

Applicant Outreach Summary



HERITAGE RESIDENTIAL PROJECT

Engagement Summary

NOVEMBER
2024



ABOUT THE PROJECT

Deveraux Developments is seeking a Land Use Amendment for their site in the community of Haysboro. The project, located at 8306 Horton Road SW, will allow for a multi-residential development, if approved. The site is ideally situated near the Heritage LRT Station, several major road networks including Macleod Trail and Heritage Drive, as well as many convenient amenities such as restaurants, grocery stores and shopping.



INTRODUCTION

Deveraux Developments submitted a Land Use Amendment application to The City of Calgary in September 2024 for their Heritage Residential Project. Following the submission, Deveraux initiated a public engagement program and re-submitted their application on November 21, 2024.

This report summarizes the tools and tactics used and the input received throughout the engagement program.



ENGAGEMENT OVERVIEW

Deveraux Developments hosted a public engagement program in November 2024 as part of the Land Use Amendment application process. The engagement program focused on sharing information about the application to relevant interested parties, gathering feedback and responding to questions and comments. It consisted of a meeting with the Haysboro Community Association, a virtual information session and an online survey.

November 2024 Engagement Program



Temporary Street Signs
October 29, 2024 – November 13, 2024



Email Campaign
Sent on October 29, 2024, to a targeted contact list which included neighbouring Community Associations and the Haysboro Community Association



Community Association Meeting
November 6, 2024



Virtual Information Session
November 12, 2024



Online Survey
November 12 – 19, 2024

In addition to the summary above, the project team also responded to questions and comments received by email.

ENGAGEMENT SUMMARY

The following summarizes what was heard throughout the engagement program.



Haysboro Community Association Meeting

- ◆ About ten attendees (from the planning committee and the community)
- ◆ The tone of the meeting was positive and curious. Most common questions were related to:
Format – Many questions came up regarding details of the building format such as the number of storeys and units, how parking would be handled, what kind of amenities were included, and the orientation of the buildings, among others.

City planning initiatives – Questions about future changes to the Heritage Drive/Macleod Trail intersection and upgrades to Horton were asked. Deveraux shared that design considerations on the site are being made to ensure that potential scenarios for the Heritage Drive/Macleod Trail intersection would be workable with the development of the site. Attendees also felt that revitalization of the area would be a benefit given the current condition of the public realm. Through development of this site, revitalisation by both the City and the landowner would be met with a positive response.



Virtual Information Session

- ◆ 15 attendees
- ◆ The tone of the meeting was also positive and curious. Attendees asked 18 questions during the session, which focused on:

Format – Many questions came up regarding details of the building format such as the number of storeys, units, how parking would be handled, what kind of amenities were included, and the orientation of the buildings, among others.

Community benefit – Questions about public and private amenities were asked along with what infrastructure upgrades would occur with the development of the site. Additional questions were asked about the development strategy related to the mix of unit types, architecture, affordable vs market housing, impact from the slope adaptive design considerations, etc. Responses were consistent regarding the need for this site to be developed.



Online Survey

◆ 2 responses

◆ The survey focused on the following question:

Deveraux Developments is proposing to amend the existing land use to M-H2 to allow for residential development. Do you have any suggestions for enhancing the Heritage Residential project at this Land Use Amendment stage?

◆ Only one response was received, which was:

Proposal sounds good; good use of that site. Definitely interested in the traffic studies, pedestrian improvements and necessary roadway changes (Horton, Hull, Heritage, Macleod) once you get into the DP phase next year.

NEXT STEPS

Deveraux Developments resubmitted an updated application to The City of Calgary on November 21, 2024, to address questions and comments from The City and the community. The updated application is in circulation for about four weeks following submission. The project is likely to go before Calgary Planning Commission in January 2025, and to Public Hearing in March 2025.

For questions or comments, get in touch:



Bridget Naud

Senior Communications & Engagement Specialist



bnaud@bastudios.ca



403-692-4364



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