

Applicant Submission

2024 August 26

627 HERITAGE - LAND USE REDESIGNATION APPLICANT'S SUBMISSION

Goodform Management Corporation (GF MGMT Corp) is proposing Land Use Redesignation for ±0.41 hectares (±1.02 acres) of the former YMCA site located at 627 Heritage Drive SW, from S-R Special Purpose Recreation to MU-1 f3.0h25 Mixed-Use General. The site is located within 400 metre radius of the existing Heritage LRT Station. The proposed redesignation will allow for medium profile multi residential development intended for purpose-built rental in mid-market and affordable categories. It will locate affordable housing units on brownfield in close proximity to an existing transit station. As such, it is strongly aligned with Calgary's Housing Strategy and will help address Calgary's current housing needs.

The 627 Heritage project is anticipated to accommodate approximately 100, one and two-bedroom apartment units, with a portion of units allocated as affordable. With long term management in mind, GF MGMT anticipates energy and greenhouse savings beyond a typical apartment building.

The proposed MU-1 f3.0h25 is in alignment with the recently approved Heritage Local Area Plan (LAP). The mixed-use district will create potential to locate a non-residential use along Heritage Drive. The western 0.13 hectare of the site is rendered undevelopable due to an encumbrance from an existing sanitary sewer line resulting 0.28 hectare net developable area. The effective FAR on the net developable land is 4.35. The proposed height modifier is intended to allow for cost-effective six-storey wood frame construction. As per Heritage LAP policy requirements, the development will transition to four storeys towards the existing single detached residential to the south which are primarily bungalows.

Goodform intends to work closely with the adjacent neighbours to create mutually beneficial win-win solutions. The Goodform team has reached out to immediately adjacent neighbours and will continue to engage with the neighbours to the south and Haysboro Community Association through the course of the approval process.

Overall, the proposal is strongly aligned with Calgary's overarching housing needs and will create an asset for the Community and the City in an optimal location. We request the City Administration, Calgary Planning Commission and Council's support.