

Background and Planning Evaluation

Background and Site Context

The subject parcel is located in the southwest community of Haysboro, on the south side of Heritage Drive SW between Haddon Road SW and Healy Drive SW. The site is approximately 0.41 hectares (1.03 acres) in size and is approximately 69 metres wide along Heritage Drive SW by 73 metres deep. There is an existing access to the parcel from Heritage Drive SW and a rear lane along the southern boundary of the parcel. The site is owned by the Calgary Young Men's Christian Association (YMCA). It has served as a tennis court and parking lot since 1986. This site has been determined to be surplus to their needs.

Surrounding development is characterized by low-density residential buildings in the form of single detached dwellings. Surrounding land use consists of Housing – Grade Oriented (H-GO) District along Heritage Drive SW and Haddon Drive SW and Residential – Grade-Oriented Infill (R-CG) District further into the community. The parcel immediately to the east is currently designated as Special Purpose – Recreation (S-R) District and is presently vacant. Further east surrounding Heritage Station, the lands are primarily designated as Special Purpose – City and Regional Infrastructure (S-CRI) District and contain parking lots and infrastructure in support of the station.

The subject parcel is approximately 250 metres (a four-minute walk) west from the Heritage Station and approximately 250 metres (a four-minute walk) east of Haysboro Centre, a shopping centre which contains various commercial services.

Community Peak Population Table

As identified below, the community of Haysboro reached its peak population in 1968.

Haysboro	
Peak Population Year	1968
Peak Population	8,044
2019 Current Population	7,080
Difference in Population (Number)	- 964
Difference in Population (Percent)	- 11.98%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Haysboro Community Profile](#).



Previous Council Direction

None.

Planning Evaluation

Land Use

The current S-R District accommodates a range of indoor and outdoor recreation uses and provides for complimentary uses located within buildings occupied by these recreation uses. This district is not used for lands that are dedicated as municipal reserve pursuant to the *Municipal Government Act* (MGA).

The proposed Mixed Use – General (MU-1) District allows for commercial storefronts or residential units at-grade along a commercial street in a street-oriented building that provides opportunities for a mix of commercial and residential uses in the same building or in multiple buildings throughout an area. The land use district also provides rules to guide compatible transitions with adjacent residential areas.

The proposed MU-1f3.0h25 District would allow for a maximum floor area ratio (FAR) of 3.0, which equates to a building floor area of approximately 12,300 square metres. The proposed building height maximum of 25 metres would allow for approximately six storeys.

Development and Site Design

The rules of the proposed MU-1 District would provide guidance for the future redevelopment of the site, including appropriate uses, building height and massing, landscaping and parking. Other key factors that may be considered in the review of the development permit application

include the following:

- interface and public realm enhancements along Heritage Drive SW;
- building massing and relationship with the residential parcels to the south;
- mix of uses within the building; and
- appropriate amenity space for residents.

Transportation

Pedestrian and vehicular access to the site is available via Heritage Drive SW and the adjacent lane. The area is served by Route 3 (Sandstone/Elbow Dr SW) and Route 37 (Heritage Station/Canyon Meadows), with a bus stop approximately 100 metres west of the site on Heritage Drive SW.

The site is within a 250 metre radius (a four-minute walk) of Heritage Station, placing it in the Transit Oriented Development area. There is no on-street parking adjacent to the site. The site is adjacent to an existing pathway that connects wheeling users to the Glenmore Reservoir/Elbow River pathway system to the west and towards the Bow River to the east.

A Transportation Impact Analysis was not required in support of the land use redesignation application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm services are available to the site. Details of site servicing will be considered and reviewed as part of future development permit applications.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Developed Residential – Established area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The proposed application complies with relevant land use policies that encourage redevelopment and modest intensification of inner-city communities to support the transit network, make more efficient use of existing infrastructure and public amenities and delivers small and incremental benefits to climate resilience.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Heritage Communities Local Area Plan (Statutory - 2023)

The [Heritage Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Flex category (Map 3: Urban Form) with a Mid building scale modifier (Map 4: Building Scale), which allows for up to 12 storeys. The Neighbourhood Flex urban form category is characterized by a mix of commercial and residential uses, with buildings that are oriented to the street. Uses may be mixed horizontally or vertically within a building or a block. The urban form category is typically applied to areas of the communities that are commercial oriented, including transit station areas. The parcel is also within the Core Zone of the Heritage LRT Station Area and future development is also subject to those policies, including a maximum street wall height of four storeys.

The proposed land use amendment is in alignment with applicable policies within the LAP.