

**Land Use Amendment in Haysboro (Ward 11) at 11 Haddon Road SW, LOC2025-0004**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.61 hectares  $\pm$  (1.50 acres  $\pm$ ) located at 11 Haddon Road SW (Plan 161JK, Block 1, Lot E) from Special Purpose – Recreation (S-R) District to Mixed Use – General (MU-1f3.0h23) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 APRIL 24:**

That Council give three readings to **Proposed Bylaw 92D2025** for the redesignation of 0.61 hectares  $\pm$  (1.50 acres  $\pm$ ) located at 11 Haddon Road SW (Plan 161JK, Block 1, Lot E) from Special Purpose – Recreation (S-R) District to Mixed Use – General (MU-1f3.0h23) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2025 April 24:

“The following documents were distributed with respect to Report CPC2025-0246:

- Revised Attachment 1;”

**HIGHLIGHTS**

- This land use amendment application seeks to redesignate the subject property to allow for a six-storey mixed-use development that includes commercial uses at grade with non-market residential units above.
- The proposal allows for an appropriate building form and development intensity appropriate near a Light Rail Transit (LRT) station and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and *Heritage Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed Mixed Use – General (MU-1f3.0h23) District would allow for additional housing options within the community and more efficient use of neighbouring transit-oriented development (TOD) infrastructure and nearby amenities.
- Why does this matter? The proposed MU-1f3.0h23 District would allow for additional residential and commercial opportunities near existing public transit infrastructure.
- A development permit (DP2025-01613) proposing a six-storey mixed-use building (196 dwelling units and commercial space at grade) has been submitted and is currently under review.
- There is no previous Council direction related to the proposal.

**DISCUSSION**

This land use amendment application, in the southwest community of Haysboro, was submitted by CivicWorks on behalf of Liberty Housing Organization and the landowner, The City of

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Calgary, on 2025 January 7. The 0.61 hectare (1.50 acre) subject site is located at the southwest corner of Heritage Drive SW and Haddon Road SW. The site is approximately 220 metres (a four-minute walk) from Heritage Station.

This application proposes to redesignate the site to MU-1f3.0h23 District to accommodate a mixed-use development. A development permit (DP2025-01613) for a six-storey mixed-use building with 196 dwelling units, a daycare and 248 square metres of commercial retail space at grade was submitted on 2025 March 19 and is under review. The entire residential component proposes non-market units as noted in the Applicant Submission (Attachment 2).

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

### **ENGAGEMENT AND COMMUNICATION**

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

#### **Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respective community association was appropriate. In response, the applicant posted a sign on-site, connected with the Haysboro Community Association (CA), held a digital information session on 2025 February 26 and delivered postcards to residents and businesses within a ± 200 metre radius. The Applicant Outreach Summary can be found in Attachment 3.

#### **City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received one letter of opposition and one letter of support from the public. The letter of support indicates support for higher density and decrease in parking areas around the LRT station. The letter of opposition included concerns about the lack of recreational uses in the area and both residential density and traffic congestion.

The Haysboro Community Association provided a letter in response to this application on 2025 March 10 (Attachment 4) identifying support for the proposal and requested alignment with the *Heritage Communities LAP*, a building step-back on the fifth storey along the lane and a traffic impact assessment at subsequent development stages.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate as it is supported by the applicable planning policies as it incorporates densities and a mix of land uses that support an enhanced Primary Transit

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Network. The building and site design, number of units, on-site parking and building/street interface will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use amendment will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

**IMPLICATIONS**

**Social**

The proposed MU-1f3.0h23 District would allow for the continuation of development in the community of Haysboro and supports The City's efforts to develop and increase the supply of non-market housing. The proposal represents an appropriate level of development intensity near existing LRT infrastructure which may accommodate the evolving housing needs of different age groups, lifestyles and demographics.

**Environmental**

The applicant has indicated that they plan to pursue specific measures as part of the proposed development permit which will align with the *Calgary Climate Strategy – Pathways to 2050*.

**Economic**

The ability to develop a mixed-use development would allow for a more efficient use of land, existing transit infrastructure.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
- 5. Proposed Bylaw 92D2025**
- 6. CPC Member Comments**
- 7. Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform