branches north to Edmonton and south to Lethbridge. The south branch traversed the plan area. The CPR branch connected Calgary to points south, including this area when Turner Siding, located in future community of Haysboro, became the line's first whistle stop south of Calgary.

Like the CPR branch, Macleod Trail S predated the annexation and the development of the Heritage Communities. Both were developed in a context completely different from their present surroundings. Macleod Trail S evolved from the Old North Trail to function as a colonial supply route, and it eventually became Provincial Highway #2 south from Calgary before Deerfoot Trail replaced it. It follows a section line, which made it a natural dividing point for property ownership during the plan area's agricultural period and, subsequently, when farmers sold their lands for subdivision development. The CPR tracks had a more complicated effect on subdivision development. The historic right-of-way cut through farms, and it similarly cut through later subdivisions developed on those agricultural properties. Developers incorporated the tracks into their plans, using the tracks as a dividing point between residential and commercial/industrial areas.

Early in the twentieth century, Calgary experienced an economic and population boom that transformed it into a regional wholesale and distribution centre. The city's population increased tenfold between the 1901 and 1911 census years, and municipal boundaries expanded to include an entire township. Speculators began purchasing farmland outside even these city limits and registering subdivision plans. A 1913 commercial real estate map shows present-day Kingsland already subdivided, part of East Fairview Industrial subdivided as Kingsland Park, and present-day Kelvin Grove subdivided into estate lots. Part of Acadia was subdivided into large lots in 1911 and named Meadowfield. The boom ended before the First World War began in 1914, and the Heritage Communities area remained largely agricultural and outside the city limits.

The Heritage Communities were developed in the 1950s and 1960s in the context of Calgary's post-Second World War oil boom triggered by the discovery of oil at Leduc in 1947. The City established a Planning Department and adopted the "neighbourhood unit" concept approach to land use planning. In 1956, the McNally Royal Commission on Metropolitan Development recommended that Calgary annex surrounding areas, including lands to the south and southeast. Annexations in 1956 and 1957, including the plan area located within Township 23, Range 1, West of the Fifth Meridian, increased Calgary's spatial area from 40.1 to 74.4 square miles. It was expected to accommodate population growth up to 300,000 residents.

Up to the 1950s, The City had acted as developer, building infrastructure and utilities itself and selling individual lots to builders. Following annexations of the plan area, private developers could buy land to build entire subdivisions. Local builders joined forces to create new development firms like Carma Developers and Kelwood Corporation.

Kelwood Corporation subdivided all, but one of the area's residential and industrial neighbourhoods. The subdivisions were developed sequentially, but in quick succession, mostly southward and eastward, from Kingsland (1957), Haysboro (1958), Chinook Park (1959), Fairview (1959), Southwood (1959), Acadia (1960), and Eagle Ridge (1960), Kelvin Grove (1961), Willow Park (1965), Maple Ridge (1965), East Fairview Industrial (1979) and Glendeer Business Park (1981).