

Applicant Outreach Summary

2024 November 14



Community Outreach for Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 627 Heritage DR SW (updated Nov. 2024)

Did you conduct community outreach on your application? ☒ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

Goodform outreach included a meeting with Haysboro CA Planning Committee which included interested community residents and a focused Information Session with immediate Neighbours along Healy Drive to inform them of the proposal, answer questions and seek feedback.

Goodform team held the following meetings prior to submitting the application:

- June 24, 2024 (in person meeting at the Church) - St. Andrew's Presbyterian Church Board Representatives (7-8 people)
- June 18, 2024 (virtual meeting) - Cllr Kourtney Penner

Goodform team held the following meetings in Fall, post application submission:

- September 4, 2024 (in person at Haysboro Community Hall) - Haysboro Community Association Planning Committee (±40 people); Planning Committee invited Haysboro interested residents to attend
- September 9, 2024 (in-person likely at St Andrew's Church) - Special meeting with Residents on Healy DR SW by invite through mail drop-off (11 people)

In addition, Goodform maintained communication with interested residents through website [Engage Heritage](#) during the course of the application process.

Affected Parties

Who did you connect with in your outreach program? List all groups you connected with. (Please do not include individual names)

As part of the Community Outreach, Goodform team connected with the following stakeholders:

- St. Andrew's Presbyterian Church
- Haysboro Community Association (and interested residents)
- Residents on Healy DR SW
- Cllr Kourtney Penner

Goodform tried to reach Real Estate and Development Services (RE&DS), The City of Calgary, owners of parcel to the west, but was unsuccessful.

What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

St Andrew's Church Board indicated support for the proposal and willingness to collaborate on mutually beneficial solutions.

Overall, the feedback was balanced with a number of residents in support of the project with some issues addressed. Some residents along Healy Drive did not want to see any development on the site. A tally of the feedback from the September 4 and 9 meetings and the website is attached – **ATTACHMENT 1**. The key Issues included: traffic, parking, privacy, building height and green space.

A summary of the issues and responses is listed in **ATTACHMENT 2**.

How did input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

Goodform team will maintain communication with St Andrew's Church representatives and collaborate on issues of mutual interest at Development Permit.

ATTACHMENT 2 includes a summary of the issues and responses. Most of the concerns raised relate to the Development Permit as opposed to the Land Use. Goodform has noted the issues and will make best efforts to address them at the Development Permit stage.

How did you close the loop?

Provide a summary of how you shared outreach outcomes and final project decisions with those who participated in your outreach. (Please include any reports or supplementary materials as attachments)

Throughout the application process Goodform team maintained communication with the interested residents through the website: [Engage Heritage](#)

**627 HERITAGE DR COMMUNITY OUTREACH
ATTACHMENT 1: SEPTEMBER 4 & 9 AND WEBSITE FEEDBACK TALLY**

September 4, 2024 Feedback Tally

		COMMENTS				
		Traffic	Parking	Amenity	6-storey Support	Retail Support
Support	1			1	1	
	1				1	
	1					
	1		1		1	1
	1					
Total	5		1	1	3	1
Support with Concerns	1	1	1			
	1	1				
	1	1				1
	1	1	1			
	1	1			1	
	1	1		1		
Total	6	6	2	1	1	1
Opposed	1		1			
	1		1			
Total	2	0	2			

September 9, 2024 Feedback Tally

		Against 4-6 storeys	For 4-6 Storeys	More Green Space	Traffic in the Lane	Access & Egress	Parking	Privacy
Support with Concerns	1		1	1	1			
	1				1	1		
	1			1			1	
	1				1	1	1	1
Total	4		1	2	3	2	2	1
Opposed	1	1						1
	1	1						1
Total	1	1						1

Engage Heritage Feedback Tally

		For Bike Parking	For Commercial	More Green Space	Traffic in the Lane	Access & Egress	Parking	Privacy
Support with Concerns	1	1		1				
	1		1					
	1		1	1			1	1
Total	3	1	2	2			1	1
Opposed	1						1	1
	1						1	1
Total	1						1	1

627 HERITAGE DR COMMUNITY OUTREACH
ATTACHMENT 2: KEY RESIDENT CONCERNS & RESPONSES

CONCERN	RESPONSE
TRAFFIC <ul style="list-style-type: none"> • Shortcutting through the lane triggered by backing up of traffic on Heritage DR primarily by buses making a left turn into the transit loop • Backing up of traffic on Haddon Road due to school and other traffic • Ensure primary access to the site is off Heritage DR and not the lane 	<ul style="list-style-type: none"> • A Traffic Impact Assessment (TIA) will be required at the Development Permit stage once the details for the proposed development are known. Goodform will relay the traffic concerns raised by the residents to the transportation consultants to address in the TIA. • Based on recent discussions with City Mobility, access off Heritage DR will likely not be permitted.
PARKING <ul style="list-style-type: none"> • Not enough parking being provided on site. If on-site parking is inadequate, residents may use the lane for parking • Strengthen bike parking 	<ul style="list-style-type: none"> • The City's policies support reduced parking with the intent of encouraging walking, cycling and transit usage. As per the Land Use Bylaw requirement, the development will be eligible for 25% parking reduction due to its location within 600m radius from an existing LRT Station. The total number of on-site parking stalls will be determined at the Development Permit stage. Goodform intends to strengthen bike storage.
OPEN SPACE <ul style="list-style-type: none"> • The concept plan does not have adequate open space 	<ul style="list-style-type: none"> • Goodform will take the comment regarding increased open space under advisement at the Development Permit stage.
ROOF TERRACE AMENITY / PRIVACY <ul style="list-style-type: none"> • Amenity area proposed on terraced roof adjacent to the lane will impact privacy of Healy DR residents. 	<ul style="list-style-type: none"> • Goodform will take this comment under advisement at the Development Permit stage. Overlooking from the proposed development is expected to be minimal due to the separation created by the laneway and setback.
NUMBER OF STOREYS <ul style="list-style-type: none"> • Most residents support a maximum of 6 storeys transitioning to 4 • 3-4 residents would like to see no development on site 	<ul style="list-style-type: none"> • Goodform intends to build a maximum 6 storeys, which will transition to 4 storeys adjacent to the lane as per the Local Area Plan (LAP) policy requirement.
COMMERCIAL AMENITIES <ul style="list-style-type: none"> • Consider commercial amenities aligned with community needs 	<ul style="list-style-type: none"> • Lack of vehicular access off Heritage Drive, mid-block location and poor visibility pose challenges for viability of commercial. Commercial is better suited for the City-owned corner lot to the east.