

Applicant Submission

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Proposed Land Use Change Applicant Summary

ABOUT LIBERTY HOUSING ORGANIZATION

Liberty Housing Organization is a non-profit housing provider committed to creating socially, financially, and environmentally responsible homes. Since their inception in 2015, Liberty has delivered nearly 500 affordable homes in the Calgary area, and their goal is to be on our way to delivering 2,500 within the next 5 years through innovative Ownership and affordable Rental Programs. To make their projects possible, Liberty Housing Organization partners with industry leaders who bring together several decades of combined experience in the design, development, and construction of mixed use and affordable housing projects. Liberty's team deeply believes in our mission to help close Calgary's affordability gap, and they are committed to working tirelessly to achieve this goal.

APPLICATION SUMMARY

Liberty Housing Organization has submitted a Land Use Redesignation application to enable an affordable housing development at 11 Haddon RD SW, a proposal that we are calling "Boro Block". Our development vision for Boro Block is to deliver ±196 new affordable purpose-built rental homes within a six-storey mixed-use building that features a large courtyard, a daycare and small-scale commercial-retail spaces on the first level. A Development Permit illustrating the detailed building design has been submitted and is currently under review by the City of Calgary. Liberty Housing Organization is committed to constructing a high-quality, affordable, accessible and climate resilient development that aligns with recently approved *Home is Here: City of Calgary's Housing Strategy 2024-2030*.

For additional details on our proposal, including site plans and visuals, visit: www.libertyhousingorganization.ca/boroblock

APPLICATION DETAILS

Existing District:	Special Purpose-Recreation (S-R) District	Commercial:	Daycare & commercial / retail spaces
Proposed District:	Mixed Use-General 1 (MU-1) District	Parking Stalls:	181 stalls
Building Height:	6 storeys / max. 23 m	Affordability:	Avg. 68% of Calgary's Median Market Rent
Floor Area:	18,215 sq.m / max. 3.0 FAR	Accessibility:	40 barrier-free units & parking stalls
Residential:	196 affordable non-market homes	Green Building:	Energy & GHG emission reductions exceed National Energy Code for Buildings (NECB 2017) standards by >16%

SITE HISTORY

11 Haddon Rd SW was previously home to the South Calgary YMCA recreation facility that was closed in 2009, and has been vacant since demolition in 2019. The City of Calgary identified this property as an ideal location for new affordable and transit-supported housing as part of the Non-Market Land Sale (NMLS) Program in 2024. This housing program identifies land within the City's property portfolio that is best suited to affordable housing, and provides opportunities for non-profit housing providers to apply to purchase this land. Following a thorough NMLS application review process, Liberty Housing Organization was selected as the preferred proponent to lead the planning, design, development and construction of a mixed-use affordable housing development on this property.



CHARACTERISTICS OF 11 HADDON RD SW

Transit Oriented Development: The project site is located directly adjacent to the Heritage LRT Transit Station and Bus Loop. The availability of a Light Rail Transit route, a Bus Rapid Transit route, and both Primary and Regular bus options within easy walking distance of the project site provides access to key local and regional destinations, and supports vehicle-reduced and vehicle-free lifestyles. The project site is located directly along Heritage Dr SW, an Arterial roadway and municipally-identified 5a network corridor designed to provide high-standard walking and cycling infrastructure.

Nearby Amenities: The Boro Block site is within a ± 5 min (± 400 m) walking distance of Woodman Middle School, Our Lady of the Rockies High School, Rose Kohn & Jimmie Condon Arenas, and Kingsland Community Centre. The site is also surrounded by a variety of local shops and businesses including two nearby grocery stores, providing residents with easy access to the goods and services needed for their day-to-day lives.

Nearby Multi-Unit Development: The neighbouring property directly west of Boro Block is proposed as a 6-storey residential development and there is an active development permit application currently under review for this site by the City of Calgary.

HERITAGE COMMUNITIES LOCAL AREA PLAN

11 Haddon Rd SW is located within the recently approved *Heritage Communities Local Area Plan* (HCLAP), and the Boro Block proposal fully aligns with this Plan. The HCLAP identifies the Boro Block site as being within a "Neighbourhood Flex" urban form area - supporting mixed-use building forms; and within a "Mid-Scale" area - supporting buildings up to 12 storeys on this site.

HOME IS HERE: THE CITY OF CALGARY'S HOUSING STRATEGY 2024-2030

The City of Calgary Housing Strategy is a comprehensive plan created to address Calgary's ongoing Housing Crisis. The Non-Market Land Sale program is one part of the strategy that is intended to support affordable housing providers to make a positive impact, and ensure diverse housing choice to meet the needs of equity-deserving populations.

The City of Calgary's Housing Strategy identifies that the Government alone cannot meet the growing need for Non-Market Housing across the City. Partnering with established non-market housing providers who are well positioned to deliver and operate quality non-market housing, such as Liberty Housing Organization, is one way that The City is tackling the Housing Crisis and delivering much-needed affordable homes.

APPLICANT-LED & CITY-LED OUTREACH

We are committed to being good neighbours and facilitating open and robust conversations within the communities we work. As part of our Applicant-led outreach process, we provide local area organizations, surrounding area residents and the broader community with multi-channel opportunities to learn more about our proposed change and share feedback directly with the project team - via mailers, signage, a project webpage, an online feedback form, in person meetings, a digital information session, dedicated email address and a phoneline.

In addition to the Applicant-led outreach process, all land use redesignations and development applications are subject to standard notice and outreach requirements conducted by the City of Calgary, including circulation of materials to the local Community Association and Ward Councillor's office, letter delivery to adjacent property owners, and large-format notice signage posted on the site.