

Community Association Response



November 4, 2024

Jyde Heaven
Planning and Development
City of Calgary
Jyde.Heaven@calgary.ca
(587) 284-2881

Application Notice LOC2024-0213

Application Description: Land Use Amendment to accommodate MU-1
Address: 627 Heritage Drive SW

Dear J. Heaven,

Thank you for reaching out to Haysboro Community Association and allowing us the opportunity to submit a formal letter in regards to LOC2024-0213 and the proposed development to be located at 627 Heritage Drive SW.

The Haysboro Community Association (HCA) is writing to communicate concerns raised by members regarding this development and summarize any points which may have been previously discussed during the community led engagement opportunity. To ensure that we accurately reflect the voices of our residents we have attached the feedback from the neighbours directly impacted from this proposal.

On September 4, 2024 HCA - Planning Committee led an engagement session along with Planning Plus to inform residents of the proposed change in land use for the site located at 627 Heritage Drive SW. Attendees were requested, by the HCA, to fill in a comment card after the session and copies were shared with Bela Syal of Planning Plus in order to assist in recognizing the concerns of residents living in close proximity to the proposed development. Overall, the response of the attendees, at the HCA led information session, was that the concept of a six storey structure with a decreased four storey setback on the south side was respectful of neighbours and appreciated. It was noted though, that some residents expressed having a decrease in overall units and adding commercial storefronts along Heritage Drive that resembled businesses such as a coffee shop, bakery or daycare on the main level would be beneficial. Residents also shared that they would like to see sustainable measures taken such as: EV charging, solar panels and large trees planted in order to provide shade privacy, as well as a buffer zone for the residents located immediately behind the proposed structure.



The two main concerns brought up at the engagement session were Parking/ traffic and aging infrastructure. It was expressed by several attendees that the lane way behind the proposed development is already a contentious area with high traffic usage, as well as congestion caused by buses and cars on Haddon road during peak hours. Many residents feel the congestion issue has not been fully addressed and should be taken into consideration as the area becomes more densely populated.

There is also a major concern with the issue of the aging infrastructure in our older community which was established in the 1950s. Residents feel that the current water and sewage system would require updating in order to support the density proposed for this site along with future developments proposed for the area.

On a final note, HCA is aware that the current Heritage LRT station is in great need of rejuvenation in order to address the increase of density as well as safety concerns. We believe that plans for the future of the Heritage LRT station are critical to the review of this application, and applications for nearby parcels. Our hope is that all areas of planning will work with the HCA to address these types of concerns as we work to weave our ideas together focussing on community possibilities.

Thank you for your consideration,

Respectfully,

Karen Arndt
Planning Director
Haysboro Community Association

Jyde.Heaven@calgary.ca - Planning File Manager
CLWARD11@calgary.ca - Ward 11 Councillor Kourtney Penner
Planning@haysboro.org - Planning Committee Haysboro Community Association

Attachments: Community comments and concerns attached to this email