

Applicant Outreach Summary

2024 July 23



Applicant-Led Outreach Summary

1643 Altadore AV SW

LOC2024-0021
DP2024-00851



Issued
July 2024

Applicant-led Outreach Process

CivicWorks and EC Living are committed to being good neighbours and working with community throughout this Land Use Redesignation and Development Permit application process. In support of the applications for this project, CivicWorks undertook a proactive and appropriately-scaled outreach program to ensure a clear process for interested parties and groups. A variety of outreach strategies were implemented between January - July 2024 and are further detailed below. Interested parties including the Marda Loop Communities Association (MLCA) and Ward 8 Office were offered digital meetings and invited to participate in our process, which has focused on informative and fact-based engagement and communications. A Digital Information Session was held on March 26, 2024 to ensure that interested community members had the opportunity to learn more about the proposal, discuss and ask questions.

Our Outreach Strategies



On-Site Signage

Supplementary on-site signage was installed early in the application process. Additional temporary signage was installed on-site to advertise the Digital Information Session. Signage remains on-site to share detailed project information directly with surrounding neighbours and provide project team contact information until a Council decision.



Hand Delivered Mailers

Detailed project mailers were hand-delivered to surrounding area neighbours within a ±200m radius of the project site to share project information, provide project team contact information, and publicly advertise the Digital Information Session.



Phone Line & Email Address

An outreach phone line and email inbox provided direct lines of contact for the public to communicate with the project team. The outreach phone number and email address are listed on both mailers, on-site signage, and the project outreach webpage.



Project Outreach Webpage

The project website (www.ecliving.ca/al1643-1643-altadore-av-sw) acts as an information-sharing platform and serves as a direct line to the project team. Community members can learn more about the proposed development vision through the information published to the project website and are invited to ask questions and share their feedback directly via an online feedback form.



Public Digital Information Session held on March 26, 2024

The project team digitally met with City Administration, the Marda Loop Communities Association, Ward 8 Office, and local area residents on March 26, 2024 to discuss the proposed change and answer questions.



Community Association & Ward Office Comms.

A brief summary of the development vision, conceptual site plans and a planning and design rationale for the proposed change are shared directly with the local area Community Association and Ward Councillor's office.

Our Commitment

Since no single solution can satisfy all community members completely, the project team cannot integrate everything suggested by our neighbours and the community at-large.

Our promise, however, is that we are transparent about how we reach our conclusions, making the following commitments to all who participate in our outreach process:

1. **We will provide you with quality information about the project.**
2. **We will ask for your thoughts on key areas of the project.**
3. **We will share what we have heard and our team's response to it.**

Balancing Interests

Our role as Applicant / Outreach Lead requires active listening to determine the root issues underlying individual statements, and reconciling often competing interests and points of view to arrive at evidence-based planning and design solutions. Through this outreach process, we consider:

1. **Calgary's Growth & Development Goals**
City-wide goals and priorities that shape the future of Calgary's communities.
2. **Local Area Policy**
Existing and emerging plans and policies that guide local area development.
3. **Development Vision & Design Principles**
'Missing Middle' projects that provide greater housing choice for Calgarians looking to live in amenity-rich communities.
4. **Economic Viability**
The need to design and deliver a financially-viable project.
5. **Community Feedback**
What various community members and groups think and say about a proposed project or specific issue.

Application Timeline

January - July 2024: Application Submission & Applicant-led Outreach Launch

- Activated and monitored a dedicated engagement email and phone line;
- Shared project information materials with the MLCA and Ward 8 Councillor's Office, offering virtual meetings;
- Hand-delivered mailers to neighbours within ±200m of the subject site, providing proposal details, contact information, and advertising the Digital Information Session;
- Displayed sandwich boards on site, providing proposal details, contact information, and details about the Digital Information Session;
- Digital Information Session held with attendance from the MLCA, Ward 8 Office and community participants on March 26, 2024 via Zoom;
- On-going correspondence and direct responses provided to all interested parties;

July 2024: Outreach Closure

- Hand-delivered a third round of mailers to neighbours within ±200m of the subject site, providing outreach closure notification and project status updates;
- Updated on-site signage providing notice of outreach closure and shared Applicant-led Outreach Summary to interested parties;
- Shared Applicant-led Outreach Summary with City Administration, MLCA, and Ward 8 Office;
- Continued monitoring dedicated engagement email and phone line for additional feedback or comments.

Application History & What We Heard Overview

Application History

In January 2024, on behalf of EC Living, CivicWorks made a Land Use Redesignation ('rezoning') application (LOC2024-0021) to transition one extra-large 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-CG) District. The subject site is situated at the corner of the 16 ST SW Collector Roadway and Altadore AV SW in the Inner City community of Altadore.

Formed Alliance Architecture Studio (FAAS) was also retained to undertake a staggered-concurrent Development Permit (DP2024-00851) 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.

Through our outreach with the community, it was noted that more certainty could be provided with a maximum density modifier to only what is required to enable the active Development Permit application. As a result of this feedback, LOC2024-0021 has been amended from the stock M-CG District, which has a maximum density modifier of 111 units per hectare (uph), to the M-CGd77 District, which has a more limited maximum density modifier of 77uph. This density modifier 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), which this site will be redesignated to as a component of the city-wide rezoning via Calgary's Housing Strategy, effective August 6, 2024.

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Overview

Our outreach process was designed to provide multiple opportunities for community members to learn about the vision for the site early on and to share their thoughts – all with the intent of maintaining a respectful and transparent conversation. Through our outreach channels and strategies, feedback from the MLCA, the Ward 8 Councillor's Office, Administration, and 24 community members was received directly by the project team, in addition to feedback from 26 community participants who attended the Applicant-led Digital Information Session. Administration also advised that letters from 150 individuals were received from community members. EC Living and the project team would like to thank these community members for sharing their feedback.

In reviewing the feedback collected to date (July 8, 2024) and summarized by Administration and the MLCA, the project team has identified seven key themes raised by community members. The key themes outlined in the following pages are broken into What We Heard and Team Response.

Feedback Themes

1. **Building Height**
2. **Density & R-CG District Development**
3. **Building Orientation**
4. **Privacy & Shadow Studies**
5. **Vehicle Parking & Traffic**
6. **Proximity to Amenities**
7. **School Capacity**
8. **Landscaping & Sustainability**
9. **Future Residents**
10. **Waste & Recycling**

What We Heard

Building Height

What We Heard

A central theme heard by the project team was that the number of units proposed is excessive and will not fit within community of Altadore.

Team Response

Lower scale rowhouse and townhouse-style buildings represent a best-practice solution to providing additional housing options in established communities while still maintaining sensitive transitions to existing homes. The proposed development vision features 3-storey (±11m) courtyard-oriented buildings that seek to respond to the scale of neighbouring properties and fit within the eclectic character of the surrounding neighbourhood and the evolving scale of the 16 ST SW Collector Roadway.

The maximum building height under the existing R-C2 District is 10.0m. This site will be redesignated to the R-CG District through Calgary's Housing Strategy, effective August 6, 2024. The maximum building height under the R-CG District is 11.0m. The maximum building height under the proposed M-CGd77 District is 12.0m. The change in building height is therefore 2.0m more than allowed in July 2024, or 1.0m more than will be allowed after August 6, 2024. However, the Development Permit application (DP2024-00851) only proposes a maximum height of approximately 11.0m to ensure a contextual fit with neighbouring forms. This height offers a smooth transition to the adjacent low-density residential districts, which have a maximum height of 10.0m, increasing to 11.0m next month (the same height as currently proposed through the Development Permit application). The project team intentionally aligned the maximum building height proposed with the maximum building height that will be enabled for the majority of Calgary properties on August 6, 2024.

The M-CG District is a land use district that, among other things, is noted according to the Land Use Bylaw (1P2007) as providing for Multi-Residential Development in a variety of forms, having low height and low density, allowing for varied building height and front setback areas in a manner that reflects the immediate context, and is intended to be in close proximity or adjacent to low density residential development. This District utilizes contextual setback and height rules, where the setbacks are adjusted based on adjacent existing residences, and

the maximum building height is chamfered at property lines shared with low density residential districts, the M-CG District, and the H-GO District. This ensures that new development under the M-CG District cannot achieve its maximum height near property lines, in order to mitigate any potential negative impacts.

The project site is located on 16 ST SW, a higher order Collector Roadway that connects surrounding area communities and generally sees higher levels of vehicle, cyclist and pedestrian activity. The West Elbow Communities Local Area Plan (draft, May 2024) is in development by The City of Calgary and is expected to replace the South Calgary / Altadore Area Redevelopment Plan (1986) next year. Currently, the draft concept map has policy supportive of 4-6 storey buildings on this site and elsewhere along the 16 ST SW Collector Roadway; however, the EC Living team is seeking to proceed with a gentler 3-storey development to ensure a contextual fit.

The project team evaluated the height differential between the neighbouring residences, as well as the residences across the laneway from the site. The height difference between the proposed development and the neighbouring residence appears to be comparable, or even lesser than, the height difference between the two adjacent single-detached residences. These height measurements are provided in the appendix for transparent public review.

All factors related to building height are subject to change and continue to be determined and refined through the Development Permit (DP2024-00851) application review process.

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What We Heard

Density & R-CG District Development

What We Heard

Another key theme heard by the project team was that the number of units proposed for the site are excessive and do not fit the character of Altadore. Multiple respondents noted that they felt that the R-CG District would allow for a more appropriate outcome.

Team Response

The proposed development vision provides for a contextual density increase while following the low scale building form rules that are found within the subject site's existing M-CG District – a Land Use District specifically intended to be located in close proximity or directly adjacent to low-density residential development. The M-CG District is not appropriate everywhere. The project team feels that the subject site is appropriate for the M-CG District based on its strategic location, corner lot typology, oversized parcel area, direct laneway access, and proximity to public transit and surrounding amenities.

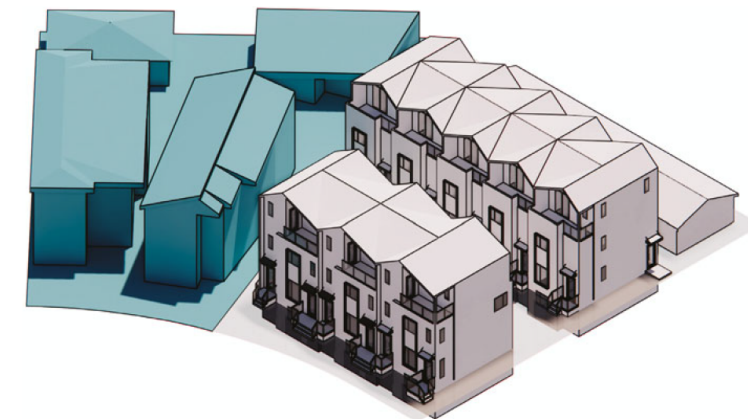
The density possible on this site is not representative of the density possible on any site in Altadore, as density is measured based on site area – this site is a large corner parcel with a total site area of 0.105 hectares, nearly twice the area of a standard 50x120-foot parcel. The project team has prepared a comparative visualization of this site and a typical 50x120-foot site on page 8 for public review. In direct comparison, a standard 50x120-foot parcel, has an area of ±0.056 hectares and would only allow for 4 units and 4 Secondary Suites under the M-CGd77 District. Larger sites will inherently allow for more density.

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 maximum 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 lane from this site, as well as the maximum density possible under the stock R-CG District (75uph).

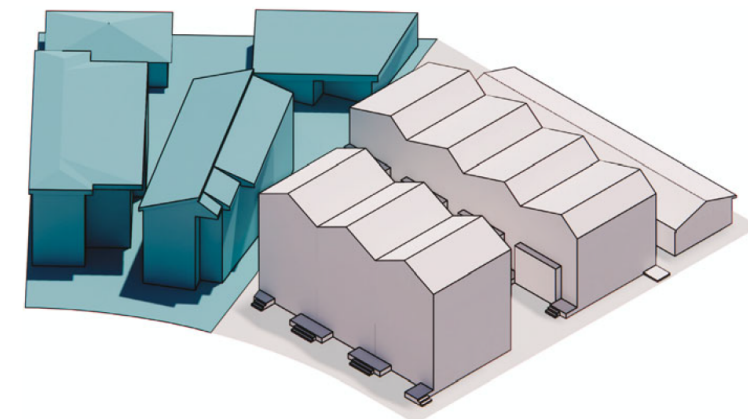
In terms of what development could be possible under the R-CG District, which the site will be effective August 6, 2024 as per The City of Calgary's Housing Strategy, the project team prepared an evaluation of potential built forms for comparison. The difference between the proposed development vision under the M-CG District and the potential development under the R-CG District is 1 unit and 1 Secondary Suite. The R-CG District could accommodate 2 buildings, with a total of 7 Dwelling Units, with 7 Secondary Suites, or a total of 14 homes (as Suites are not considered Dwelling Units). This M-CGd77 District proposal seeks a 2 building development with a total of 8 Dwelling Units, with 8 Secondary Suites, or a total of 16 homes. A comparative table of differences between the R-CG District and the proposed M-CGd77 District is also available for review in the appendix on page 33.

Conceptual Massing Iterations: M-CGd77 District compared to R-CG District

M-CGd77 District
8 Units + 8 Secondary Suites
10 Parking Stalls Required



R-CG District
7 Units + 7 Secondary Suites
7 Parking Stalls Required

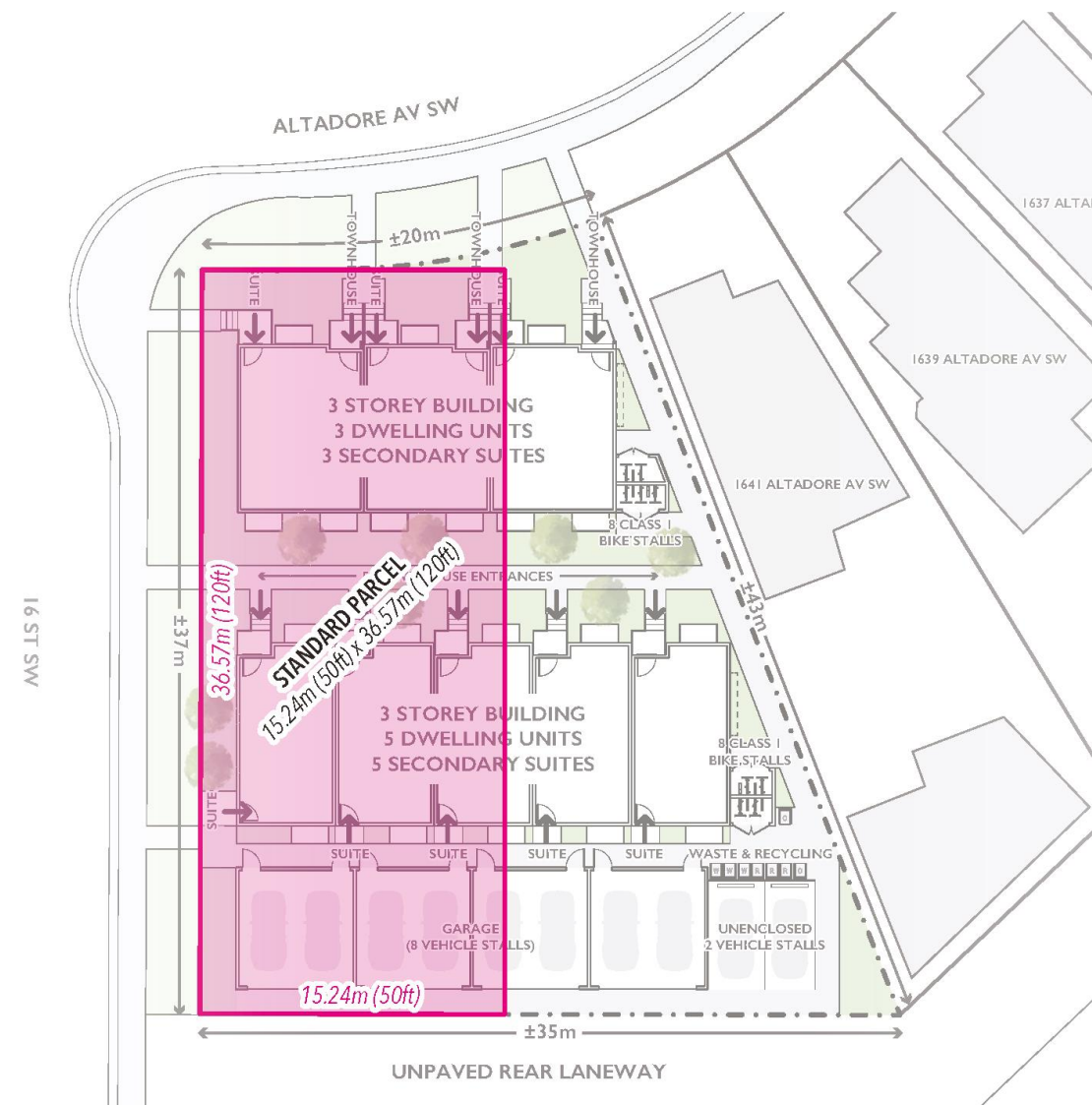


NOTE: Building designs are conceptual in nature and provided for discussion purposes only based on community requests. Confirmation of exact form would be required through a Development Permit application and review by The City of Calgary.

What We Heard

Density & R-CG District Development (continued)

Comparison of parcel size of 1643 Altadore AV SW to a standard 50x120-foot parcel



NOTE: Building design is conceptual in nature and subject to change through the review of DP2024-00851. Site areas shown are approximate.

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Building Orientation

What We Heard

Some neighbours asked if the building orientation and two-building, courtyard-oriented typology is consistent with the Altadore community, as well as if there are any examples of a similar built outcome.

Team Response

The proposed development vision features 3-storey ($\pm 11m$) street- and courtyard-oriented buildings that respond to the scale of neighbouring properties. The design intention with the proposed M-CG District Roadway in a manner that minimizes impacts to neighbours, achieving a more sensitive approach in the continued evolution along 16 ST SW and with the existing adjacencies both across the rear lane and along Altadore AV SW.

While this built form is relatively new compared to traditional single-detached built forms, there are many examples of this built form across Calgary and within the Altadore and South Calgary communities. The nearest development that utilizes a courtyard-oriented design is Peaks & Plains, which is located two blocks to the south at 1635 48 AV SW (pictured below).

Often, courtyard-style rowhouse developments place a drive aisle and parking stalls between buildings. The proposed design instead turns that area into a landscaped courtyard for resident use. The proposed common courtyard area is $\pm 21ft / \pm 6.5m$ deep and is designed as a shared amenity space with an open and inviting feel that encourages daily interactions between future residents.

The project team stands by the proposal and development vision, emphasizing the quality of design, attractive and durable materials, and additional landscaping - all factors that are to be determined and refined through the Development Permit (DP2024-00851) application review process.



Example of a courtyard-oriented development on a larger site located two blocks to the south

Looking Southeast from above 16 ST SW



Looking Southeast from 48 AV SW

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What We Heard

Privacy & Shadow Studies

What We Heard

Some respondents provided feedback to the project team with concerns regarding potential overlooking and privacy concerns, as well as shadowing.

Team Response

Privacy

The proposed building design and orientation is intended to maintain privacy for neighbouring properties by taking into account the site context, specifically with regards to shadowing and overlooking. Balconies are oriented towards the street rather than facing adjacent neighbouring properties to limit potential overlooking. Windows on the second level or above that face adjacent properties serve bedrooms that typically have lower levels of activity during the day. The current design also intentionally has no windows facing the only immediately adjacent property. Selective window frosting may also be applied to further mitigate potential privacy impacts at neighbouring property edges, which will continue to be determined through the submitted Development Permit application (DP2024-00851).

Shadow Studies

To help community members understand the potential shadow impacts associated with the proposed development vision, a sun-shadow study analysis was undertaken using industry-standard modeling, to ensure minimal impacts to adjacent neighbours. The analysis shows that, despite the building height increase, the proposal's shadows created by the proposed development will not adversely impact the community.

For shadow studies that examine the potential impacts of the associated Development Permit application (DP2024-00851), please refer to the appendix pages 21-23.

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Vehicle Parking & Traffic

What We Heard

The most common feedback theme was related to on-street parking availability and traffic generation. Concerns with potential increased risk of danger to pedestrians were also shared with the project team, along with perspectives on the viability of a vehicle-free lifestyle in Altadore.

Team Response

Transportation Impact Statement

The project team has consulted with transportation engineers Bunt & Associates, which prepared an independent Transportation Impact Statement that assessed the on-street parking availability, traffic generation, and other aspects related to the proposed change. This report has been made publicly available on the project website for download and review, and was submitted to The City of Calgary for the Mobility Engineering department's review and record as well. It was determined that this proposal is not anticipated to be a significant generator of total daily traffic volume.

On-Site Vehicle Parking Requirements

The proposed development currently includes 10 on-site vehicle parking stalls along the laneway and 16 Class 1 Bicycle Stalls (1.0 Class 1 Bicycle Stall per unit/suite). The proposed 10 vehicle parking stalls meet the Council-approved Land Use Bylaw rules of the M-CG District with a ratio of 0.625 vehicle parking stalls per Dwelling Unit or Secondary Suite. The proposed on-site parking supply also exceeds the R-CG District vehicle parking requirements, which only would require 0.50 vehicle parking stalls per Dwelling Unit or Secondary Suite. Units not assigned a vehicle parking stall are provided with active modes storage lockers (large enough for a cargo/e-bike, stroller, e-scooter, etc.) or enclosed bike parking. All on-site vehicle parking stalls are standard size, meeting City requirements, and capable of accommodating standard-sized vehicle types including SUVs.

On-Street Parking Supply

As a corner site, the property has a generous double roadway frontage along both 16 ST SW and Altadore AV SW, allowing for approximately 7 total on-street parking stalls. There are 5 existing on-street parking stalls currently available along 16 ST SW adjacent to this site. Closing the existing, private curb cut along Altadore AV SW is anticipated to add 2 new on-street parking stalls should The City of Calgary adjust the existing "no parking" zone. These on-street parking stalls are anticipated to accommodate potential off-site spillover without impacting adjacent residences, helping to mitigate any potential on-street parking impacts on neighbors and ensuring ample parking space for potential visitors. In specific, the average City-wide multi-family auto ownership rate is 0.98 per unit. The inner city average is 0.79 per unit. Applying the higher City-wide average results in an on-street demand of 6 vehicles (16 vehicles - 10 on-site vehicle stalls = 6 residual stalls), which can be accommodated by the on-street frontage without impacting adjacent residences.

Safety

As part of the concurrent application Detailed Team Review, the City of Calgary Mobility Engineering department has reviewed the development in terms of pedestrian and vehicular safety. No comments related to safety risks were noted by the project team from The City. There are existing traffic safety measures in place already along 16 ST SW, including a pedestrian bulb-out directly adjacent to the northwest corner of the subject site, which reduces pedestrian crossing distance. There is also a playground zone ±65m to the north of the site limiting traffic speed to 30 km/h. In practice, on-street parking tends to narrow road widths which generally affects driver behavior by reducing vehicle speeds and creating a safer crossing environment for pedestrians while also creating a physical barrier between the sidewalk and moving vehicles. All adjacent roadways are anticipated to continue to operate well below guidelines after the addition of the proposed development, with the expected development trip generation of 6 new peak hour trips being well below the 100 trips per hour threshold for requiring a Transportation Impact Assessment (TIA). This level of trip generation would not result in network operational impacts.

Living Without a Car

Altadore is a well-connected community and many residents choose to live in the area without a personal vehicle. The typology of building and type units proposed typically have a lower rate of car ownership relative to a single-detached or semi-detached residence. Tenants tend to self-select their housing choice based on their lifestyle and the priority they place on available, convenient, and predictable parking.

The project site was chosen because it is located directly along a local transit route and has excellent access to other alternative and sustainable modes of transportation, including walking, cycling, e-scooter and car share options, helping to support vehicle-reduced and vehicle-free lifestyles. In specific, there are multiple cycling routes connecting to regional pathways near the site along 14A ST SW, 16 ST SW, and 50 AV SW connecting cyclists safely to the greater cycling and pathway network.

Based on an analysis of data from Alberta Transportation vehicle registration data (2021), Canada Post dwelling counts (2021) and The City of Calgary census data, the communities in and around Altadore see roughly 20% of households choosing to live without a personal vehicle. Furthermore, ±39% of households in this area only own one vehicle. These findings indicate that a significant portion of local area residents may benefit from additional housing options that offer a parking supply tailored to their vehicle ownership preferences.

For additional information about local area vehicle ownership and alternative transportation options, please refer to pg. 40-41.

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What We Heard

Proximity to Amenities

What We Heard

The project team heard the concern that the community of Altadore lacks the required amenities to accommodate additional residents, in particular those without vehicles.

Team Response

There are a wide variety of amenities that inner-city residents of Altadore enjoy. While large-format grocery stores and medical offices were noted by some respondents as requiring a longer walk, cycling, or local transit to access, the project team notes that these are still readily-accessible, and that there are many other types of amenities that draw people to Altadore and make it a vibrant community to live in. Some of these amenities include the plethora of schools nearby to the site, along with ample green spaces such as Green Park, Verna Reid Park, Sandy Beach, River Park Off-Leash Area, and Glenmore Athletic Park. In addition to the existing park space and schools within the local area, the site is also within easy access to a number of amenities along the 16 ST SW Collector Roadway, including Monogram Coffee, Sunny Variety, and Pegasus Restaurant, as well as numerous other businesses to the north along 16 ST SW. These desirable amenities have broad appeal and provide ample opportunities for residents to enjoy the outdoors and access businesses within the local area.

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School Capacity

What We Heard

Some neighbours raised concerns about the potential impact of new residents on the existing school capacity in the local area.

Team Response

While an increase in the number of homes can have potential impacts on school capacity, it is beyond the purview of individual land use applications to effect change related to school capacity issues. The Calgary Board of Education (CBE) monitors population growth and change to make recommendations to the Government of Alberta about opening or closing schools. The Government of Alberta (Alberta Education) is responsible for reviewing, planning, forecasting and funding school capacity. In recent years, Alberta has seen record inter-provincial migration and international immigration, which has had a great impact on school capacity. These organizations will continue to work together to plan school capacity in Calgary based on its growth patterns.

Landscaping & Sustainability

What We Heard

Feedback was heard regarding the existing tree canopy and replacement landscaping, as well as considerations about lot coverage and potential stormwater management. One community participant indicated concern about the possibility of an underground stream. The project team also heard inquiries as to whether the proposed development was as sustainable and climate-resilient compared to what is currently on site.

Team Response

The project team has integrated several revisions to building layout, courtyard configuration, and landscaping based on feedback received about the initial site plan. While efforts by the project team architects to maintain existing private trees and shrubs is a primary consideration, this is not always possible. The site design proposes to introduce new landscaping along Altadore AV SW and 16 ST SW while also retaining private mature trees.

The proposed landscaping is subject to City review of the concurrent Development Permit application (DP2024-00851). The Land Use Bylaw (1P2007) includes specific rules about landscaping and requires that a landscape plan must be submitted that includes a variety of species of trees and shrubs of a minimum size suitable to Calgary's hardiness zone. The Landscape plan proposes a variety of tree types and species, along with various shrubs, grasses, and perennials. Additionally, ground cover is currently proposed to include mulch, sod, and pavers for site permeability.

There are no City-owned trees or shrubs located next to the property. More information about the requirements for protecting public trees when building or developing a property can be found in the Tree Protection Plan on the City of Calgary website. The Tree Protection Plan rules are in place to protect the root beds and ensure the long-term health and survival of the trees.

In terms of parcel coverage, both the M-CG District and R-CG District rules include a maximum parcel coverage of 60%. The City of Calgary will determine compliance with the Land Use Bylaw through review of the Development Permit application submitted by the project team architect.

The Mobility Engineering and Utility Engineering departments at The City of Calgary are actively reviewing all relevant stormwater and other potential water-related considerations. The City of Calgary has a robust review system that ensures that Applicants address any issues required prior to, or during, any redevelopment.

Responding to climate-resilient housing forms, single-detached and semi-detached housing oriented around motor vehicle-ownership are amongst the least sustainable housing options available. Multi-residential housing located within the inner-city is related to reduced carbon emissions and provides more efficient energy usage (e.g., shared heating) and land usage than less efficient housing forms. In addition, the subject site's redevelopment will help preserve agricultural land through its strategic location, reducing overall consumption and waste. New suburban community development often infringes upon existing agricultural lands, which typically have the worst active transportation access and more directly require motor vehicle ownership than inner-city sites like this one.

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What We Heard

Future Residents

What We Heard

Some outreach participants raised questions about the intended tenure and market demand for these types of units, as well as how these units will accommodate residents in all stages of life.

Team Response

Tenure

The proposed development has been specifically designed to operate as a purpose-built rental property. EC Living will manage these rental units, and is committed to being a part of the Altadore community in the long-term. Secondary Suites have a specific definition in the Land Use Bylaw. Secondary Suites are only allowed within certain land use districts and are considered part of, and secondary to, a primary Dwelling Unit. This means that if the development becomes a condominium in the future, the Secondary Suites can only be sold as part of a larger Dwelling Unit and not independently.

All Ages, Wages, and Stages

The proposed development vision offers a diverse mix of unit types and rental rates that appeal to a variety of future residents across a range of lifestyles and stages. The proposed development vision features two distinct housing options – 8 larger, three-level townhome-style units (±1,550sq.ft) and 8 smaller Secondary Suite units (±550sq.ft). Future residents may include families, students, young professionals, couples, and downsizers who value vibrant neighbourhoods like Altadore.

Market Demand

Altadore is a desirable community with strong market demand for new rental options in the neighbourhood. The proposed townhouse-style units, flat-style units and smaller basement units offer a full range of housing types that renters can choose from. Recently completed projects of a similar scale and unit mix are finding that the small car-free units are experiencing considerable demand with high occupancy and uptake in similar neighbourhood contexts (e.g., Marda Loop, Killarney, Capitol Hill, and Banff Trail).

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Waste & Recycling

What We Heard

Some outreach participants had questions related to the proposed private waste and recycling logistics, including bin storage and how private collection works.

Team Response

The proposed development will use a private collections company for waste, recycling, and organic waste. Waste, recycling, and organics bins will be stored in a dedicated and screened area near the laneway. A total of ±8 bins are anticipated to be provided and shared among the future residents.

The use of a private collection contractor like Blue Planet or Waste Management ensures that bins are picked up directly from the storage area and returned properly only at the time of collections to avoid a cluttered laneway. Bins will generally be picked up more often than The City of Calgary's public collection program, and pickup frequency can be adjusted over time to meet future resident demand.

While Molok in-ground bins are the preferred centralized waste management solution, overhead powerline clearance issues with the Molok crane collection equipment prevent the use of the system on the subject site.

Please note that all details related to the site's proposed waste & recycling management is subject to The City of Calgary and may change through the Development Permit application (DP2024-00851) review process.

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Appendix Supplemental Materials

Development Vision Looking Southeast from Altadore AV SW / 16 ST SW



Development Vision Looking Northeast from 16 ST SW



Development Vision Looking Southwest from Altadore AV SW



Development Vision Looking East from 16 ST SW towards Interior Courtyard



Development Vision Looking Southeast from above Altadore AV SW / 16 ST SW

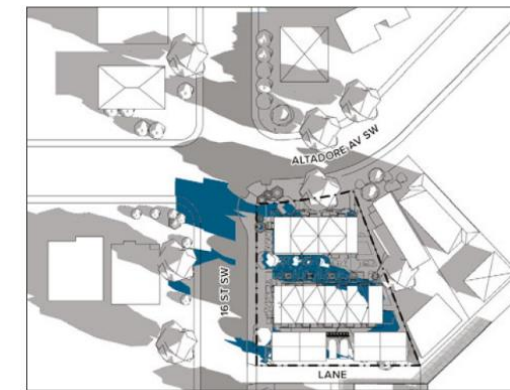


Development Vision Looking Northeast along 16 ST SW

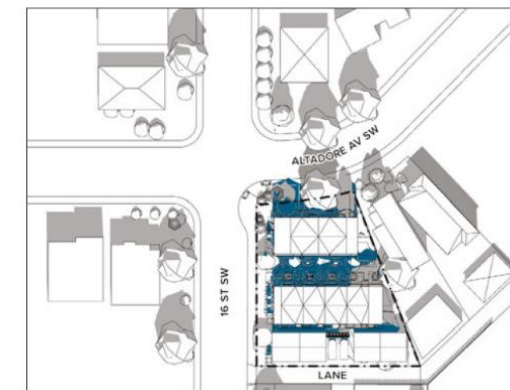


Conceptual Shadow Studies Proposed Design DP2024-00851

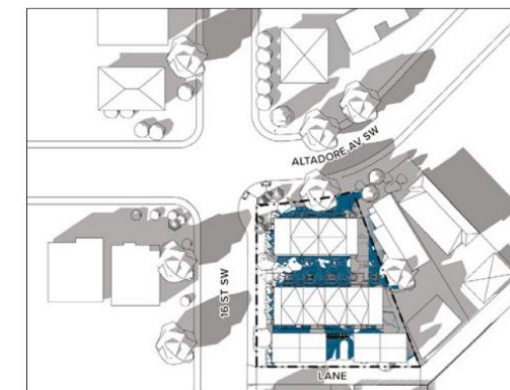
SPRING & AUTUMN EQUINOXES - MARCH 21 / SEPTEMBER 21



9:00am



1:00pm



4:00pm

LEGEND

Existing Shadows

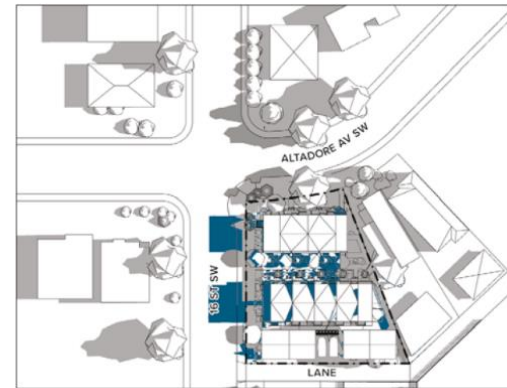
DP2024-00851 Shadows



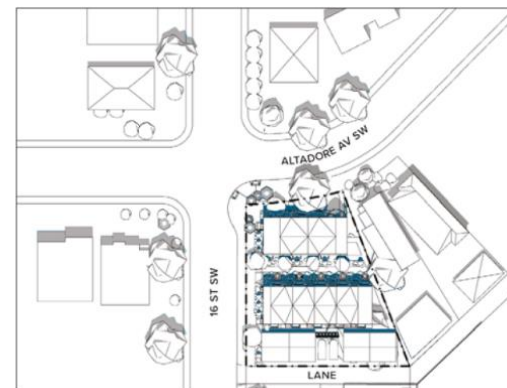
NOTE: Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features/grade. Simulated dates and times (9:00am, 1:00pm, and 4:00pm on equinox and solstices) are based on previously established City of Calgary recommendations.

Conceptual Shadow Studies Proposed Design DP2024-00851

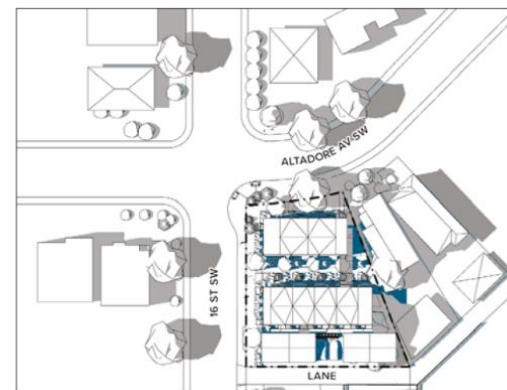
SUMMER SOLSTICE - JUNE 21



9:00am



1:00pm



4:00pm

LEGEND

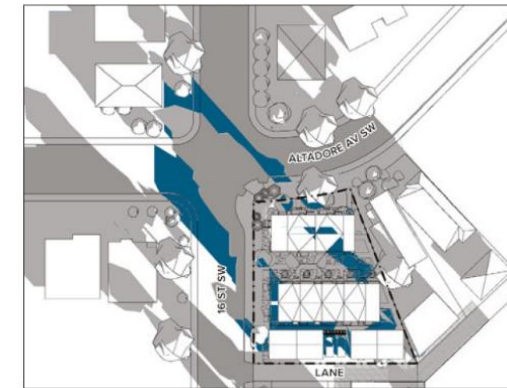
- Existing Shadows
- DP2024-00851 Shadows



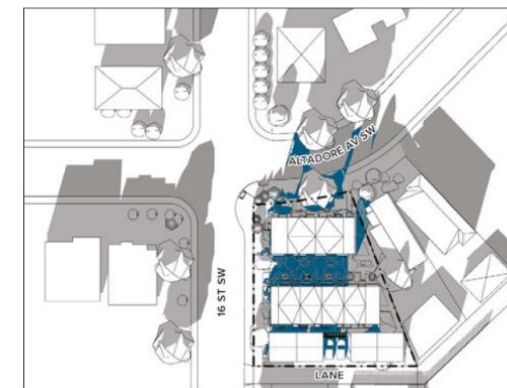
NOTE: Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features/grade. Simulated dates and times (9:00am, 1:00pm, and 4:00pm on equinox and solstices) are based on previously established City of Calgary recommendations.

Conceptual Shadow Studies Proposed Design DP2024-00851

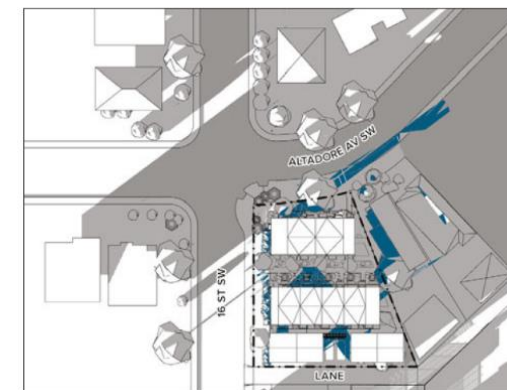
WINTER SOLSTICE - DECEMBER 21



9:00am



1:00pm



4:00pm

LEGEND

- Existing Shadows
- DP2024-00851 Shadows



NOTE: Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features/grade. Simulated dates and times (9:00am, 1:00pm, and 4:00pm on equinox and solstices) are based on previously established City of Calgary recommendations.

Outreach Materials - On-Site Signage & Information Session Presentation

Proposed Land Use Change

1643 Altadore AV SW (LOC2024-0021)
R-C2 to Multi-Residential – Contextual Grade-Oriented (M-CG) District

Hello Neighbour

We are proposing a land use change at 1643 Altadore AV SW from the existing Residential – Contextual One / Two Dwelling (R-C2) District to the Multi-Residential – Contextual Grade-Oriented (M-CG) District. The proposed change will enable a three-storey development, with 8 larger townhouse-style units, 8 smaller secondary suites, 10 on-site motor vehicle parking stalls, and 16 secure bike/scooter/stroller storage units.

The M-CG District is intended to introduce ground-oriented, low height, low density multi-residential housing options, with building forms that are contextual to surrounding or adjacent low density residential development.

A Development Permit application is anticipated to be submitted by Formed Alliance Architecture Studio (FAAS) to demonstrate a "bricks-and-mortar" development intent alongside this proposed land use change.

Get In Touch

Your can review all publicly available materials for the proposed land use change and share questions or feedback directly with the project team.

eciving.ca/engage
engage@cityworks.ca
587.747.0317
Reference: AL1643 - 1643 Altadore AV SW, LOC2024-0021
City of Calgary Application Information Portal: dmap.calgary.ca

On-site Signage - Installed February 2, 2024

Proposed Land Use Change

1643 Altadore AV SW (LOC2024-0021)
R-C2 to Multi-Residential – Contextual Grade-Oriented (M-CG) District

Hello Neighbour

We are proposing a Land Use Change at 1643 Altadore AV SW from the existing Residential – Contextual One / Two Dwelling (R-C2) District to the Multi-Residential – Contextual Grade-Oriented (M-CG) District. The proposed change will enable a three-storey development, with a maximum of 8 townhouses, 8 secondary suites, 10 on-site motor vehicle parking stalls, and 16 secure bike/scooter/stroller storage units.

A Development Permit application (DP2024-0085) has also been submitted by Formed Alliance Architecture Studio to demonstrate a "bricks-and-mortar" development intent alongside LOC2024-0021.

Digital Information Session

We are hosting a Digital Information Session for the proposed Land Use Redesignation application (LOC2024-0021). The Digital Information Session is open to everyone and the project team hopes to hear your thoughts and answer any questions that you may have.

Where: Tuesday, March 26th from 7:00-8:30pm
Where: Online (Zoom Webinar format)
Register: eciving.ca/1643-eventbrite.ca

Get In Touch

You can review all publicly available materials for the proposed Land Use Change and share questions or feedback directly with the project team.

eciving.ca/engage
engage@cityworks.ca
587.747.0317
Reference: AL1643 - 1643 Altadore AV SW, LOC2024-0021, DP2024-0085
City of Calgary Application Information Portal: dmap.calgary.ca

On-site Signage - Installed March 15, 2024

1643 Altadore AV SW
LOC2024-0021 | DP2024-0085

Digital Information Session | March 26, 2024
Prepared by CivicWorks

eLiving

Digital Information Session Presentation - Presented March 26, 2024

Outreach Materials - Neighbour Postcards

Digital Information Session

Join us from 7:00-8:30pm on March 26th to discuss the proposed Land Use Redesignation at 1643 Altadore AV SW

From R-C2 to M-CGd77 | LOC2024-0021 | DP2024-0085

Hello Neighbour

We're reaching out to invite you to a Digital Information Session that we're hosting on March 26th, 2024 from 7:00-8:30pm using Zoom. A link and code will be shared with registered participants prior to the event.

The proposed Land Use Redesignation application (LOC2024-0021) is from the Residential – Contextual One / Two Dwelling (R-C2) District to the Multi-Residential – Contextual Grade-Oriented (M-CGd77) District. The proposed change will enable a three-storey development, with a maximum of 8 townhouses, 8 secondary suites, 10 on-site vehicle parking stalls, and 16 secure bike/scooter/stroller storage units.

A Development Permit application (DP2024-0085) has also been submitted by Formed Alliance Architecture Studio (FAAS) to demonstrate a "bricks-and-mortar" development intent alongside the proposed Land Use Redesignation application.

Register for the Session

The Digital Information Session will be held on March 26th from 7:00-8:30pm using Zoom. A link and code will be shared with registered participants prior to the event.

Register on Eventbrite at: eciving.ca/1643-eventbrite.ca

Scan this QR code with your device to visit the Eventbrite registration webpage.

Neighbour Postcard #1 (front) - Delivered February 1, 2024

Find Out More

You can review all publicly available materials for the proposed Land Use Redesignation (LOC) and Development Permit (DP) applications and share questions or feedback with the project team via:

eciving.ca/engage
engage@cityworks.ca
587.747.0317

City of Calgary Application Info:
dmap.calgary.ca
LOC Application: LOC2024-0021
DP Application: DP2024-0085

Neighbour Postcard #1 (back) - Delivered February 1, 2024

Proposed Land Use Change

1643 Altadore AV SW
R-C2 to Multi-Residential – Contextual Grade-Oriented (M-CG) District
City of Calgary Application Reference: LOC2024-0021

Hello Neighbour

We are proposing a land use change at 1643 Altadore AV SW from the existing Residential – Contextual One / Two Dwelling (R-C2) District to the Multi-Residential – Contextual Grade-Oriented (M-CG) District. The proposed change will enable a three-storey development, with 8 larger townhouse-style units, 8 smaller secondary suites, 10 on-site motor vehicle parking stalls, and 16 secure bike/scooter/stroller storage units.

The M-CG District is intended to introduce ground-oriented, low height, low density multi-residential housing options, with building forms that are contextual to surrounding or adjacent low density residential development.

A Development Permit application is anticipated to be submitted by Formed Alliance Architecture Studio (FAAS) to demonstrate a "bricks-and-mortar" development intent alongside this proposed land use change.

Find Out More

You can review all publicly available materials for the proposed land use change and share questions or feedback with the project team via:

eciving.ca/engage
engage@cityworks.ca
587.747.0317
Reference: AL1643 (LOC2024-0021, 1643 Altadore AV SW)

City of Calgary Application Info: dmap.calgary.ca

Neighbour Postcard #2 (front) - Delivered March 12, 2024

Find Out More

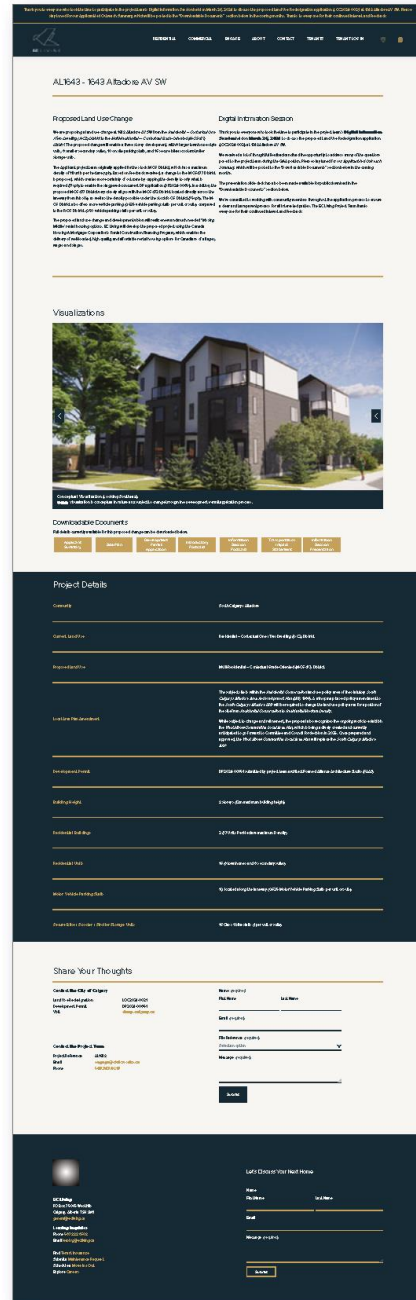
You can review all publicly available materials for the proposed land use change and share questions or feedback with the project team via:

eciving.ca/engage
engage@cityworks.ca
587.747.0317
Reference: AL1643 (LOC2024-0021, 1643 Altadore AV SW)

City of Calgary Application Info: dmap.calgary.ca

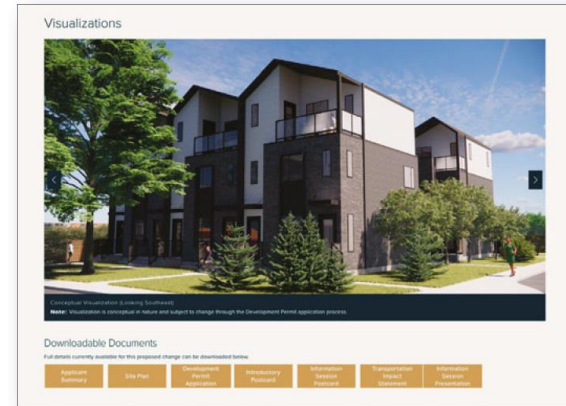
Neighbour Postcard #2 (back) - Delivered March 12, 2024

Outreach Materials - Project Webpage & Online Feedback Form

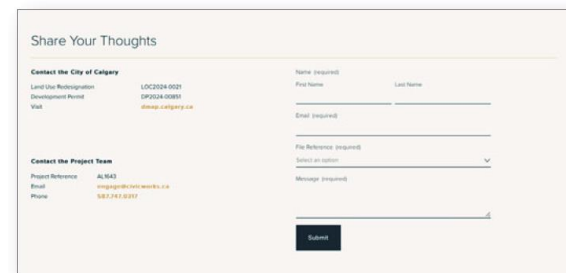


Project Webpage & Online Feedback Form

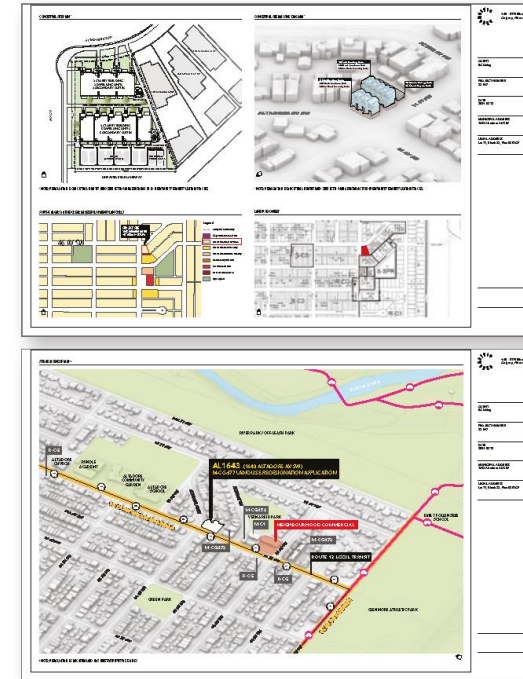
Outreach Materials - Other Project Webpage Downloadable Documents



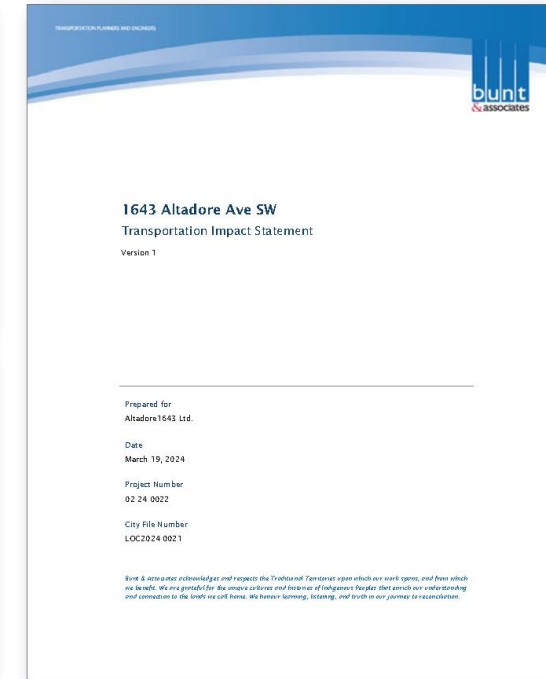
Close-up of the Project Webpage's Visualizations & Downloads



Close-up of the Project Webpage's Online Feedback Form



Site Plan (front and back) - Downloadable on the project webpage



Transportation Impact Statement - Downloadable on the project webpage



Submitted Development Permit - Downloadable on the project webpage



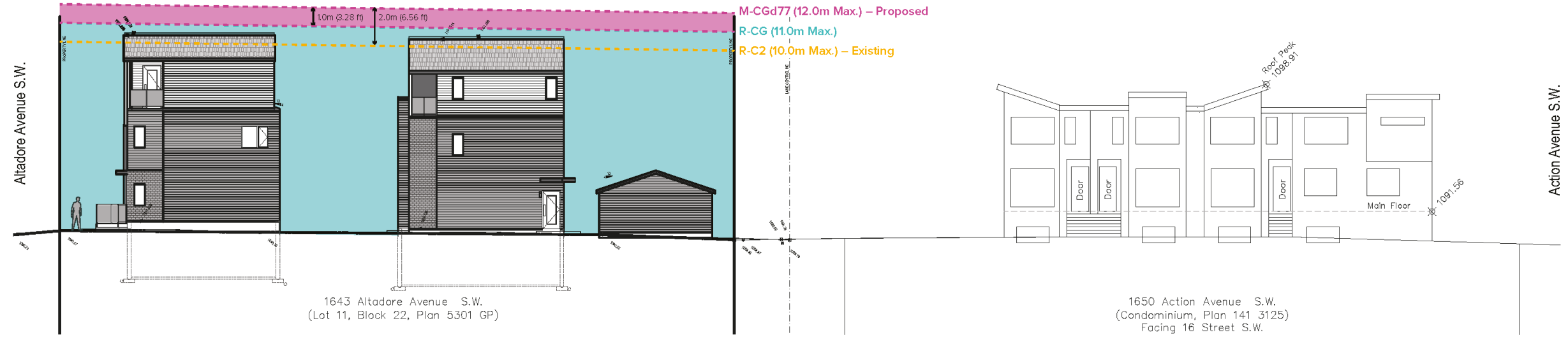
Applicant Statement - Downloadable on the project webpage

Building Height Comparison with Neighbouring Residences
Proposed Design DP2024-00851 - Looking South from Altadore AV SW



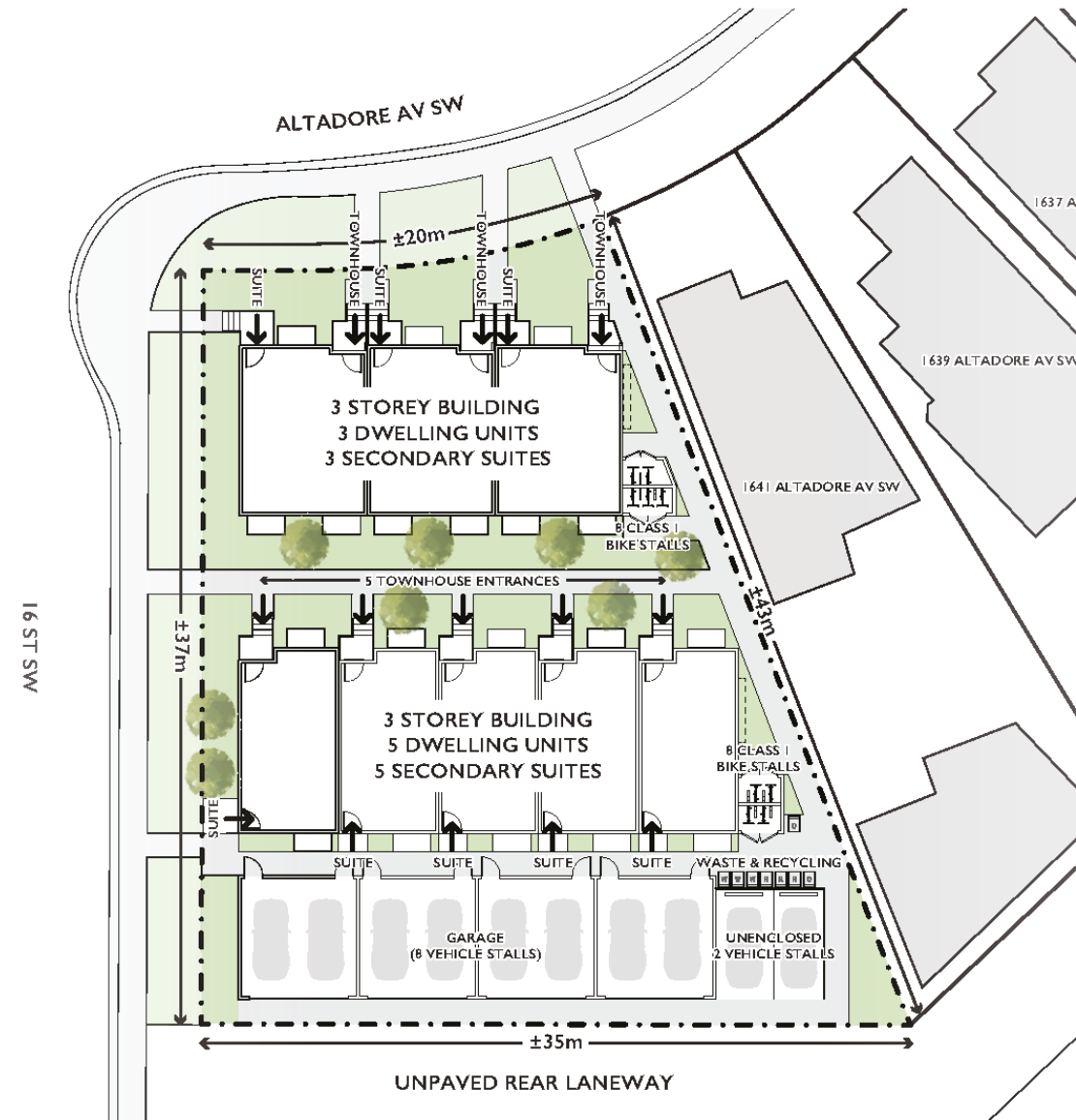
NOTE: Building design is conceptual in nature and subject to change through the review of DP2024-00851. Building heights are dependent on grade and can change across sites based on geodetic elevations. Comparative building height maximums of the R-C2, R-CG and M-CGd77 Districts are provided for discussion purposes only based on community requests. Indicated height difference measurements have not been surveyed and would require formal confirmation.

Building Height Comparison with Neighbouring Residences
Proposed Design DP2024-00851 – Looking East from 16 ST SW



NOTE: Building design is conceptual in nature and subject to change through the review of DP2024-00851. Building heights are dependent on grade and can change across sites based on geodetic elevations. Comparative building height maximums of the R-C2, R-CG and M-CGd77 Districts are provided for discussion purposes only based on community requests. Indicated height difference measurements have not been surveyed and would require formal confirmation.

Site Plan



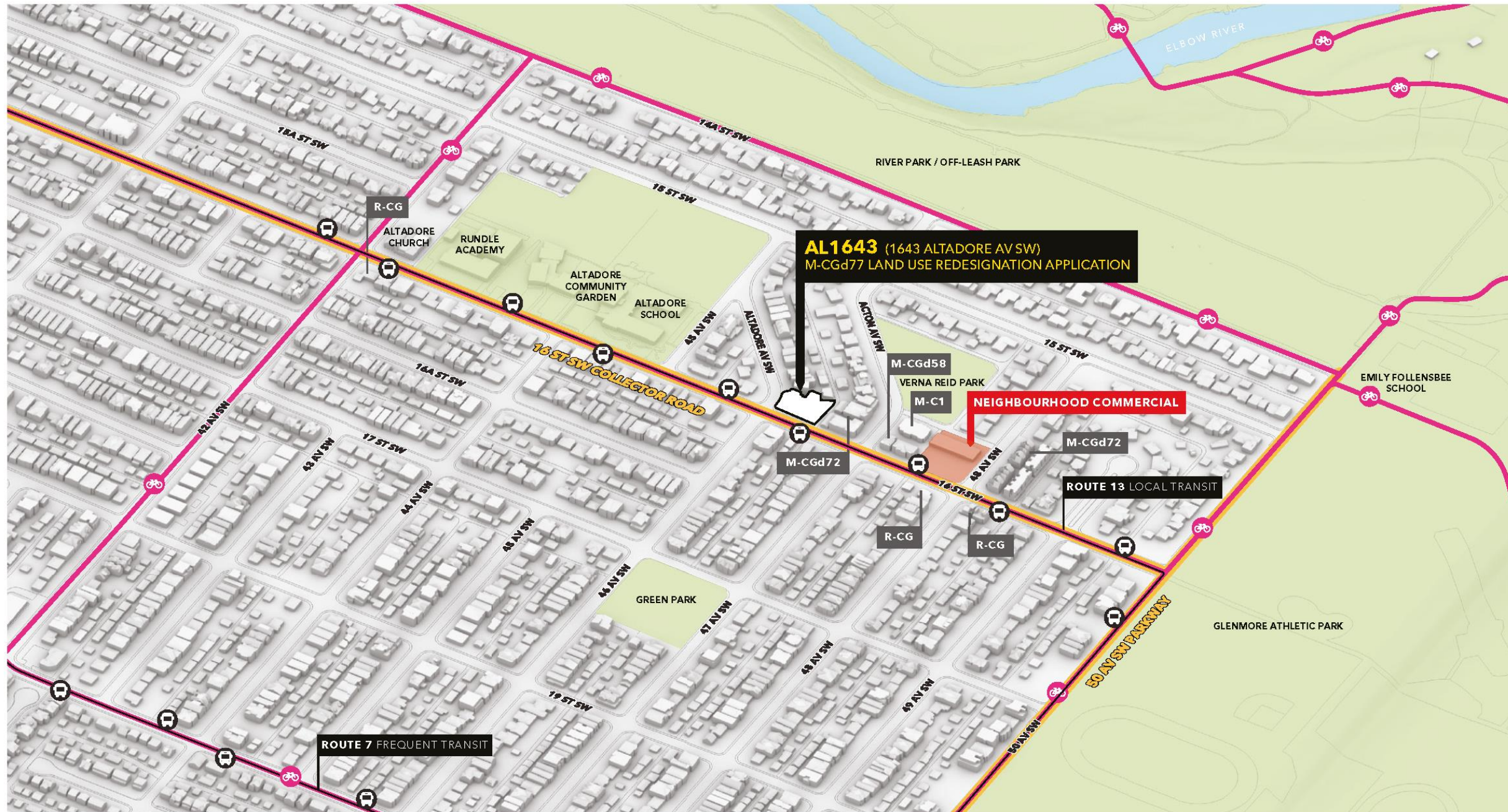
NOTE: Building design is conceptual in nature and subject to change through the review of DP2024-00851.

Comparison between the R-CG District and the M-CGd77 District

	R-CG District	M-CGd77 District
Maximum Density	75 Units Per Hectare	77 Units Per Hectare
Maximum Building Height	11.0m (36 ft)	12.0m (39.4 ft)
Building Setbacks	Front: 3.0m Side: 1.2m (east), 0.6m (west) Rear: 1.2m	Front: 3.69m Side: 1.2m (east), 1.78 (west) Rear: 1.2m
Parcel Coverage	Up to 60%	Up to 60%
Landscape Area Rules	Landscape plan required as part of Development Permit Application	Landscape plan required as part of Development Permit Application
Minimum Vehicle Parking Required	0.5 stalls per unit or suite	0.625 stalls per unit or suite
Minimum Bicycle Parking Required	1.0 Class 1 bicycle parking stall for units or suites not provided a parking stall	1.0 Class 1 bicycle parking stall per unit or suite

NOTE: The provided table highlights generalized key aspects for comparison purposes only. For full details regarding the rules of each land use district please visit <https://lub.calgary.ca/>.

Development Context Local Amenities and Transit & Cycling Routes

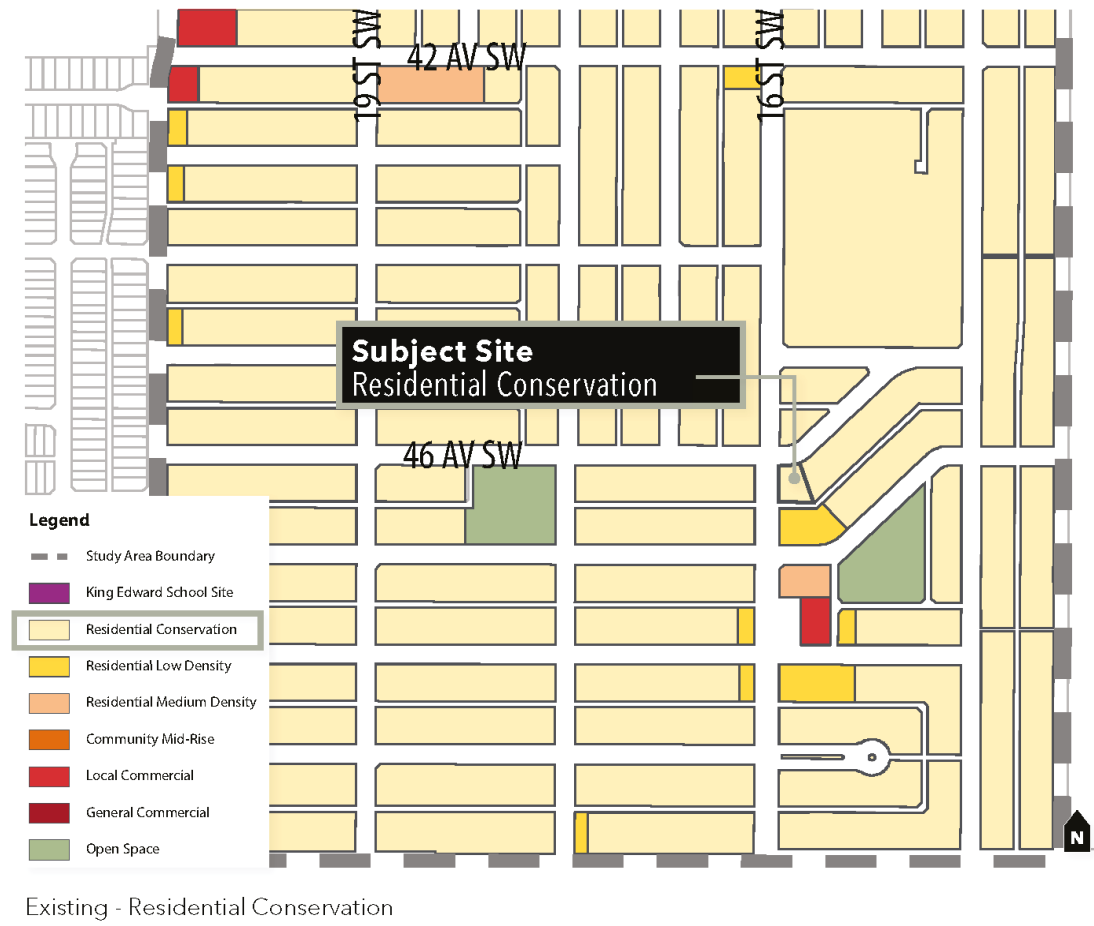


NOTE: Visualization is conceptual in nature. Building design is also conceptual in nature and subject to change through the review of DP2024-00851.

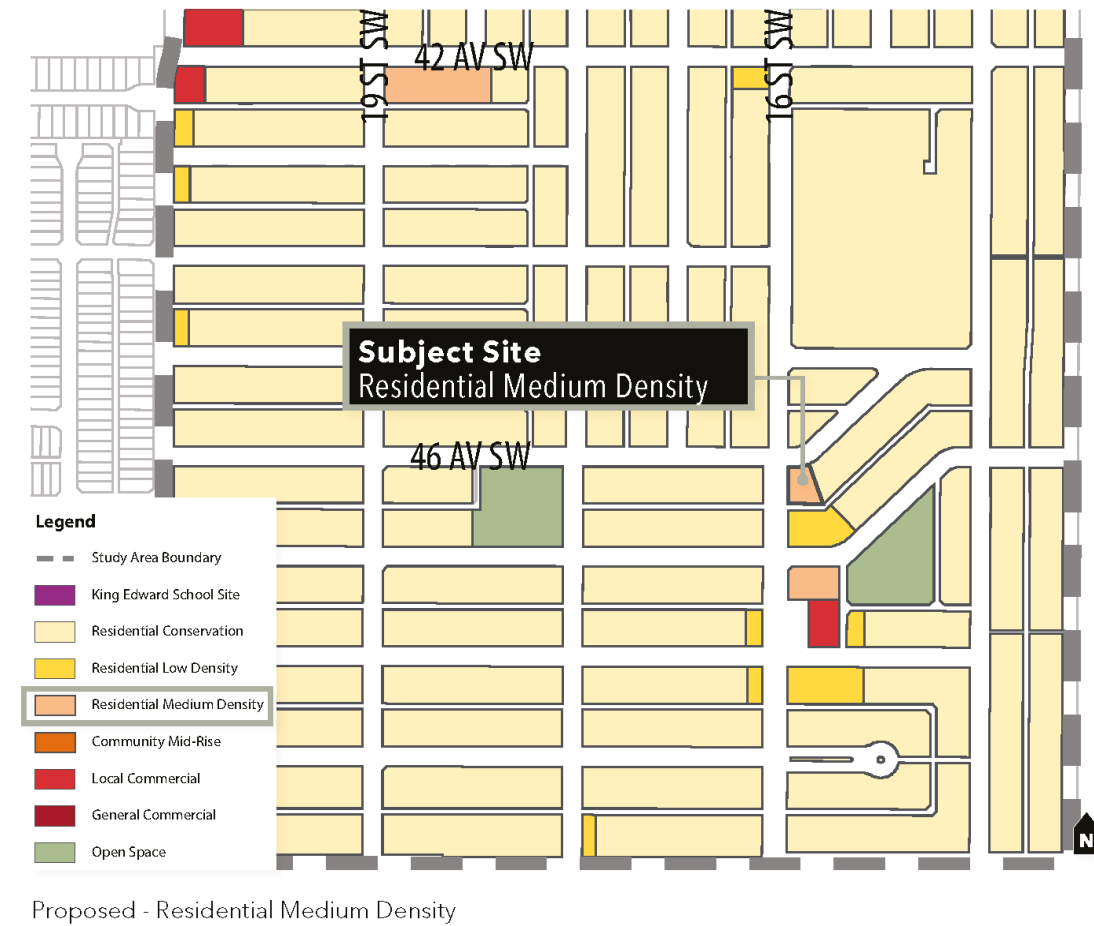
34

35

South Calgary / Altadore Area Redevelopment Plan Land Use Policies (Map 2)

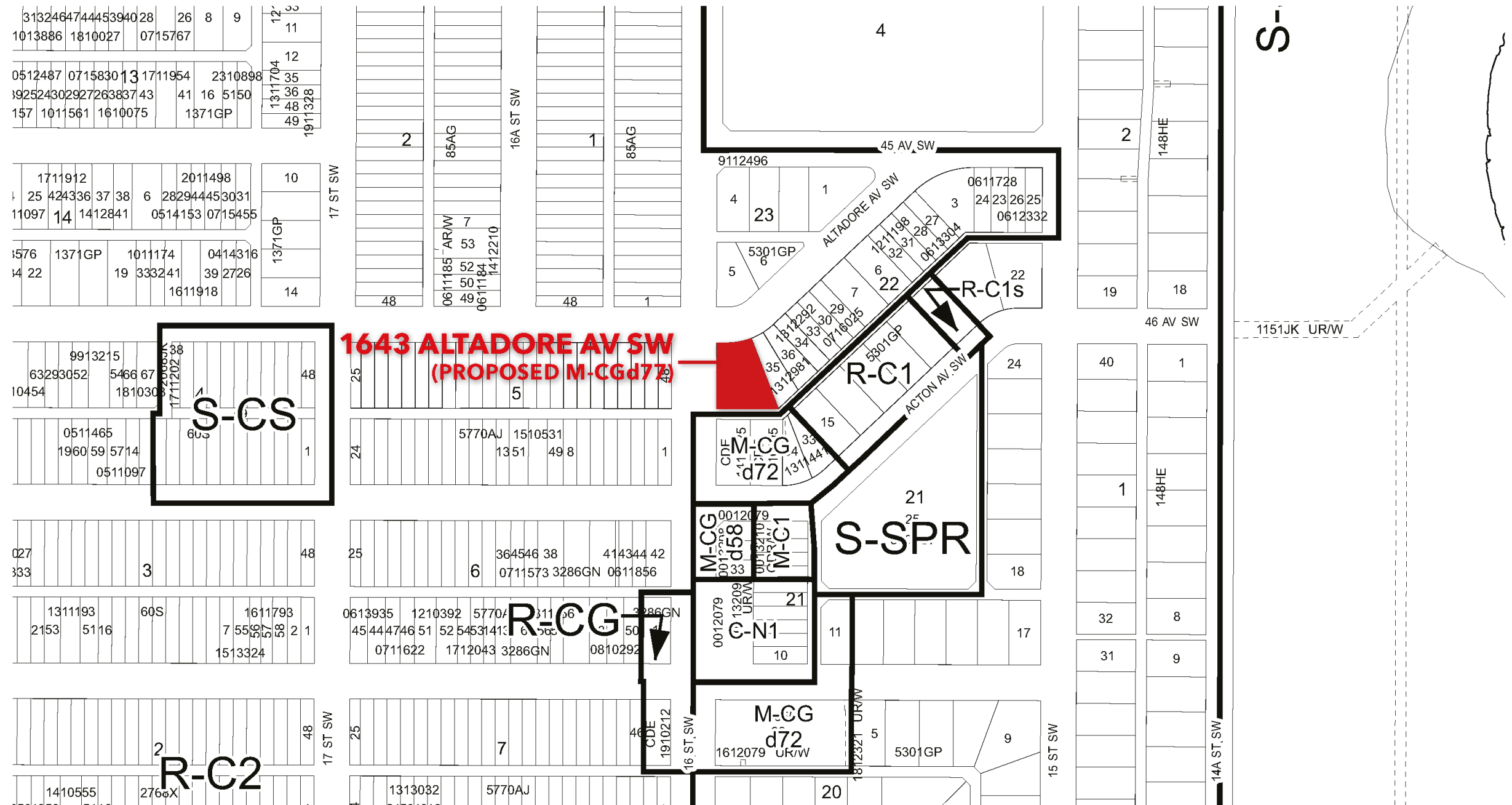


NOTE: Please refer to the South Calgary/Altadore Area Redevelopment Plan (1986) directly. These maps are provided for discussion purposes only.



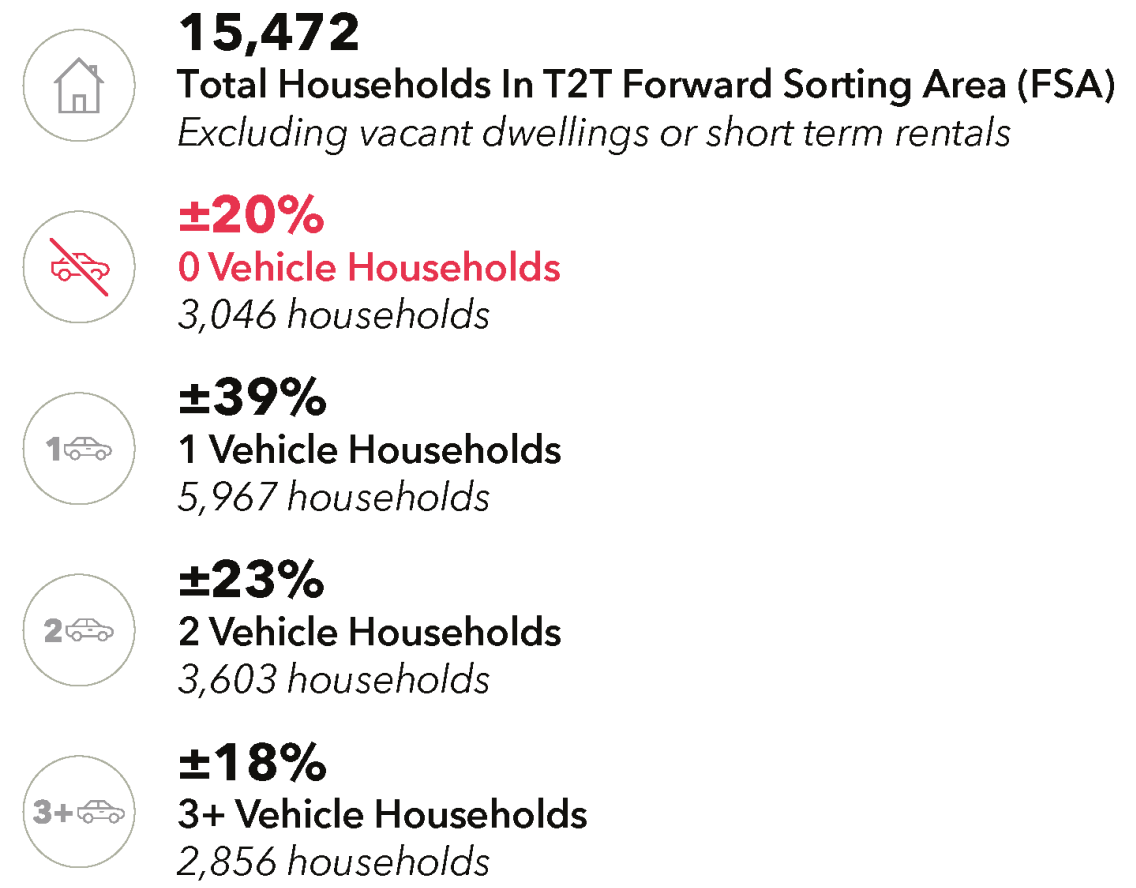
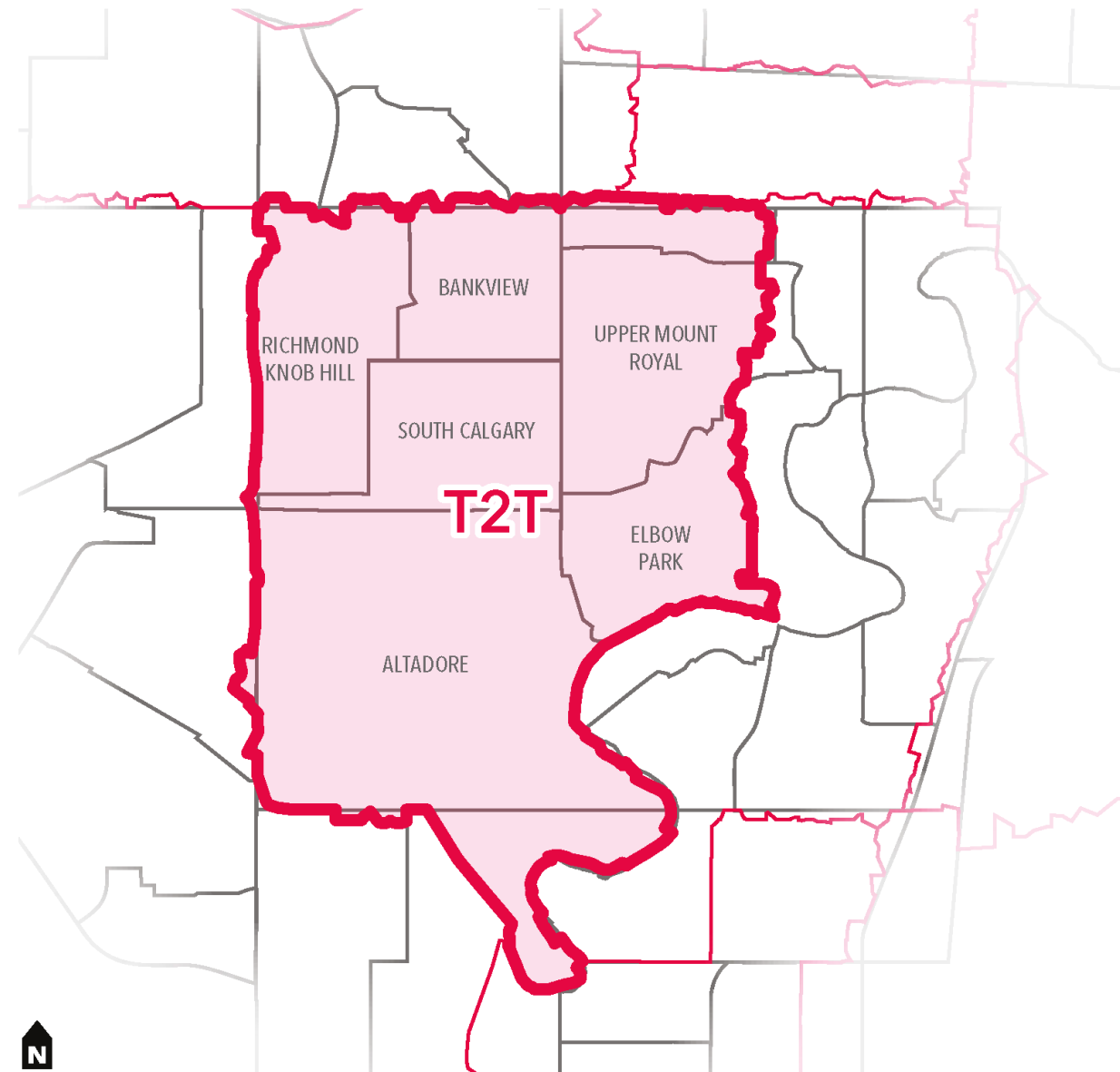
NOTE: Please refer to the South Calgary/Altadore Area Redevelopment Plan (1986) directly. These maps are provided for discussion purposes only.

Existing Land Use Context



NOTE: For full details regarding the rules of each land use district please visit <https://lub.calgary.ca/>. These maps are living documents that are updated by The City of Calgary, so please refer directly to The City of Calgary's Land Use Bylaw (1F2007) maps for any updates.

Vehicle Ownership Local Area Trends



Sources:

Alberta Transportation Vehicle Registrations: MOVES Vehicle Research File (2021)
 Canada Post DMTI Postal Suite Addressing: Calgary (2021)
 City of Calgary Open Data: Short Term Rentals (2022)
 City of Calgary Census: City-wide Vacancy Rate (2019)

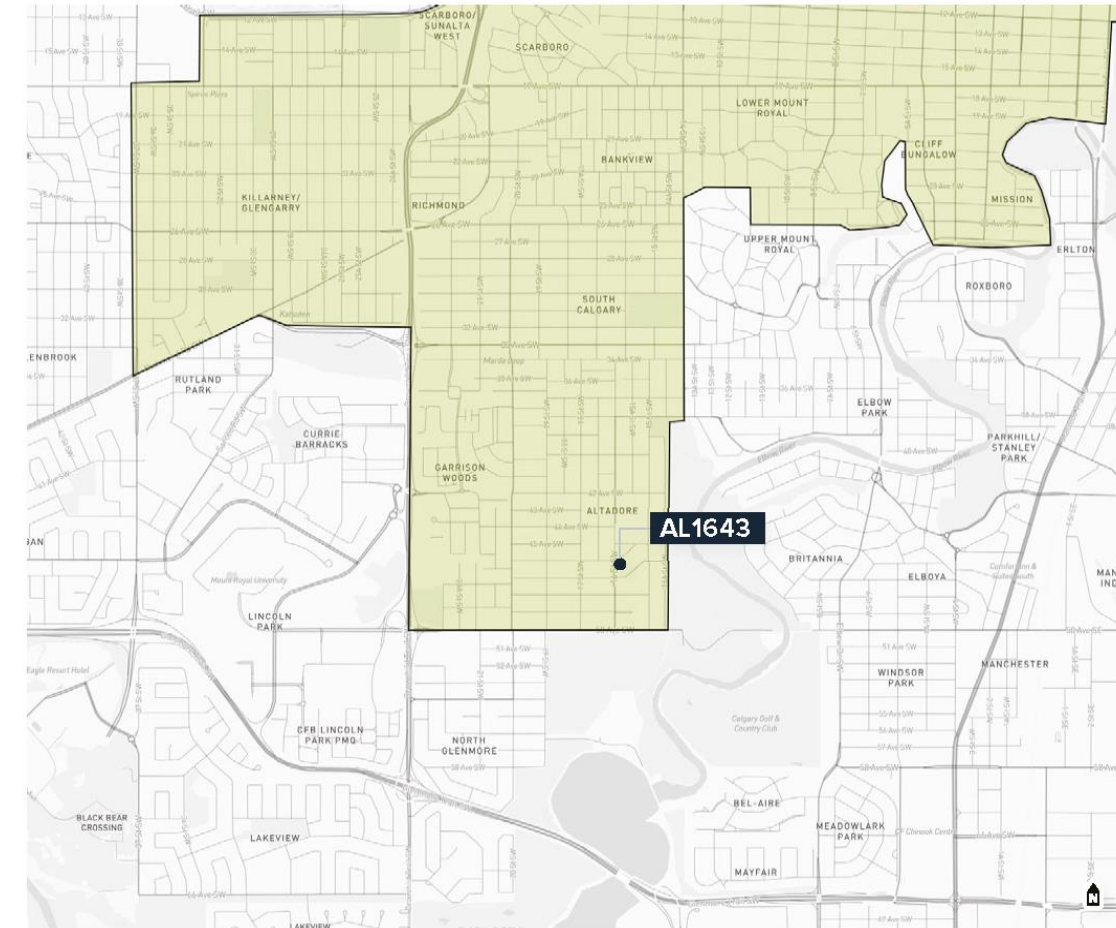
NOTE: Vehicle ownership local area trends are provided here for discussion purposes only. Please refer to the independent Transportation Impact Statement (TIS) prepared by Bunt & Associates for site specific details. The TIS is available for public download on the project webpage: <https://www.ecliving.ca/al1643-1643-altadore-av-sw>

Parking On-street Parking Supply / Restrictions



NOTE: Local parking restrictions are provided here for discussion purposes only. Please refer to the independent Transportation Impact Statement (TIS) prepared by Bunt & Associates for site specific details. The TIS is available for public download on the project webpage: <https://www.ecliving.ca/all1643-1643-altadore-av-sw>

Communauto Car Share Service Area



NOTE: Communauto Car Share details provided here for discussion purposes only. Please refer directly to Communauto's Car Share map for any changes during the course of this application.

Site Photos



Aerial View looking southeast



Looking south down 16 ST SE



Looking southeast towards existing building and adjacent properties



Looking northeast towards existing detached garage and rear laneway