

Applicant Submission

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Proposed Land Use Change Applicant Summary (July 4, 2024 update)

Project Location: 1643 Altadore AV SW (named "AL1643")

Existing Land Use: Residential - Contextual One / Two Dwelling (R-C2) District

Proposed Land Use: Multi-Residential – Contextual Grade-Oriented (M-CGd77) District

APPLICATION SUMMARY

The subject site, "AL1643", is situated at the corner of 16 ST SW and Altadore AV SW in the Inner City community of Altadore. On behalf of EC Living, CivicWorks has made a Land Use Redesignation ('rezoning') application (LOC2024-0021) to transition one parcel at 1643 Altadore AV SW with a site area of 0.105 hectares from the existing Residential - Contextual One / Two Dwelling (R-C2) District to the Multi-Residential – Contextual Grade-Oriented (M-CGd77) District. Formed Alliance Architecture Studio (FAAS) has also been retained to undertake a staggered-concurrent Development Permit (DP) application alongside the Land Use Redesignation (LOC) application. The staggered-concurrent process ensures a high quality 'bricks-and-mortar' design outcome that aligns with the proposed land use change.

The Applicant project team originally applied for the stock M-CG District, which has a maximum density of 111 units per hectare (uph). Based on feedback received, a change to the M-CGd77 District is proposed, which creates more certainty of outcome by capping the density to only what is required (77uph) to enable the staggered-concurrent DP application (DP2024-00851). In addition, the proposed M-CGd77 District very closely aligns with the M-CGd72 District located directly across the laneway from this site, as well as the density possible under the stock R-CG District (75uph). The M-CG District also offers more parking (0.625 vehicle parking stalls per unit or suite) compared to the R-CG District (0.50 vehicle parking stalls per unit or suite).

WHAT IS PROPOSED?

A three-storey, courtyard-oriented multi-residential development is proposed. Key project details are summarized below:

Building Height: 3 storeys (12m maximum building height)

Density: Maximum 77 Units Per Hectare (uph)

Residential Units: 16 (8 townhomes and 8 Secondary Suites)

Motor Vehicle Parking Stalls: 10, located along the laneway (0.625 vehicle parking stall / unit or suite)

Bicycle Parking Stalls: 16 Class 1 Stalls (1.0 Class 1 Stall / unit or suite)

To provide The City of Calgary, surrounding area residents and the general public with additional information about the proposed development vision, the project team has organized all relevant application materials and made them available online at www.ecliving.ca/engage.

The concurrent DP application proposes 16 homes with a range of bedroom options. 10 motor vehicle parking stalls are proposed along the laneway, a supply that meets Bylaw requirements. The redevelopment as envisioned is entirely in alignment with the proposed M-CGd77 District and will not approach the stock M-CG District maximum density of 111uph, which would permit 11 units and 11 secondary suites. Instead, a maximum of 8 units and 8 secondary suites will be possible under the revised M-CGd77 District (maximum density of 77uph). From the initial design process, the approach recognized that this location should accommodate greater density, and design details are being formally reviewed via the DP application (DP2024-00851). This proposal is also in alignment with the Caveat (615HA) registered on the Land Title Certificate. This Caveat has been in effect since 1955 and explicitly designates this site for "Multiple Family Dwellings".

PROJECT SITE CHARACTERISTICS

The proposed development vision is well-suited to the project site given its lot characteristics, strategic location, and the character and scale of surrounding area development:

Rear Lane Access: The project site has rear lane access for all vehicle movements, eliminating the need for driveway cuts and creating an uninterrupted and pedestrian-friendly streetscape. Sites with direct lane access minimize the impact of vehicles on adjacent streets and sidewalks and also allow for organized waste and recycling collection from the lane.

Higher Activity Street: The project site is located on 16 ST SW, a higher order roadway classified as a *Collector Roadway* that connects the surrounding area and generally sees higher levels of vehicle, cyclist and pedestrian activity.

Nearby Transit Service: The project site is within easy-walking distance of local transit network service, including route 13 just steps from the site ($\pm 50\text{m}$) on 16 ST SW. The subject site is also nearby ($\pm 400\text{m}$) to the 50 AV SW bikeway that connects into cycle lanes and cycle tracks of the river pathway network and onwards to downtown.

Nearby Commercial Opportunities: The project site is within $\pm 150\text{m}$ (± 2 min. walk) of commercial-retail stores like Monogram Coffee, Sunny Variety, and Pegasus Restaurant, in addition to other stores $\pm 700\text{m}$ (± 8 min. walk) further north on 16 ST SW.

Nearby Open Spaces & Community Amenities: The project site is within walking distance to a variety of local area destinations and amenities, including Altadore Elementary School and Community Garden, Rundle Academy, Alternative High School, Dr. Oakley School, Emily Follensbee School, Verna Reid Park, Green Park, River Park Off-Leash Area, Glenmore Athletic Park, and a variety of businesses located along 16 ST SW.

Nearby Multi-Unit Development: The project site is located immediately adjacent and nearby to examples of multi-residential housing along 16 ST SW and in the Altadore community, allowing the future development vision to complement the scale of the surrounding area's existing built form.

ALIGNMENT WITH CALGARY'S GROWTH PLANS

Contemporary city-wide plans like the *Municipal Development Plan (MDP)* and *Calgary Transportation Plan (CTP)* guide Calgary's current planning policy, placing priority on building complete and resilient communities that make more sustainable and efficient use of limited resources like land, energy, infrastructure, services and municipal capital. The proposed change and development vision are consistent with the city-wide goals and policies of these plans, which encourage: the development of innovative and varied housing options in established communities; more efficient use of infrastructure; and more compact built forms in locations with direct and easy access to transit, shopping, schools and other community services.

ALIGNMENT WITH LOCAL AREA PLAN

The subject site is within the *Residential Conservation* land use policy area of the statutory *South Calgary/Altadore Area Redevelopment Plan (ARP, 1986)*. A minor, map-based policy amendment to the *South Calgary/Altadore ARP* will be required to change the land use policy area for a portion of the site from *Residential Conservation* to *Residential Medium Density*. While subject to change and refinement, the proposal also recognizes the ongoing work to establish the *West Elbow Communities Local Area Plan*, which is being actively created and currently anticipated to go forward to Committee and Council for decision in 2025. The draft *West Elbow Communities Local Area Plan* Figure 3: Existing and Potential Areas for Growth Map proposes this site and the rest of the nearby 16 ST SW Collector Roadway corridor as *Potential Growth Area 4-6 Storeys*. Once prepared and approved, the *West Elbow Communities Local Area Plan* will replace the *South Calgary/Altadore ARP*.

APPLICANT-LED OUTREACH

We are committed to being good neighbours and hosting open, honest conversations within the communities we work. As part of our Applicant-led outreach process, and in addition to standard City of Calgary requirements, we provided local area organizations, surrounding area residents and broader community with multi-channel opportunities to learn more about a proposed change and share feedback directly with the project team, all while maintaining respectful and transparent dialogue about housing choice in our city. The Applicant-led outreach process commenced upon submission of the LOC application and provided opportunities across a variety of platforms for stakeholders to learn about the vision and to share their comments and questions.

This LOC application was supported by a dedicated project webpage, phone line and email inbox for public questions and comments, along with custom on-site signage and mailers hand-delivered to residents living within $\pm 200\text{m}$ of the project site. A Digital Information Session was also held on March 26, 2024 to ensure that interested community members had the opportunity to learn more about the proposal, discuss and ask questions. Key application materials were additionally shared directly with the local Ward 8 Councillor's Office and Marda Loop Communities Association, with opportunities to share feedback, find out more about the project or meet with the project team as helpful.

As our outreach process draws to a close and we approach key decision points in the application process, an *Applicant-led Outreach Summary* was prepared and shared with community groups and The City, and also published on the dedicated webpage for broader public access. The *Applicant-led Outreach Summary* highlights the outreach strategies used throughout the application process, what we heard, and how we responded.

CITY OF CALGARY NOTICE & OUTREACH REQUIREMENTS

In addition to the Applicant-led outreach process, all land use change and development applications are subject to standard City of Calgary notice and outreach requirements:

1. City of Calgary notice letters are sent to directly affected adjacent property owners, with key application information and contact details for the City of Calgary File Manager and the Applicant.
2. Application materials submitted to the City of Calgary are circulated to the local Community Association and Ward Councillor's Office for review and comment.
3. Standard City of Calgary application notice signage is posted on site by the Applicant, with key application information and contact details for the City of Calgary File Manager and the Applicant.

CONCLUSION

The proposed land use change and development vision is in keeping with the city-wide goals and policies of the *Municipal Development Plan* and *Calgary Transportation Plan* and will introduce new and innovative housing options for Calgarians looking to live in established communities that enjoy excellent access to transportation options, existing infrastructure and community amenities. For the reasons outlined above, we respectfully request your support for this application.

Should you have any questions, comments, or concerns, please contact us at 587.747.0317 or engage@civicworks.ca, referencing "AL1643" (1643 Altadore AV SW).