

**Policy and Land Use Amendment in Altadore (Ward 8) at 1643 Altadore Avenue SW, LOC2024-0021**

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**RECOMMENDATIONS:**

That the Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.11 hectares  $\pm$  (0.26 acres  $\pm$ ) located at 1643 Altadore Avenue SW (Plan 5301GP, Block 22, Lot 11) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd77) District.

**HIGHLIGHTS**

- This application seeks to redesignate the subject site to allow for multi-residential buildings in a variety of forms including townhouses, rowhouse buildings and fourplexes, in addition to the building forms already listed in the existing district (e.g. single detached, semi-detached, duplex dwellings and secondary suites).
- The proposal represents an appropriate density increase of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the provisions of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District would allow for greater housing choice within the community and more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed redesignation would allow for more housing options that may accommodate the evolving needs of different age groups, lifestyles and demographics.
- An amendment to the *South Calgary/Altadore Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- A development permit for a multi-residential development with eight units and eight secondary suites has been submitted and is under review.
- On 2024 May 14, City Council approved Bylaw 21P2024 to redesignate multiple parcels citywide, including these parcels. Bylaw 21P2024 will be in force on 2024 August 6.

**DISCUSSION**

This policy and land use amendment application, in the southwest community of Altadore was submitted on 2024 January 22 by CivicWorks on behalf of the landowners, Rodney Shaver and Llyn Strelau. As per the Applicant Submission (Attachment 3), the proposal is to accommodate a development for up to eight units and eight secondary suites. A Development Permit (DP2024-00851) was submitted on 2024 February 06 for a multi-residential development with eight units and eight suites and is under review.

The approximately 0.11 hectare (0.26 acre) site is situated on the southeast corner of Altadore Avenue SW and 16 Street SW with rear lane access off 16 Street SW. It is located 95 metres (a

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two-minute walk) north of a commercial retail development. The adjacent built context is a mix of single detached, semi-detached and multi-unit developments.

16 Street SW is part of the Always Available for All Ages and Abilities (5A) Network and the parcel is located 500 metres (an eight-minute walk) from the Elbow River pathway system. The subject site is well-served by Calgary Transit. Bus stops are located within 50 metres (a one-minute walk) for Route 13 (Altadore) and 650 metres (an 11-minute walk) for Route 7 (Marda Loop).

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 policy and land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public/interested parties and respective community association was appropriate. In response, the applicant installed custom signage on-site and delivered mailers to residents within approximately 200 metres of the site. The applicant also held a digital open house and contacted the Ward 8 Councillor's Office and the Marda Loop Communities Association (MLCA). The Applicant Outreach Summary can be found in Attachment 4.

**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 214 letters of opposition from 150 individual members of the public. The letters of opposition cited the following concerns:

- increased parking, traffic and safety issues;
- concern for increased density;
- decreased privacy; and
- lack of fit with neighbourhood character.

The MLCA responded to the circulation neither in favor nor in opposition of the application. The MLCA indicated that they had received a considerable amount of resident interest in the project (Attachment 5).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The M-CG District is intended to be located adjacent to other low-density districts and accommodates a variety of grade-oriented housing forms. It provides for a modest density increase while being sensitive to adjacent development. The

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building and site design, number of units and on-site parking are being reviewed and determined through the concurrent development permit.

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

**IMPLICATIONS**

**Social**

The proposed application would allow additional housing types that may better accommodate the housing needs of different age groups, lifestyles and demographics.

**Environmental**

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies are being explored and encouraged at subsequent development approval stages.

**Economic**

The proposed policy and land use amendment promotes fiscal sustainability by supporting intensification in the inner-city to allow more efficient use of land, existing infrastructure and services.

**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. Proposed Amendment to the South Calgary/Altadore Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform