

Applicant Submission



November 22, 2024

On behalf of Deveraux Developments and HS Apartments GP Ltd., B&A Studios is submitting this land use amendment application from a Direct Control (DC) District to the Multi-Residential - High Density Medium Rise (M-H2) District to accommodate a multi-residential development.

The 1.87 hectare (4.61 acre) site is ideally located in the southwest community of Haysboro on the southwest corner of Macleod Trail South and Heritage Drive SW and is approximately 50 metres from the Heritage LRT Station. The site is located within the Neighbourhood Flex Urban Form category according to map 3 in the Heritage Communities Local Area Plan (LAP) and in the High Building Scale (up to 26 storeys). The intent of the land use amendment is to ensure that the site can be developed in alignment with the LAP and to ensure that the future development proposal is a product that can be built. This will ultimately maximize the number of residential units that can be brought to the market, addressing the current housing crisis.

The site is currently designated a DC District which is based on Bylaw 2P80's C-4 General Commercial District with a maximum building height of 46 metres. The current DC district is intended to provide for a mixture of commercial and residential uses, but requires a minimum amount of 25% of the gross floor area to be allocated to a commercial use, reducing the ability to build residential vertically at a medium to high density scale. Deveraux has explored the viability for commercial uses on this site. Upon completing a commercial market study, it was determined that due to Macleod Trail being a substantial retail node and many retail options already offered within a short distance, it is anticipated that any commercial provided on this site will have significant leasing challenges and would not be viable.

The proposed Multi-Residential - High Density Medium Rise (M-H2) District is intended to provide for Multi-Residential Development in a variety of forms located on strategic parcels, including transit nodes. The proposed district allows for a maximum floor area ratio of 5.0 and a maximum building height of 50 metres. This maximum building height provides flexibility to the ultimate design as the site development will require tiers to accommodate the significant slope on the south end of the site, while still being able to provide significant residential density.

The proposed land use district aligns with the policies of the Neighbourhood Flex area and provides for a development that has the ability to be compatible with the local context. The land use also allows for additional housing next to primary transit and nearby commercial amenities, and ensures the viability for development to occur on this site that has remained vacant since the 90s. Deveraux is committed to proceed on the development of the site to provide the much-needed housing, density and revitalization to the area.