



February 17th, 2025

Jyde Heaven
South Team, Planner
Planning & Development Services
The City of Calgary
Jyde.Heaven@calgary.ca

Subject: Submission for Application Notice LOC2024-0213 Land Use Amendment to Accommodate MU-1
Address: 627 Heritage Drive S.W.

Dear Jyde,

The Haysboro Community Association (HCA) wants to raise concerns regarding this application. **We (HCA) were initially in favour of this development, but now hold opposition to it.** We had engagement on Sept. 4th, 2024 with Planning Plus and Goodform with our community's residents. We personally reached out to a broad range of neighbours in this surrounding area of Haysboro via flyers to attend this engagement event to learn from the developer and their planners about this project upon which they presented. The community's overall response was positive with a few issues noted. Residents directly behind the proposed development were concerned about the height and logistics with the shared lane behind the development. **Overall residents were content with the proposed design.**

Our position on this project **abruptly shifted** when we **received the DP2024-09063** on Jan. 15th, 2025 where we were shocked to see an entirely different design than what was presented to the HCA and the community leading up to this date. The original proposal we were all presented with **showed a six-storey structure that decreased in elevation down to four-storeys** on the south side neighbouring the single-storey houses behind, however, the design in the DP shows a six-storey height across the board and a elevated peaked roof amounting to seven-storeys in total. As you can understand, **this new design is entirely different than the design any engagement was conducted on.** Please see photos attached of original presentation and design in the DP.

Unfortunately with the switch in design, we're unsure if any of the commentary provided by residents to the City is in knowledge of or in reference to the latest design change. Please reference to Attachment 3, Page 4 of CPC2024-1152 *Applicant Outreach Summary* from the Agenda Item on 7.2.24 for Council's Meeting for Feb. 4th, 2025 (Amendment was delayed to Mar. 4th, 2025 Council



Meeting). Here it states in *Concern - Number of Storeys* “Most residents support a maximum of 6 storeys transition to 4” and under *Response* “Goodform intends to build a maximum of 6 storeys, which will transition to 4 storeys adjacent to the lane as per the Local Area Plan (LAP) policy requirement”. You can reference the HCA’s original response to this Application in Attachment 4 where we highlight the respect for this transition.

In furtherance, **this design is in contradiction** to our **Heritage Communities Local Area Plan (LAP)** under **policy 2.3.7 Scale Transition**

When adjacent parcels have different scale modifiers, development in these areas should be designed to respect their neighbourhood context. This includes considering existing site context, parcel layout, building massing and landscaping in the design of the development, while still achieving the future vision for where growth is accommodated in the community. Alternative methods may be explored and should be considered on their individual merits with consideration for site-specific characteristics, such as heritage.

Policy a. Development should provide transitions in building height and massing where different scale modifiers are located adjacent to each other in Map 4: Building Scale. This may include, but is not limited to, the following strategies:

- i. using similar street wall heights and building massing along a street; and,
- ii. decreasing height incrementally through a block.

We request the Floor Area Ratio (FAR) be reduced to support the design that transitions from 6 storey along Heritage Dr. down to 4 storeys that shares the lane with Healy Dr. S.W. The **back lane will also need to be paved** as it was an outdoor recreational activity centre (tennis/basketball courts), now it will become a high traffic area as it will be an entry and exit for parking and an access point for drop off and pick up. The lane currently is in need of repair. In addition, the Heritage LRT Station is in dire need of rejuvenation and needs revitalizing in a way that best supports the existing community and additional new residents to ensure safety and accessibility.

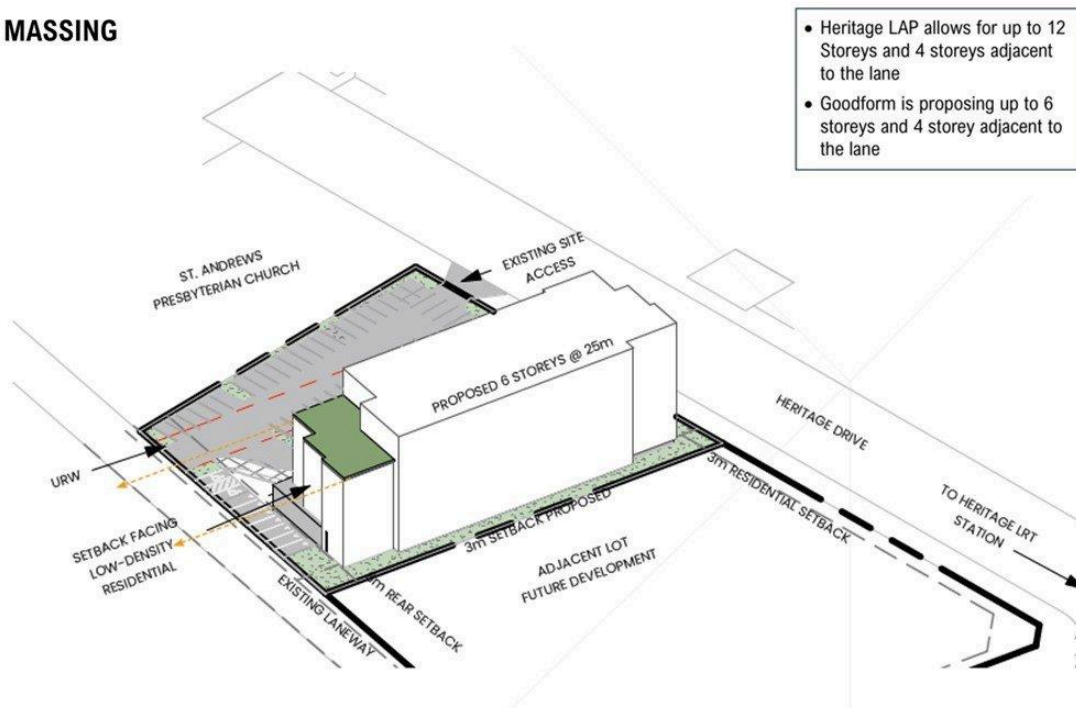
We’d like to draw attention to “Transit Station Area Public Space Plans” of Section 3.2.3 of the Heritage Communities Local Area Plan. It states: “*When there is sufficient near-term opportunity for investment in transit-oriented development at one station of another, a public space plan should be undertaken...*” Please initiate a public space plan for the Heritage LRT station. Near-term opportunity for investment is demonstrated by: 1) this application, 2) DP2023-08522, 3) LOC2024-0213, and 4) the former YMCA site that the city is in the process of selling for development as affordable housing.



It's important that there is commitment from the developer to put forth the original proposal that respects the engagement conducted with the community and upholds the policies stated in the Heritage Communities Local Area Plan. We ask that the developer remains consistent throughout the process, that any proposed design to the community is the design that's brought forth to the City to obtain permits as major structural changes such as this greatly impacts the surrounding residents. Haysboro Community Association will appeal this application with the Calgary Subdivision and Appeal Board (SDAB) if the current design in the DP process moves forward.

Presented imagery by Goodform and Planning Plus at all community engagement events:

MASSING





SITE PLAN TEST FIT

- Goodform is proposing ± 100 purpose built rental units with an affordable housing component to address Calgary's current housing crises.
- The building structure will be limited to eastern portion of the site as the western portion of the site is encumbered by a sanitary easement.

Concept Only – Subject to Change



CPC2024-1152
Attachment 3

**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.



Develop Permit Application DP2024-09063:



627 Heritage

627 Heritage Drive SW

DEVELOPMENT PERMIT 2024-12-20

ARCHITECTURAL

01-00 CONCEPT
01-01 EXTERIOR ELEVATIONS
01-02 EXTERIOR MATERIALS
01-03 EXTERIOR FINISHES
01-04 EXTERIOR LIGHTING
01-05 EXTERIOR LANDSCAPE
01-06 EXTERIOR FURNITURE
01-07 EXTERIOR PLANTING
01-08 EXTERIOR TREES
01-09 EXTERIOR WALLS
01-10 EXTERIOR ROOFING
01-11 EXTERIOR STAIRS
01-12 EXTERIOR TERRACES
01-13 EXTERIOR BALCONIES
01-14 EXTERIOR PORCHES
01-15 EXTERIOR PATIOS
01-16 EXTERIOR DECKS
01-17 EXTERIOR FENCES
01-18 EXTERIOR GATES
01-19 EXTERIOR SIGNAGE
01-20 EXTERIOR LIGHT FIXTURES
01-21 EXTERIOR LIGHT FIXTURES
01-22 EXTERIOR LIGHT FIXTURES
01-23 EXTERIOR LIGHT FIXTURES
01-24 EXTERIOR LIGHT FIXTURES
01-25 EXTERIOR LIGHT FIXTURES
01-26 EXTERIOR LIGHT FIXTURES
01-27 EXTERIOR LIGHT FIXTURES
01-28 EXTERIOR LIGHT FIXTURES
01-29 EXTERIOR LIGHT FIXTURES
01-30 EXTERIOR LIGHT FIXTURES

LANDSCAPE

02-00 LANDSCAPE PLAN
02-01 LANDSCAPE PLAN
02-02 LANDSCAPE PLAN

CIVIL

03-00 CIVIL PLAN
03-01 CIVIL PLAN
03-02 CIVIL PLAN

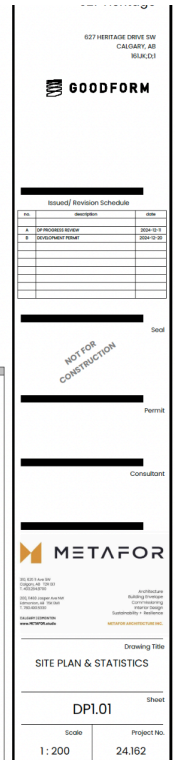
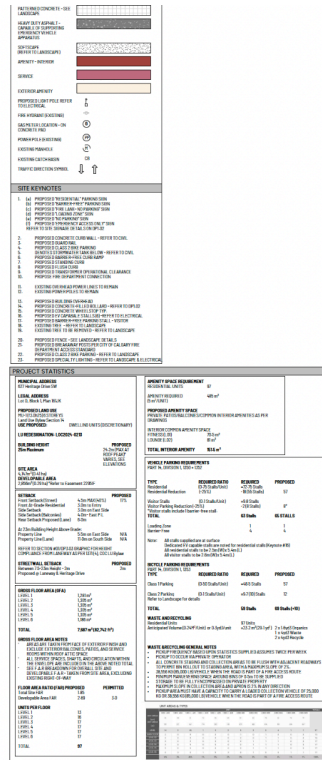
ELECTRICAL

04-00 ELECTRICAL PLAN
04-01 ELECTRICAL PLAN
04-02 ELECTRICAL PLAN

627 Heritage Drive, 2024-12-20, 627 Heritage Drive, 2024-12-20

PREPARED FOR: GOODFORM



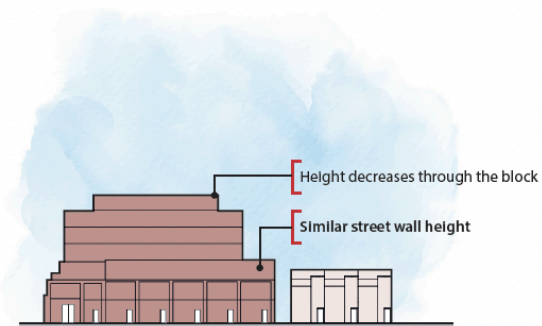


2.3.7 Scale Transition

When adjacent parcels have different scale modifiers, development in these areas should be designed to respect their neighbourhood context. This includes considering existing site context, parcel layout, building massing and landscaping in the design of the development, while still achieving the future vision for where growth is accommodated in the community. Alternative methods may be explored and should be considered on their individual merits with consideration for site-specific characteristics, such as heritage.

Policy

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FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required]	Yossi
Last name [required]	Fixler
How do you wish to attend?	In-person
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	No
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Mar 4, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Item 1 Land Use Amendment in Haysboro (Ward 11) at 627 Heritage Drive SW
Are you in favour or opposition of the issue? [required]	In favour



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME Goodform 627 Apartments Public Hearing 1.0 (March 4 2025).pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)



GOODFORM

627 Heritage Drive SW

CPC2024-1152
Attachment 8



Contents

Land Use Change

Site

Housing Need

Public Engagement

Development Intent

Land Use Change

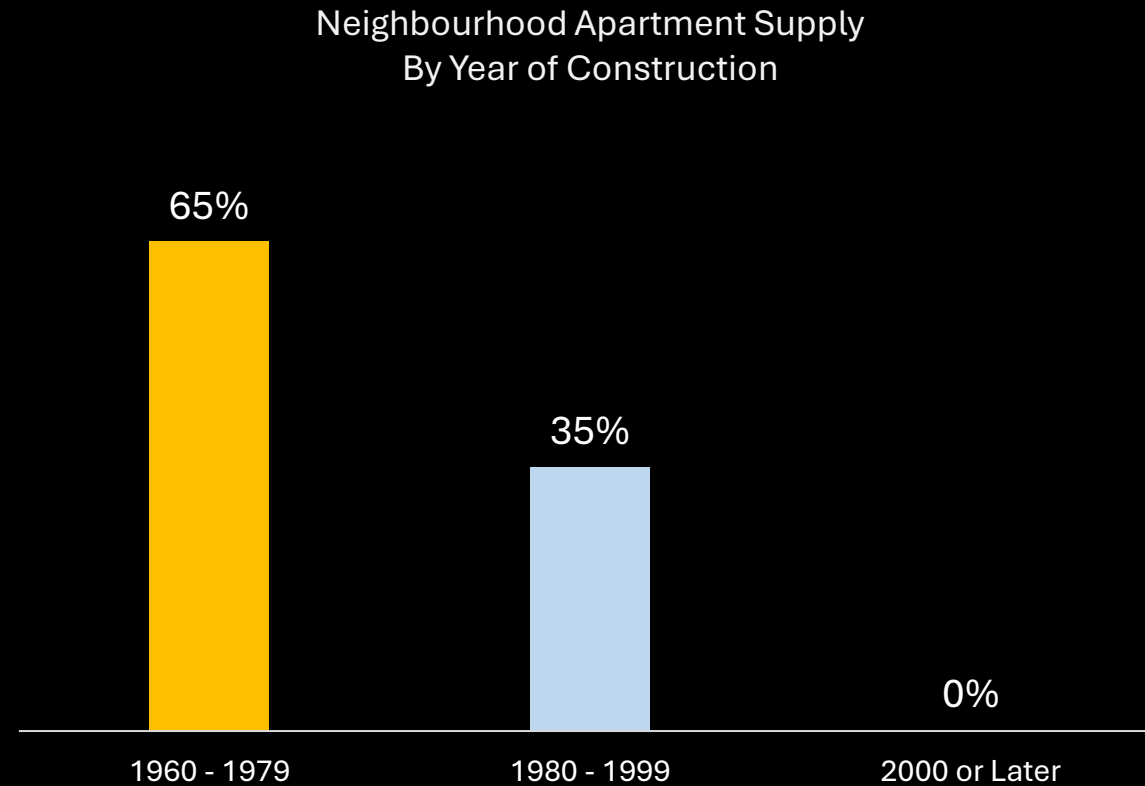
- S-R to MU-1f3h25
- Supported by Heritage Communities Local Area Plan
- Located within Core Zone – 600m of LRT station



Site



Housing Need



Source: CMHC

Public Engagement

Open House
Open House
Website

Haysboro Community Association
St. Andrews Presbyterian Church
engageheritage.ca

- 82% resident support, or support with concerns
- Haysboro Community Association support
- Unanimous approval at CPC

The screenshot shows the Engage Heritage website. At the top, there's a navigation bar with 'Home' and 'CONTACT' links. Below the navigation bar is a map of the Haysboro area, highlighting the location of the proposed development. To the right of the map, there's a 'Welcome to Engage Heritage!' section with a brief description of the project and a link to the feedback form. Below this, there's a 'We Welcome Your Feedback!' section with a feedback form. The form includes fields for 'Name (required)' (split into 'First Name' and 'Last Name'), 'Email (required)', and 'Message (required)'. There's also a 'SEND' button at the bottom of the form.

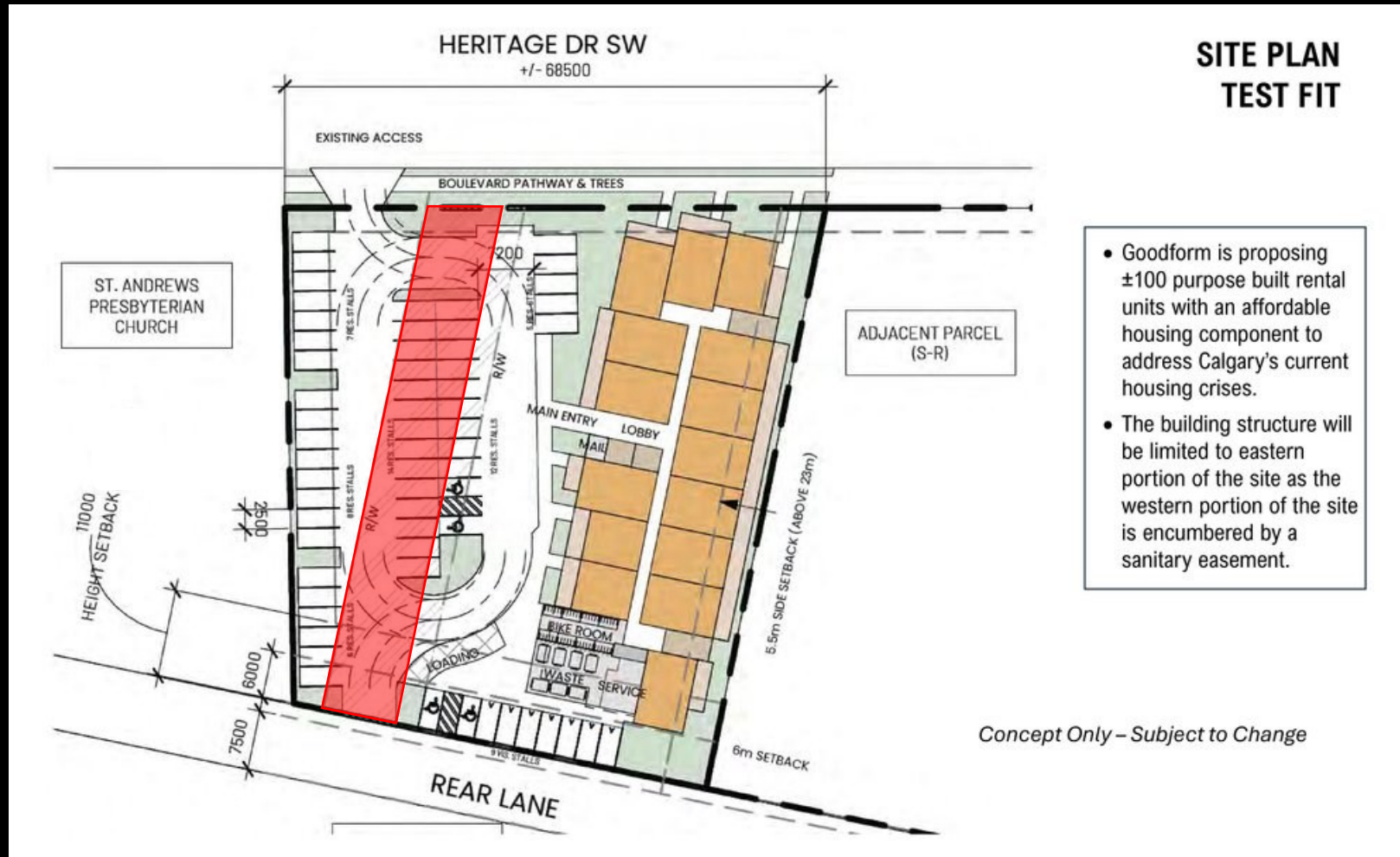
PlanningPlus, on behalf of GF MGMT CORP, is inviting adjacent residents to an information session regarding the proposed land use redesignation for a portion of the former Heritage YMCA site, located at 627 Heritage DR SW, from Special Purpose – Recreation (S-R) to Mixed-Use General (MU-1 (3.0k25)) with the intent of building a four to six storey residential development.

The information session will be held at
St Andrew's Presbyterian Church
703 Heritage DR SW
From 6:00pm to 7:30pm on Monday, September 9, 2024



If you are unable to attend, or for more information, please contact engageheritage@gmail.com

Development Intent



Indicative Massing

