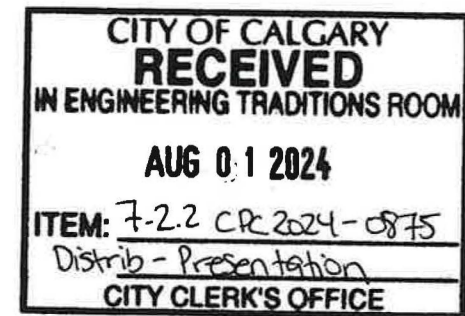




LOC2024-0021 / CPC2024-0021 Policy and Land Use Amendment

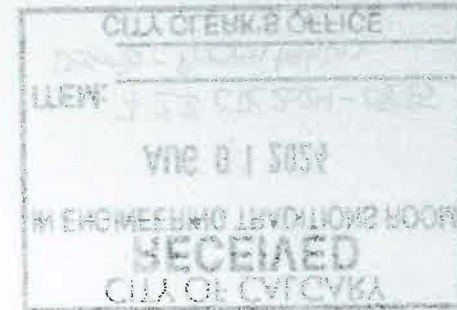
August 01, 2024

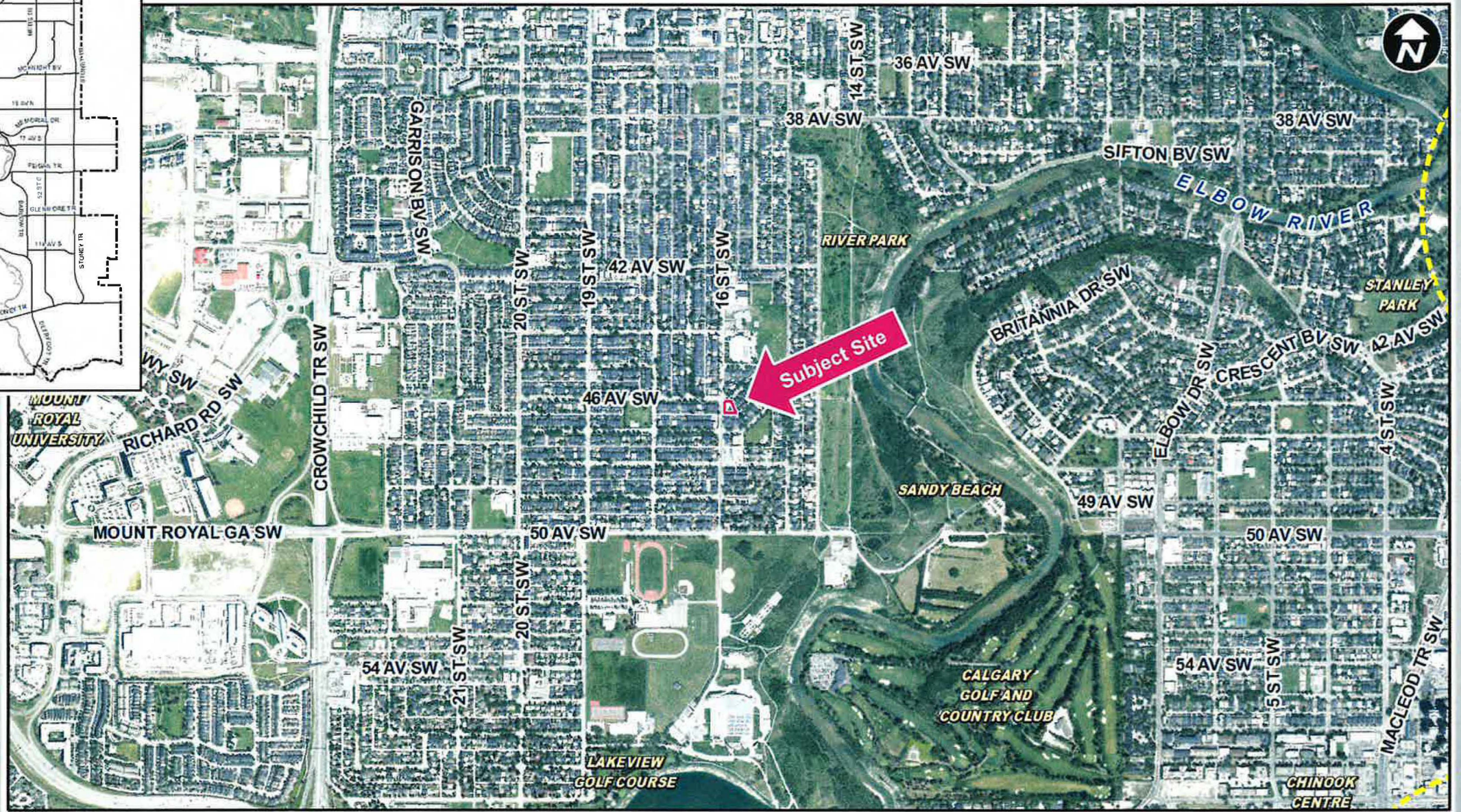
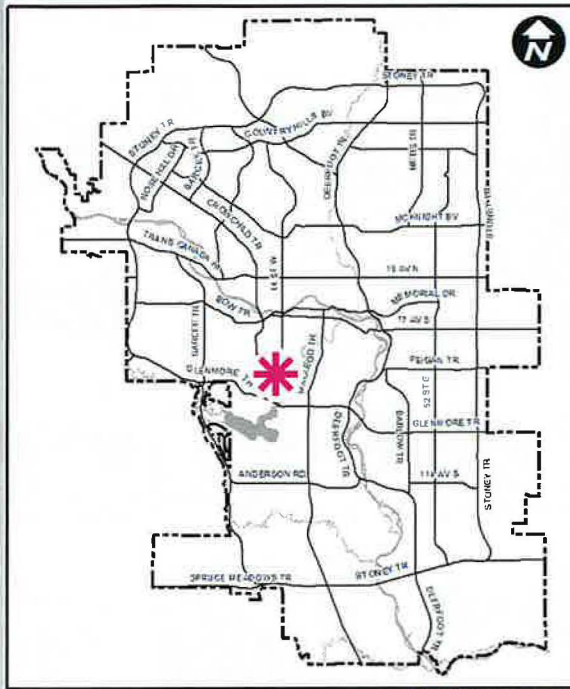


RECOMMENDATIONS:

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.







LEGEND

○ Bus Stop

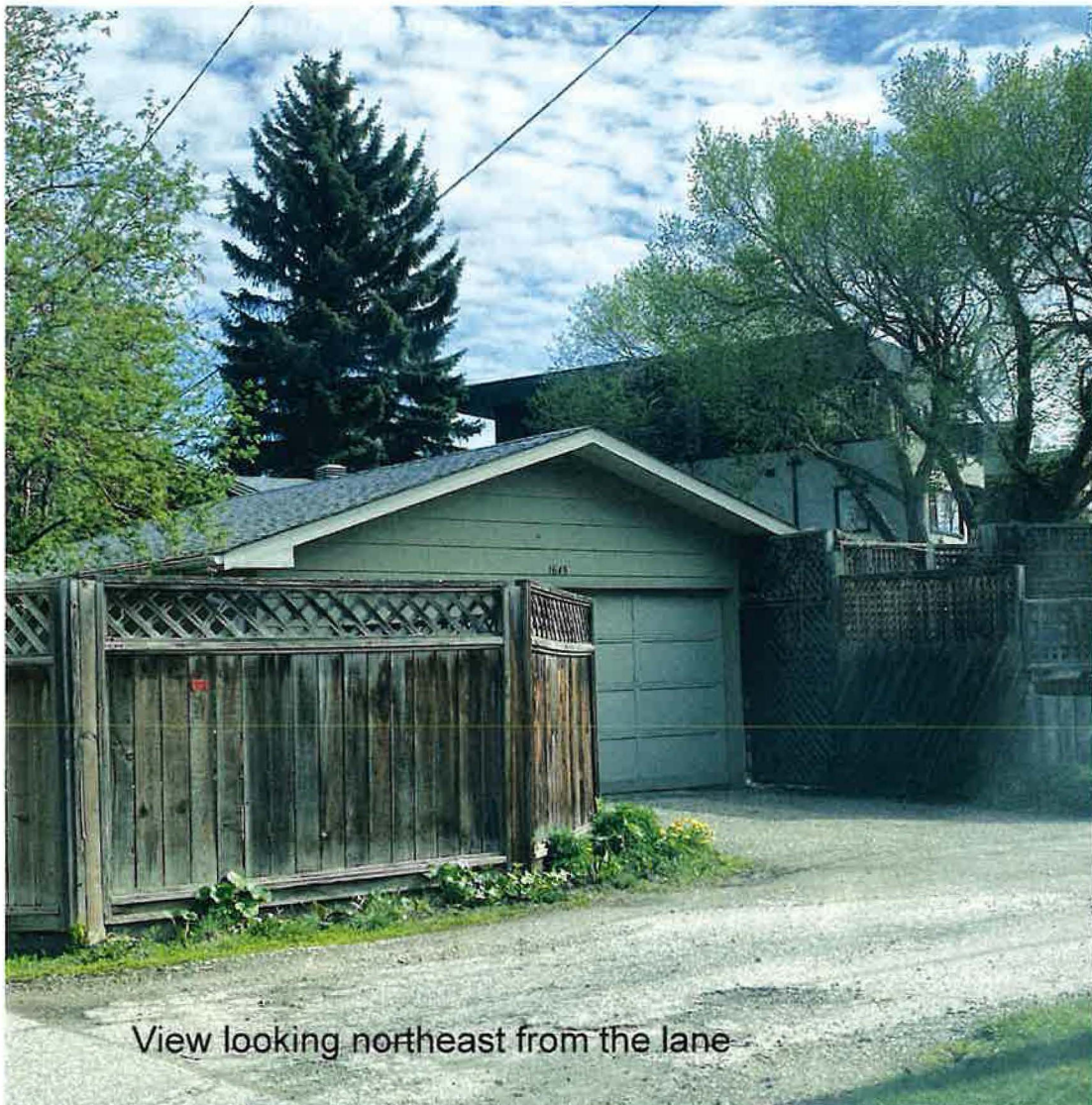
Parcel Size:

0.11 ha

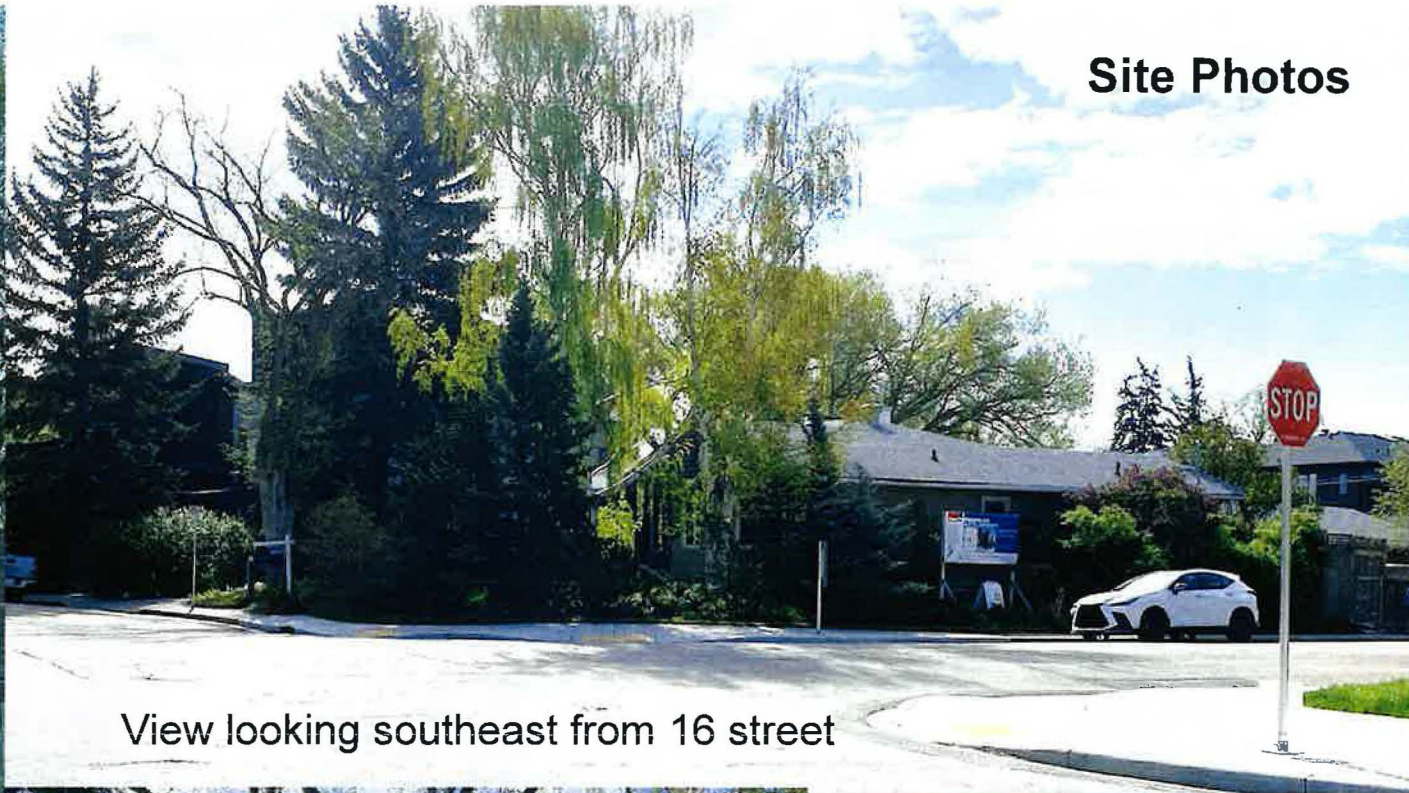
27m x 37m



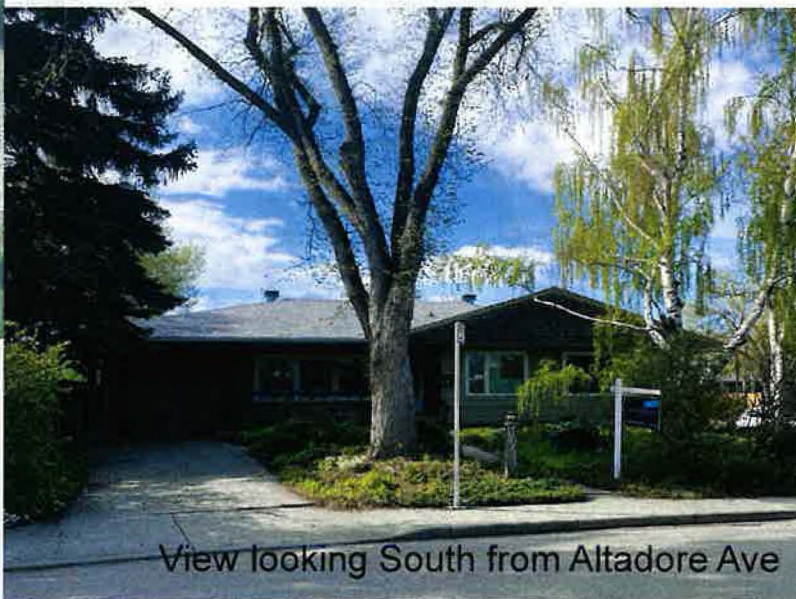
View looking south from Altadore Av SW



View looking northeast from the lane



View looking southeast from 16 street

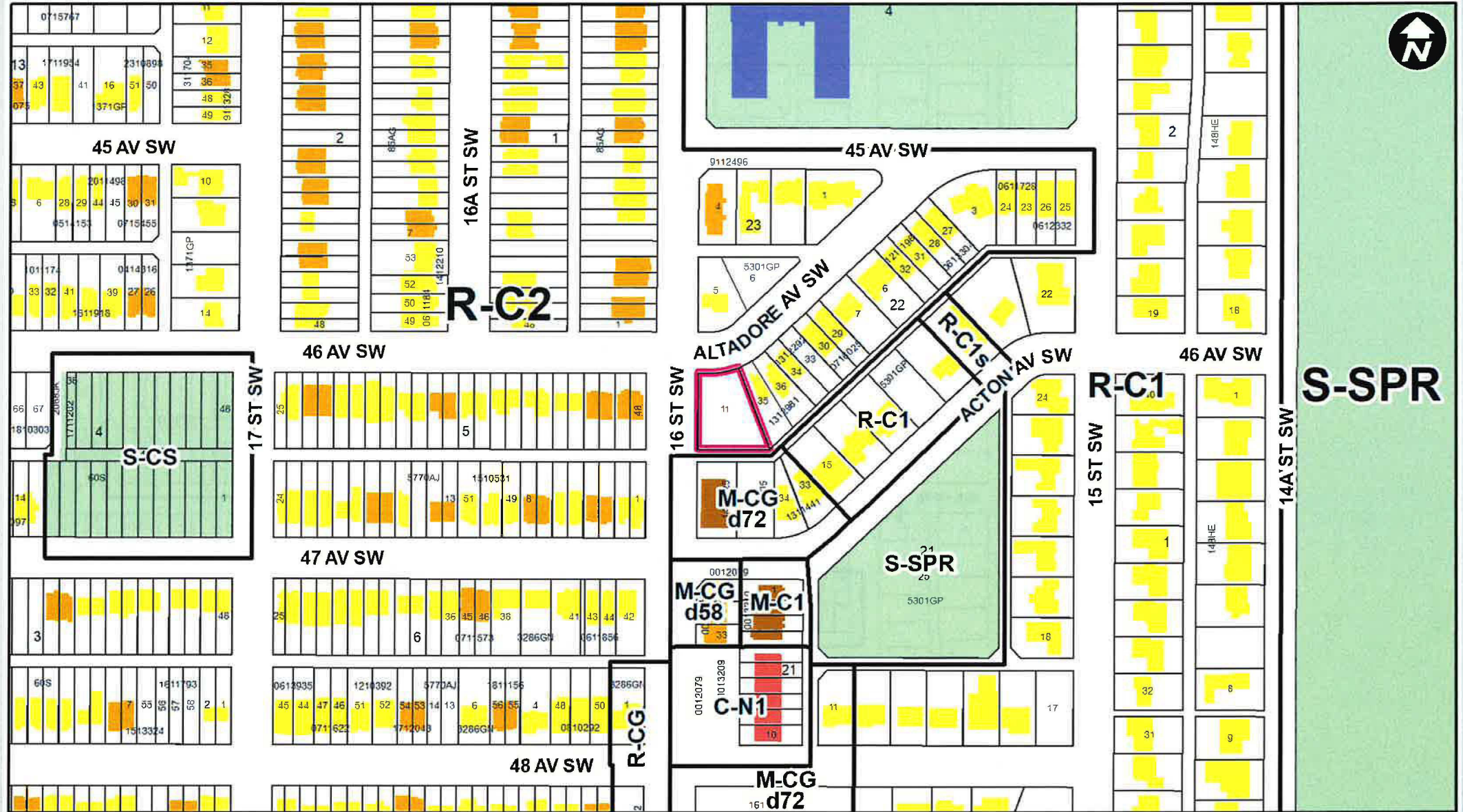


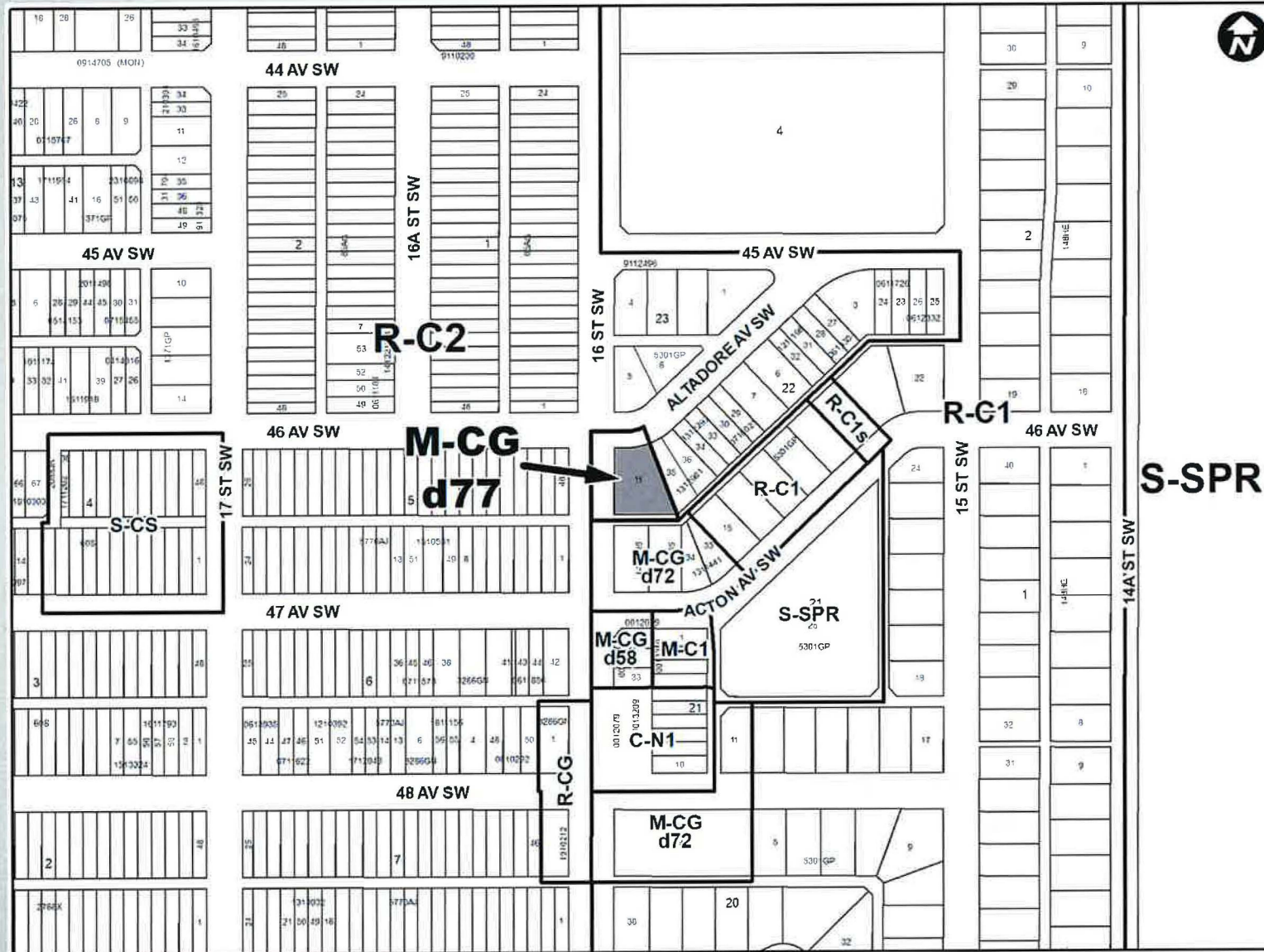
View looking South from Altadore Ave

Surrounding Land Use

LEGEND

- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





Proposed M-CGd77 District:

- Maximum Height of 12 Metres
- Maximum 8 Units with 8 Secondary Suites
- 0.65 Parking Stalls required per Unit or Secondary Suite

Map 2
Land Use Policy

- Legend**
- Residential Conservation
 - Residential Low Density
 - Residential Medium Density
 - Local Commercial
 - Open Space



This map is for general information only. No measurements or distances should be taken from the map.

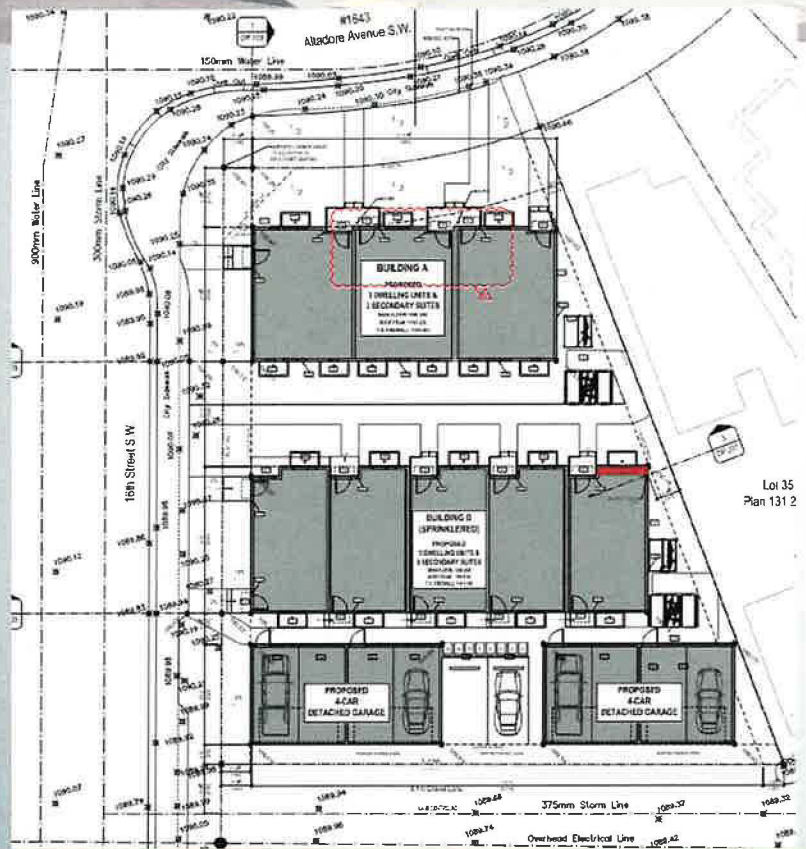


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Supplementary Slides



Administration received 214 letters of opposition from 150 individual members of the public. The majority of letters received were a form letter. Opposition received cited the following concerns:

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

Administration also received 5 letters of support for the application citing the need for more diverse housing in the inner city.

In response to the opposition, Administration worked with the Applicant to amend the application to include a density modifier to the proposed Land use, limiting the number of units for this site to 8 instead of the allowable 11 units under the base density in M-CG of 111uph.