

# Community Association Response

2025 March 10



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Carolina Yepes-Castano  
Planning and Development  
City of Calgary  
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(587) 572-7491

**Application Notice:** LOC2025-0004

Application Description: Land Use Amendment to accommodate MU-1 from S-R

Address: 11 Haddon Rd. SW

Dear C. Yepes-Castano,

The Haysboro Community Association (HCA) is providing this follow-up submission regarding the proposed development at **11 Haddon Road SW LOC2025-0004**.

We would like to thank the Liberty Housing Team for reaching out to the Haysboro Community Association Planning Committee with an in person information session on February 20, 2025 and with an online engagement session for the community on February 26, 2025.

Representatives of our planning committee also engaged in a phone conversation with Joanna Patton from civic works on February 27, 2025. Our planning committee was able to articulate a few concerns we had during these consultations and on March 5, 2025 the team from Liberty Housing was able to attend our monthly planning meeting to address some of our concerns and where we acknowledged some of those concerns will require further discussions during the DP phase.

While we overall approve of this project our community has requested a step back at the fifth storey to comply with our Heritage Communities LAP. We are currently active in conversation with Liberty Housing and Civic Works regarding this matter and they have agreed to conduct another engagement with our community, *in person*, once revisions to the DP have been completed.

It must also be noted that nearby residents are very concerned about traffic (vehicle, pedestrian, and cyclist) levels associated with all three developments proposed for the area (LOC2024-0149, LOC2025-0004 and LOC2024-0213), and we've not received any mobility



(traffic) study to-date. It was stated at our March 5, 2025 meeting with Liberty Housing that the final TIA will be published on the Liberty Housing website and made available for our community. We have also requested that the developer share with our planning committee any Geotechnical studies which have been completed for this development.

Finally, the community would like to ensure developments proposed in this Heritage Core Area support a high quality public realm and transit area as is also stated in our Heritage LAP section 2.2.1.1 and 2.5.2 and again in the "Transit Station Area Public Space Plans" of Section 3.2.3 of our Local Area Plan where it states: "When there is sufficient near-term opportunity for investment in transit-oriented development at one station or another, a public space plan should be undertaken..." This is an area we believe all developments will support but the Haysboro Planning Committee has not received anything in writing to date.

We want to reaffirm our commitment to collaborating with all stakeholders involved to ensure that this development successfully integrates into our community, fostering vibrancy and enhancing the quality of life for Haysboro residents. Our goal is to see a development that not only meets the needs of new residents but also respects the character and values of the existing community.

Thank you for considering our feedback. We welcome the opportunity to further discuss our concerns and work together toward a successful outcome for this project.

Please feel free to share our letter with all interested parties.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Arndt", is written over a light blue horizontal line.

Karen Arndt  
Planning Director  
Haysboro Community Association

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