

# Applicant Outreach Summary

2025 April 15

## APPLICANT-LED OUTREACH

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### Outreach Approach

Liberty Housing Organization (Liberty) and the project team are committed to working with their neighbours to build strong and complete communities through thoughtful planning, great design, and best-practice public outreach strategies.

Our outreach approach provides multiple opportunities across a variety of platforms for folks to learn about the development vision and to share their thoughts – all with the intent of maintaining a respectful and transparent dialogue.

Liberty and the greater project team would like to thank those who participated for their time and sharing feedback.



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OUTREACH

## Balancing Multiple Interests

An outreach process is more than a compilation of community input. The project team's role requires active listening to determine the root issues underlying individual statements, as well as reconciling often competing interests and points of view to arrive at evidence-based planning and design solutions.

The array of interests influencing any development include but are not limited to:



### Calgary's Growth & Development

Planning for the next generation of Calgarians.



### Local Area Policy

The existing policy framework guiding development.



### Community Feedback

What various citizens and community members think and say about an issues.



### Liberty Affordable Housing Goals

The delivery and long term sustainability of non-market homes, alignment with The City's Housing Strategy, and affordability bottomline.

## City of Calgary Outreach

City Administration is responsible for the formal review and consideration of the concurrent Land Use Redesignation and Development Permit applications. All Land Use Redesignation and Development Permit applications are subject to standard notice and outreach requirements conducted by The City of Calgary (The City), including circulation of materials to the local Community Association (CA) and Ward Councillor's office, letter delivery to adjacent property owners, and large-format notice signage posted on the site.

City Administration will also review feedback received directly and through Applicant-led outreach, and summarize all input in reports to Calgary Planning Commission (CPC) and City Council prior to final recommendations and decisions being made.

The project team will provide City Administration contact information in Applicant-led outreach materials.

## OUTREACH ROLES & RESPONSIBILITIES

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### What is Our Role?

Clarifying community and public outreach roles and responsibilities connected to planning and development helps determine who does what, and builds a baseline understanding of the thresholds of responsibility across all roles in building a great city. As the proponent of an Applicant-initiated development proposal, the Applicant project team has the associated responsibilities of the Lead.

#### Lead Applicant

The Lead is the primary decision-maker for the proposal leading up to a formal decision of approval or refusal by the designated City decision-making body.

The responsibilities of the Lead role include:

- Notifying citizens and community groups of the proposal and any opportunities to learn more or provide input.
- Determining the negotiables and non-negotiables for the proposal and what is / isn't open for public influence.
- Communicating the constraints and clarifying the scope of the conversation.
- Providing clear, concise, transparent and accurate information.
- Fostering and maintaining a respectful conversation.
- Reporting back if / when collecting input and providing City decision-makers with a summary of the community outreach approach that was taken.
- Keeping citizens and community groups in the loop and closing the loop when decisions are made.



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OUTREACH

## What is Your Role?

### Support

City of Calgary Administration

The Support role assists in the outreach process by providing the Applicant, community organizations, and the wider public audience with information, tools and resources to improve understanding and aid in the overall success of the outreach process.

The responsibilities of the Support role include:

- Sharing information about City goals and policies.
- Explaining The City's review and decision-making processes.
- Clarifying community outreach roles and responsibilities.
- Creating tools and resources for Participants, Connectors and Leads to help them be successful in their outreach roles.

### Connector & Participant

Community Organizations

The Connector shares information and insights about a specific community or area with its members, the Lead, and the Support to help increase understanding of the local context and to help inform community outreach plans.

The responsibilities of the Connector & Participant role include:

- Where possible, sharing local information and insights to help build understanding and inform outreach plans.
- Where possible, helping raise awareness of opportunities for people to get involved in local development.

### Participants

Local Community Members & General Public

The Participants contribute to the outreach process by listening and providing feedback.

The responsibilities of the Participant role include:

- Seeking out information to become informed.
- Listening and participating respectfully.
- Respecting the scope of conversation, development constraints, and timelines.
- Providing appropriate feedback and remaining open to different ideas.

### Decision-Maker

Development Authority & City Council

The Decision-Maker is responsible for making the final decision to approve or refuse a planning or development application.

The responsibilities of the Decision-Maker role include:

- Reviewing and considering proposed planning or development applications.
- Reviewing and considering the outreach approach, strategies, rationale, and any feedback collected.
- Approving / refusing planning or development applications.
- Establishing the conditions on which the development can proceed, if approved.



## OUTREACH STRATEGIES

### Community Information Sharing & Meeting

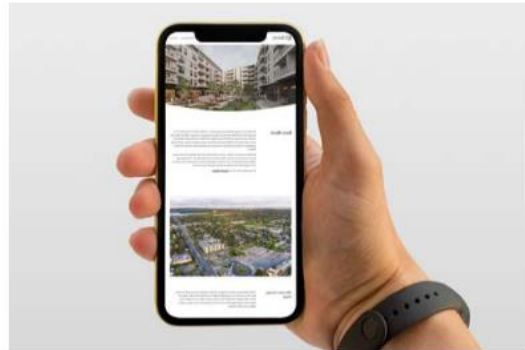
Ongoing information sharing with the Haysboro Community Association (HCA) and the Ward 11 Councillor's Office throughout the application process has ensured open lines of communication. Themes gathered from meetings and correspondence have been included in this Applicant-led Outreach Summary.

The project team remains committed to ongoing and open communication with the HCA as the Development Permit application progresses through The City review process.



### Proposal Website

A dedicated webpage for Boro Block ([libertyhousingorganization.ca/boroblock](http://libertyhousingorganization.ca/boroblock)) provides opportunities for interested participants to learn about the development vision and enables convenient 24-hour access to the most up-to-date proposal information. The webpage includes a feedback form and contact information for the project team (phone number and email address) and The City ([developmentmap.calgary.ca](http://developmentmap.calgary.ca)).



### Outreach Voicemail & Email Inbox

An outreach voicemail and email inbox provides direct lines of communication for community members to contact the project team. The outreach phone number and email address are posted on the webpage, mailers, and on-site signage.





### Neighbour Mailers

Neighbour Mailers were delivered to all surrounding residents and businesses within  $\pm 200\text{m}$  of the Boro Block site. The Mailers summarized the Land Use Redesignation application and Development Vision, and provide contact information for the project team (phone number, email address, and webpage) and The City ([developmentmap.calgary.ca](https://developmentmap.calgary.ca)).

Mailers will be used as a notification tool for any future engagement related to the Development Permit application.



### Custom On-Site Signage

To supplement City notification signage, additional signage was posted on-site to notify surrounding community members of the proposed change. The signage outlines the development vision and invited interested parties to visit the dedicated proposal webpage and contact the project team directly via phone or email.



### Digital Information Session (Feb 26, 2025)

A Digital Information Session gave community members the opportunity to learn more about the proposal, ask questions, and provide their comments on the proposed development. Feedback from the Digital Information Session has been summarized in this Applicant-led Outreach Summary.

## WHAT WE HEARD & TEAM RESPONSE

Through our outreach channels and strategies to date, the project team has received feedback directly from community members and the Haysboro Community Association (HCA). Furthermore, City Administration shared a summary of feedback from two individuals regarding the land use redesignation.

In reviewing feedback collected to date (March 2025), the project team has identified 7 themes, which in the following pages are broken into *What We Heard* and *Team Response*.

### Feedback Themes

- Density & Housing Model
- Building Height
- Building Design
- Parking & Traffic
- Construction Management
- Due Diligence
- Community Amenities & Greenspace
- Transit Station Area Public Space Plan

### Outreach Timeline

#### January 2025: Public Outreach Launch

- Ward II & HCA Communication;
- Webpage & Feedback Form;
- Phone & Email Address;
- ±125 Neighbour Mailers;
- Applicant On-Site Signage;
- Invitation to Digital Information Session;

#### January to March 2025 (To Date)

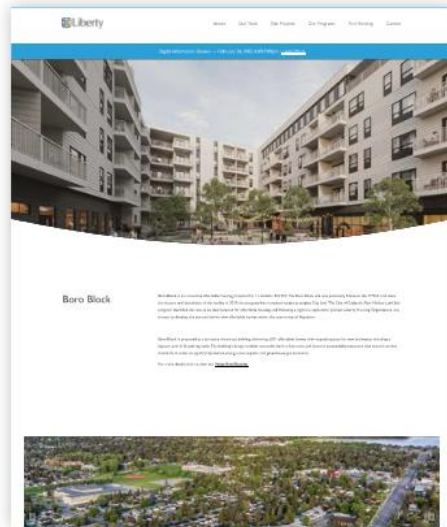
- February 20: Application Introduction Meeting with HCA;
- February 26: Digital Information Session & Survey;
- March 5: Development Permit Meeting with HCA;

#### Next Steps

- Additional Hand-Delivered Mailers;
- In-person Information Session (TBD);
- Public Hearing;
- Ongoing communication with HCA, Ward II Office, & Surrounding Neighbours;
- Construction Management Plan Community Meeting;

## Outreach Materials

### Dedicated Project Webpage



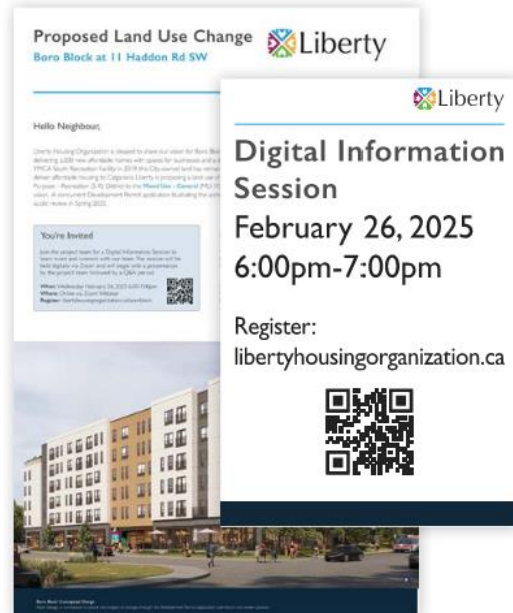
Unique Visits (Jan. 2025 - Mar. 2025): 343

### Meeting Presentation Slide Deck



Available for download through project webpage

### On-Site Signage



### Neighbour Mailers





## WHAT WE HEARD & TEAM RESPONSE

### Density & Housing Model

#### What We Heard

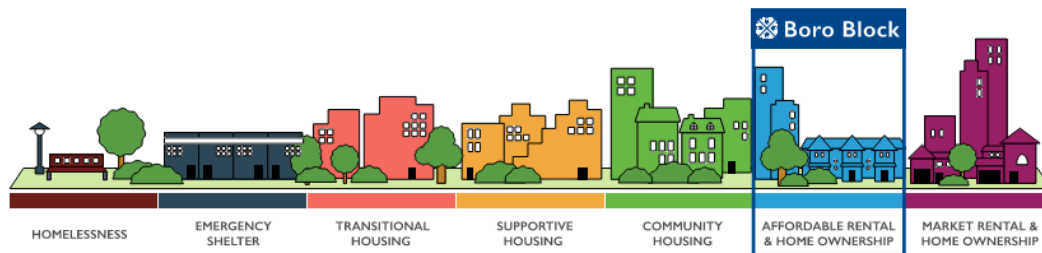
We heard support from several engaged individuals for the Boro Block affordable housing development proposal, welcoming non-market housing in Haysboro and increased density near the Heritage LRT Station. The project team also received questions about the housing model, including tenure, ownership, operation, eligibility, and expected rental rates.

#### Team Response

Liberty Housing Organization (Liberty) and the project team appreciate the support received and believe developments like Boro Block are essential to enhancing the lives of both current and future Calgarians. As a non-profit housing provider, Liberty views non-market housing as a valuable community benefit and looks forward to becoming an active member of the Haysboro community.

Boro Block delivers 196 new affordable purpose-built rental homes to the community of Haysboro. Qualifying tenants will have a combined household income that is less than 65% of Calgary's Median Income. Rental rates within Boro Block will average <68% of Calgary's Median Market Rent (MMR) across the development, with no monthly rent exceeding 86% of MMR. Based on the 2024 MMR rates, the anticipated average rent will range from ±\$1,060 for a one-bedroom unit to ±\$1,318 for a three-bedroom unit.

Liberty will be the owner and operator of Boro Block. Liberty will enter into a 40-Year Housing Agreement with The City ensuring the long-term affordability of Boro Block units.



## Building Height

### What We Heard

We heard broad support for the overall scale of the Boro Block proposal. The HCA has requested further exploration of the building height transitions between the development and surrounding homes on the southwest portion of the building.

### Team Response

The Boro Block development vision is U-shaped building with two south facing arms. The eastern arm has an  $\pm 22.5\text{m}$  setback from the rear lane and the western arm has an  $\pm 8.5\text{m}$  setback from the rear lane. In response to feedback from the Haysboro Community Association (HCA), the design of the western arm has been revised with additional stepping of the building form along the lane. The updated design features building height stepbacks at the 4<sup>th</sup> and 5<sup>th</sup> level, resulting in a more sensitive transition with neighbours.



#### West Elevation

Note: Design is conceptual in nature and subject to change through the Development Permit application submission and review process.

## WHAT WE HEARD & TEAM RESPONSE

### Building Design

#### What We Heard

The HCA had a number of questions regarding Development Permit details, such as materiality and landscaping. We also heard feedback regarding the inclusion of accessible play spaces.

#### Team Response

The proposed Boro Block design aims to promote multi-generational living, support aging in place, and enhance well-being, social connection, and a sense of belonging among residents. Emphasizing accessibility, the Boro Block proposal includes ±40 Barrier-Free homes, ±40 Barrier-Free motor vehicle parking stalls, and all common spaces and outdoor areas are designed to be 100% Universally-Accessible.



*Note: Design is conceptual in nature and subject to change through the Development Permit application submission and review process.*

As the owner and operator for the next 40+ years, Liberty is committed to high-quality construction, exceptional design, and durable materials which stand the test of time. We aim to create buildings that not only endure, but also enhance the community's aesthetic value for years to come.

Boro Block exceeds national standards for sustainable buildings, targeting a 16% reduction in energy consumption and greenhouse gas emissions compared to the current national energy code by incorporating solar panels and various energy conservation measures. This commitment reflects Liberty's long-term investment in sustainability.

Boro Block's landscaping plan introduces a significant number of private trees, shrubs, and ornamental grasses, enhancing the site's sustainability. The project team will make every effort to avoid or minimize disturbance to the root system and tree canopies of all five existing street trees. A tree protection plan has been submitted to The City as part of the Development Permit application. Additionally, Boro Block proposes adding five new public street trees along Haddon Rd SW.

### Exterior Material Palette



East Elevation

Note: Design is conceptual in nature and subject to change through the Development Permit application submission and review process.



## WHAT WE HEARD & TEAM RESPONSE

### Parking & Traffic

#### What We Heard

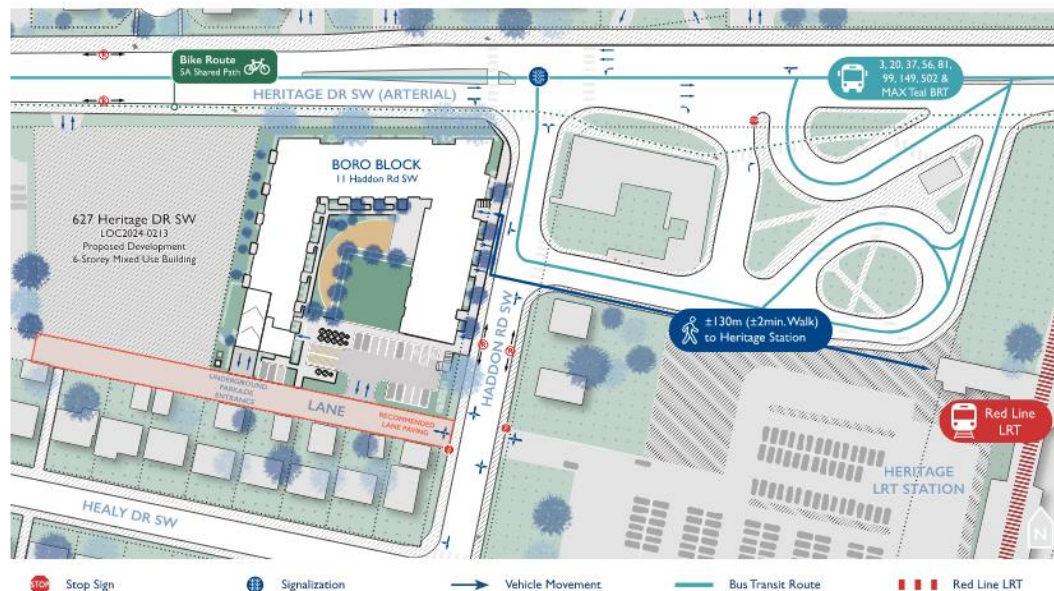
Several respondents, the HCA, and feedback shared with City Administration expressed concerns with respect to parking provided on-site, additional traffic congestion both on roadways and in the rear lane.

#### Team Response

Boro Block is located directly beside the Heritage LRT Station and Bus Loop, and is considered a Transit Oriented Development (TOD) Site. Typically developments located so close to transit options tend to have a far lower traffic and parking impact than comparable developments elsewhere. Boro Block proposes  $\pm 181$  parking stalls - exceeding the land use bylaw requirements by providing  $\pm 85$  more stalls than required.

In support of Boro Block, a Transportation Impact Assessment (TIA) was conducted by Bunt & Associates Transportation Engineers and reviewed by The City as part of the Development Permit application process. The TIA's review confirms the existing road network and intersections can accommodate the proposed development. Once The City has completed a thorough review of the TIA it will be posted on the Boro Block webpage ([libertyhousingorganization.ca/boroblock](http://libertyhousingorganization.ca/boroblock)).

Liberty will be responsible for lane paving along the rear property line, and will work with adjacent developer, Goodfrom, to coordinate paving from the eastern lane entry to the western edge of 627 Heritage Rd SW.



## Construction Management

### What We Heard

We heard questions about site maintenance and property access during construction.

### Team Response

The Boro Block project team is committed to conducting construction activities in a respectful, timely, and orderly manner. Partner builder, Truman, adheres strictly to The City of Calgary bylaw and Province of Alberta regulations, aiming to minimize disruptions to both residents and visitors in the Haysboro area.

All construction activities will be managed through a detailed Construction Management Plan, required by The City as part of its applications review process. This plan will outline the scope of construction work, hours of operation, site access, staging areas, off-site impacts, material storage, and traffic management strategies. Construction standards include:

- Alberta Fire Code
- Alberta Safety Codes Act
- Calgary Building Permit Bylaw
- Calgary Noise Bylaw
- City of Calgary Construction Site Guide
- Construction Fencing Requirements
- Maintaining Clear Access to Neighbouring Properties and Businesses
- National Building Code for Alberta
- Routine Street and Sidewalk Cleaning

Furthermore, the project team remains committed to keeping open lines of communication with surrounding neighbours and the HCA throughout the construction process and will host a construction management plan meeting prior to beginning construction of the site.

## Due Diligence

### What We Heard

We heard questions regarding due diligence studies and The City review process with respect to environmental considerations and infrastructure capacity.

### Team Response

City Administration is responsible for formally reviewing the concurrent Land Use Redesignation and Development Permit applications, ensuring the detailed review of cumulative impacts of all developments on surrounding infrastructure and services. This detailed review process involves professionals from the Planning, Parks, Engineering, and Mobility departments, who assess compliance with land use and local area plan policy, and evaluate the capacity and condition of existing infrastructure networks.

A preliminary servicing study by Jubilee Engineering Consultants confirms sufficient capacity in the local infrastructure, including the watermain, storm sewer, and sanitary sewer. Reviews by The City's Utility Engineering Team and partner utility agencies, such as ENMAX, have confirmed these systems can accommodate the proposed development. If system upgrades are deemed necessary during the Development Permit review, they will be developer-funded.

The project team was provided a Phase I Environmental Site Assessment (ESA) by The City, completed in September 2008. Due to the vintage of the report, Liberty commissioned an additional Phase I ESA, completed in October 2024, and a geotechnical report, completed in January 2025. Both ESAs found no evidence of contamination or site negligence. The geotechnical report confirmed no geological or hydrological issues which would prevent redevelopment. All reports concluded no further environmental investigation is required.

## WHAT WE HEARD & TEAM RESPONSE

### Community Amenities & Greenspaces

#### What We Heard

We received feedback expressing concerns about the availability of recreational spaces and greenspace near Boro Block.

#### Team Response

The subject site was previously home to YMCA South Recreation Facility, which was closed in 2009 and the building was subsequently demolished in 2019. Since closure and demolition of this recreation facility, 11 Haddon Rd SW has remained vacant, surplus City land. The City of Calgary's NMLS program identified this site for affordable housing in 2024 to directly combat Calgary's housing crisis.

Liberty recognized and values the location's access to existing community amenities, transit and greenspaces which make this site an excellent location for affordable housing. The Boro Block site is directly beside the Rose Kohn & Jimmie Condon Arenas, Kingsland Community Center and park; and just a short distance from the Glenmore Reservoir, Heritage Park, and Acadia Recreation Complex.

Boro Block benefits from being located near several schools including Woodman School, Our Lady of the Rockies Highschool, Lord Beaverbrook School, Henry Wise Wood High School, and the Akiva Academy. Future residents will have easy access via Primary transit to major destinations, including Rocky View General Hospital, the City Centre, SAIT, AU Arts and the University of Calgary.



## Transit Station Area Public Space Plan

### What We Heard

The communities of Haysboro, Kingsland, Fairview, and Acadia are experiencing a high volume of proposed developments around the Heritage LRT Station. In response, the HCA has requested The City complete a Transit Station Area Public Space Plan to guide connectivity, land use, and public space improvements within the Heritage LRT Station Core Zone.

### Team Response

Liberty and the project team support the HCA's efforts to advocate for a Transit Station Area Public Space Plan. Our understanding is that the City has undertaken steps to fund and initiate this plan and our hope is that this work can be undertaken as expediently possible to proactively respond to community growth.

