

Community Association Response



October 14, 2024

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Application Notice LOC2024-0149

Application Description: Land Use Amendment to accommodate M-H2
Address: 8306 Horton Road SW

Dear Cameron

The Haysboro Community Association (HCA) is writing in response to the LOC2024-0149 circulation received on September 26.

We understand that the proposed land use amendment seeks to redesignate 8306 Horton Road SW from Direct Control 89Z2006 to M-H2. As stated in the circulation, this will allow for multi-residential building development (e.g., apartment buildings) that may have commercial storefronts, a building height of 50 metres (an increase from 46 m which is what is permitted under 89Z2006), a maximum building area of 93,500 square metres, and a maximum of 550 units.

The circulation includes a note from the applicant indicating their intent to build a 6-storey multi-residential development. It also notes that the site is located within the Neighbourhood Flex Urban Form category and in the High Building scale (up to 26 storeys) per the Heritage Communities Local Area Plan (LAP). It suggests that a building of this height is not feasible due to bedrock but no further evidence is provided.

The proposed zoning, M-H2, with a maximum building height of 12-16 storeys may not meet the intent of the High Building scale (up to 26 storeys) assigned in the Heritage Communities Local Area Plan. As such, we request The City to carefully review the proposal against principles in the Municipal Development Plan that seek transit-oriented development as well as affordable housing. Please recognize that there are many association members who are opposed to the land use amendment for the Glenmore Landing site (LOC2023-0130) and may question why less dense land uses are permitted here, adjacent to an LRT station.



We'd like to draw attention to the following policies in the Heritage Communities LAP:

- 2.2.1.1 f)
 - o *The public realm should provide continuous, unobstructed pedestrian routes supported by high-quality landscaping between the building and public realm*
 - o **Comment: Please coordinate development with the improvements underway as part of the SW Neighbourhood Bikeway project. Please also review public feedback received through this project.**
- 2.5.1 Macleod Trail S Urban Main Street Area
 - o **Comment: Please ensure development aligns with Macleod Trail S Urban Main Street Area policies**
- 2.5.2 Transit Station Areas
 - o **Comment: Please ensure development provides for a high-quality public realm adjacent to the Heritage LRT station.**
- 2.5.2.1 Heritage LRT Station Area
 - o *Development within Core Zones should consider recommended 5A mobility enhancements and improve active modes mobility connections to Heritage Station as well as along Heritage Drive S, Haddon Road SW, Horton Road SW, and Bonaventure Drive. SE*
 - o *Development between the Freight Rail Corridor and LRT right-of-way and Macleod Trail S should front buildings onto Horton Road S and improve the interface along this street through design measures such as public realm improvement, wide sidewalks, and landscaping.*
 - o **Comment: Please support development of appropriate mobility connections to the Heritage LRT station.**
 - o **Comment: Please also work with Enmax and the SW Neighbourhood Bikeway Project to investigate ways to address the overhead wire infrastructure that will affect street wall and frontage at this site.**

We'd like to draw attention to "Transit Station Area Public Space Plans" of Section 3.2.3 of the Heritage Communities Local Area Plan. It states: "*When there is sufficient near-term opportunity for investment in transit-oriented development at one station of another, a public space plan should be undertaken...*"

Comment: Please initiate a public space plan for the Heritage LRT station. Near-term opportunity for investment is demonstrated by: 1) this application, 2) DP2023-08522, 3) LOC2024-0213, and 4) the former YMCA site that the city is in the process of selling for development as affordable housing.



Respectfully,

A handwritten signature in black ink, which appears to read "Andrew Forsyth".

Andrew Forsyth
President - Haysboro Community Association

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