

Land Use Amendment in Haysboro (Ward 11) at 627 Heritage Drive SW, LOC2024-0213

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the resignation of 0.41 hectares \pm (1.03 acres \pm) located at 627 Heritage Drive SW (Plan161JK, Block 1, portion of Lot D) from Special Purpose – Recreation (S-R) District to Mixed Use – General (MU-1f3.0h25) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
 NOVEMBER 28:**

That Council give three readings to **Proposed Bylaw 20D2025** for the resignation of 0.41 hectares \pm (1.03 acres \pm) located at 627 Heritage Drive SW (Plan161JK, Block 1, portion of Lot D) from Special Purpose – Recreation (S-R) District to Mixed Use – General (MU-1f3.0h25) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a six-storey mixed-use development that may include commercial uses at grade with residential uses above.
- The proposal allows for an appropriate increase in height and development intensity near a Light Rail Transit (LRT) station and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and *Heritage Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? This application would allow for increased residential and commercial uses within walking distance of an existing LRT station, which maximizes infrastructure investments and supports a diversity of housing choice.
- Why does this matter? Allowing for mixed-use development near an LRT station represents more efficient use of existing transit infrastructure and offers more mobility choices to residents.
- No development permit has been submitted at this time.
- There is no previous Council direction related to the proposal.

DISCUSSION

This application, in the southwest community of Haysboro, was submitted by Planning Plus on behalf of the landowner, Calgary Young Men's Christian Association, on 2024 August 26. The approximately 0.41 hectare (1.03 acre) site is located on the south side of Heritage Drive SW and west of Haddon Road SW. The site is approximately 250 metres (a four-minute walk) from the Heritage Station.

No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 2), the applicant proposes to develop a six-storey building, which is anticipated to accommodate approximately 100 one- and two-bedroom apartment units, with a portion of those units allocated as affordable housing. This proposal is in alignment with the *Heritage Communities Local Area Plan* (LAP).

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A detailed planning evaluation of the application, including locations maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant met with the St. Andrew's Presbyterian Church, the Ward 11 Councillor, the Haysboro Community Association and held other meetings with interested parties. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received four letters, including one letter in support, one letter in opposition and two neutral letters, from the public. The letter of opposition included the following areas of concern:

- increased traffic and parking issues;
- overshadowing of adjacent properties; and
- impacts on privacy.

The letter of support of support included the following areas of support:

- increased density may improve safety in the area; and
- replacement of aging infrastructure.

The neutral letters cover similar topics in both support and opposition.

The Haysboro Community Association submitted a letter in response to this application indicating that the concept of a six-storey structure with setbacks on the south side was respectful of neighbours, that the addition of commercial storefronts would be beneficial and that they would like to see more sustainable measures included in the development. Concerns were identified with respect to aging infrastructure in the community, parking and traffic safety around Heritage Station (Attachment 4).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

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Following Calgary Planning Commission, notifications for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission’s recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed land use meets the visions of the MDP and the LAP, allowing for the construction of new housing and commercial uses in a desirable location and potentially creating more affordable housing opportunities for people.

Environmental

The proposed land use application does not include any specific actions that address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align development on this site with applicable climate strategies will be explored and encouraged at subsequent development permit stages.

Economic

The ability to develop a mixed-use development will allow for a more efficient use of land and existing services and leverage existing transit infrastructure in the area.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
- 5. Proposed Bylaw 20D2025**
- 6. CPC Member Comments**
- 7. Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform