

# 1643 Altadore AV SW

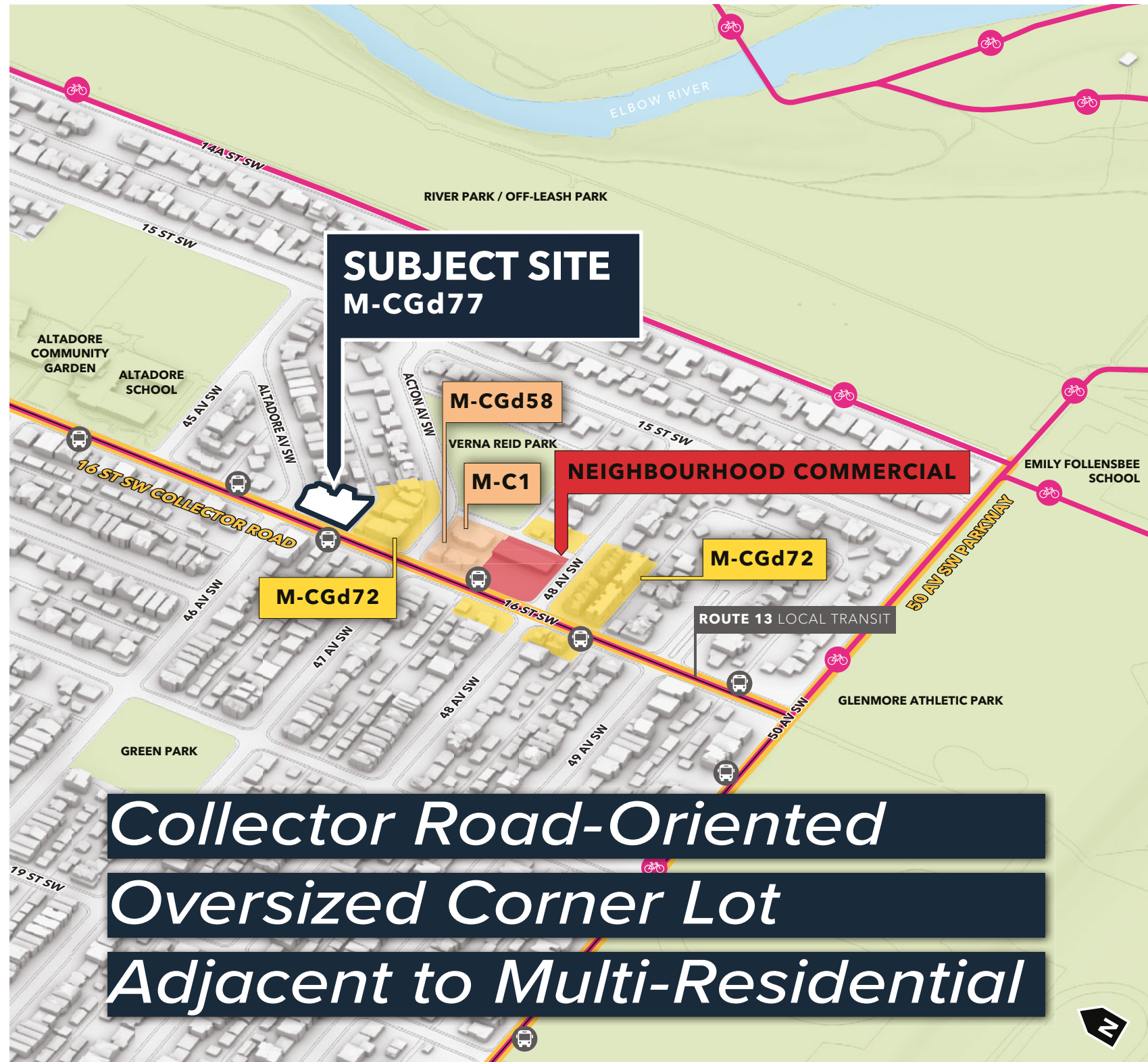
Item 7.2.9 | LOC2024-0021 | CPC2024-0875

Public Hearing Presentation | October 8, 2024

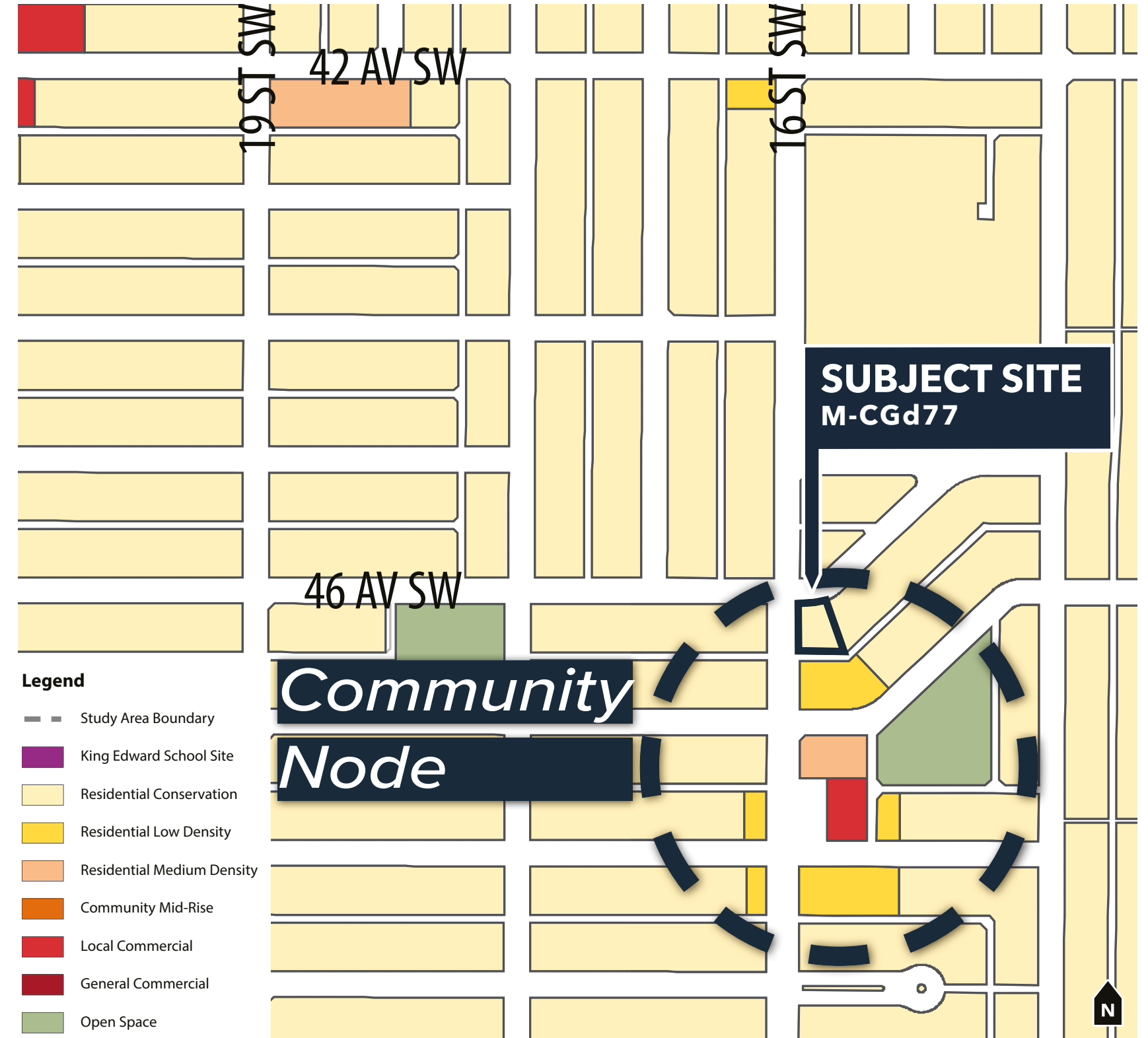
Prepared by CivicWorks



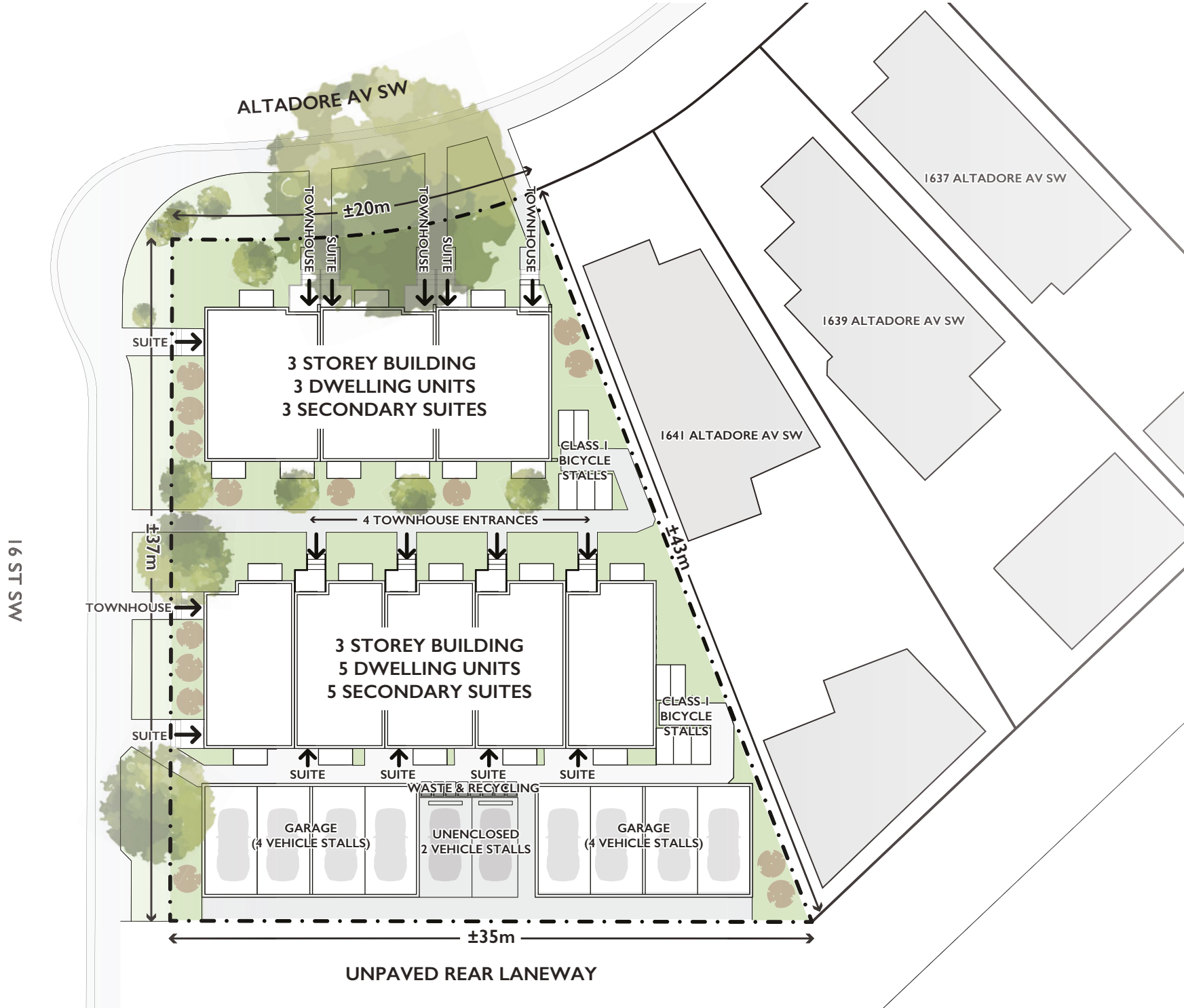
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Note: Visualization is conceptual in nature. Building design is subject to change through the review of DP2024-00851.



Note: Excerpt only – please refer to the South Calgary/Altadore Area Redevelopment Plan (1986) directly.

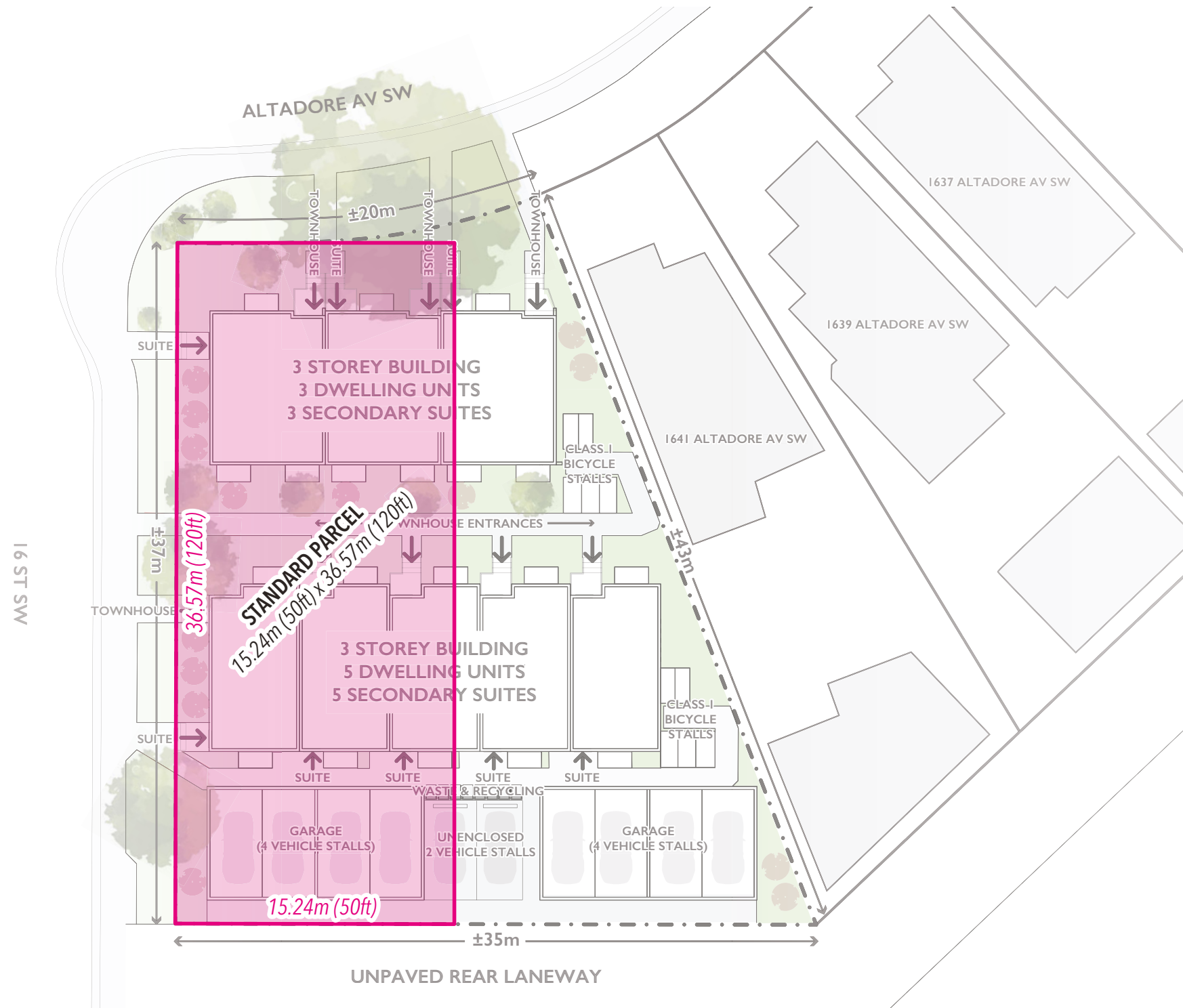


Land Use Redesignation application:  
from **R-CG** (formerly R-C2) to **M-CGd77**

- Grade-Oriented
- Contextual Rules
- Creates 16 new homes (8 primary dwelling units + 8 suites)

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





Land Use Redesignation application:  
from **R-CG** (formerly R-C2) to **M-CGd77**

- Grade-Oriented
- Contextual Rules
- Creates 16 new homes (8 primary dwelling units + 8 suites)
- Extra large site — nearly 2x the site area of a standard 50ft x 120ft lot
- M-CG mandates larger street setbacks and more vehicle parking than R-CG

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





## Custom On-Site Signage

**Proposed Land Use Change**  
1643 Altadore AV SW (LOC2024-0021)  
R-C2 to Multi-Residential – Contextual Grade-Oriented (M-CGd77) District

**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.

**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.

**Contact Info:**  
ecliving.ca/engage  
engage@civicworks.ca  
587.747.0317  
Reference: AL1643 - 1643 Altadore  
City of Calgary Application Information Portal: dmap.calgary.ca

## Neighbour Mailers

**Proposed Land Use Change**  
1643 Altadore AV SW  
R-C2 to Multi-Residential – Contextual Grade-Oriented (M-CGd77) District  
City of Calgary Application Reference: LOC2024-0021

**Digital Information Session**  
Join us from 7:00-8:30pm on March 26<sup>th</sup> to discuss the proposed Land Use Redesignation at 1643 Altadore AV SW from R-C2 to M-CGd77 | LOC2024-0021 | DP2024-00851

**Proposed Land Use Change**  
1643 Altadore AV SW  
R-C2 to Multi-Residential – Contextual Grade-Oriented (M-CGd77) District  
City of Calgary Application Reference: LOC2024-0021

## Outreach Website

AL1643 - 1643 Altadore AV SW

**Proposed Land Use Change**  
R-C2 to Multi-Residential – Contextual Grade-Oriented (M-CGd77) District

**Digital Information Session**  
Join us from 7:00-8:30pm on March 26<sup>th</sup> to discuss the proposed Land Use Redesignation at 1643 Altadore AV SW from R-C2 to M-CGd77 | LOC2024-0021 | DP2024-00851

**Project Details**  
Project Name: 1643 Altadore AV SW  
Project Address: 1643 Altadore AV SW, Calgary, AB T2C 1S8  
Project Reference: AL1643 | LOC2024-0021 | DP2024-00851

## Digital Information Session

**1643 Altadore AV SW**  
LOC2024-0021 | DP2024-00851

Digital Information Session | March 26, 2024  
Prepared by CivicWorks

## Outreach Summary

**Applicant-Led Outreach Summary**

1643 Altadore AV SW

LOC2024-0021  
DP2024-00851

Issued July 2024

Launch Jan. 2024 ..... Public Hearing Oct. 2024

Custom On-Site Signage

Mailers to Neighbours

Dedicated Project Webpage  
<https://www.ecliving.ca/al1643-1643-altadore-av-sw>

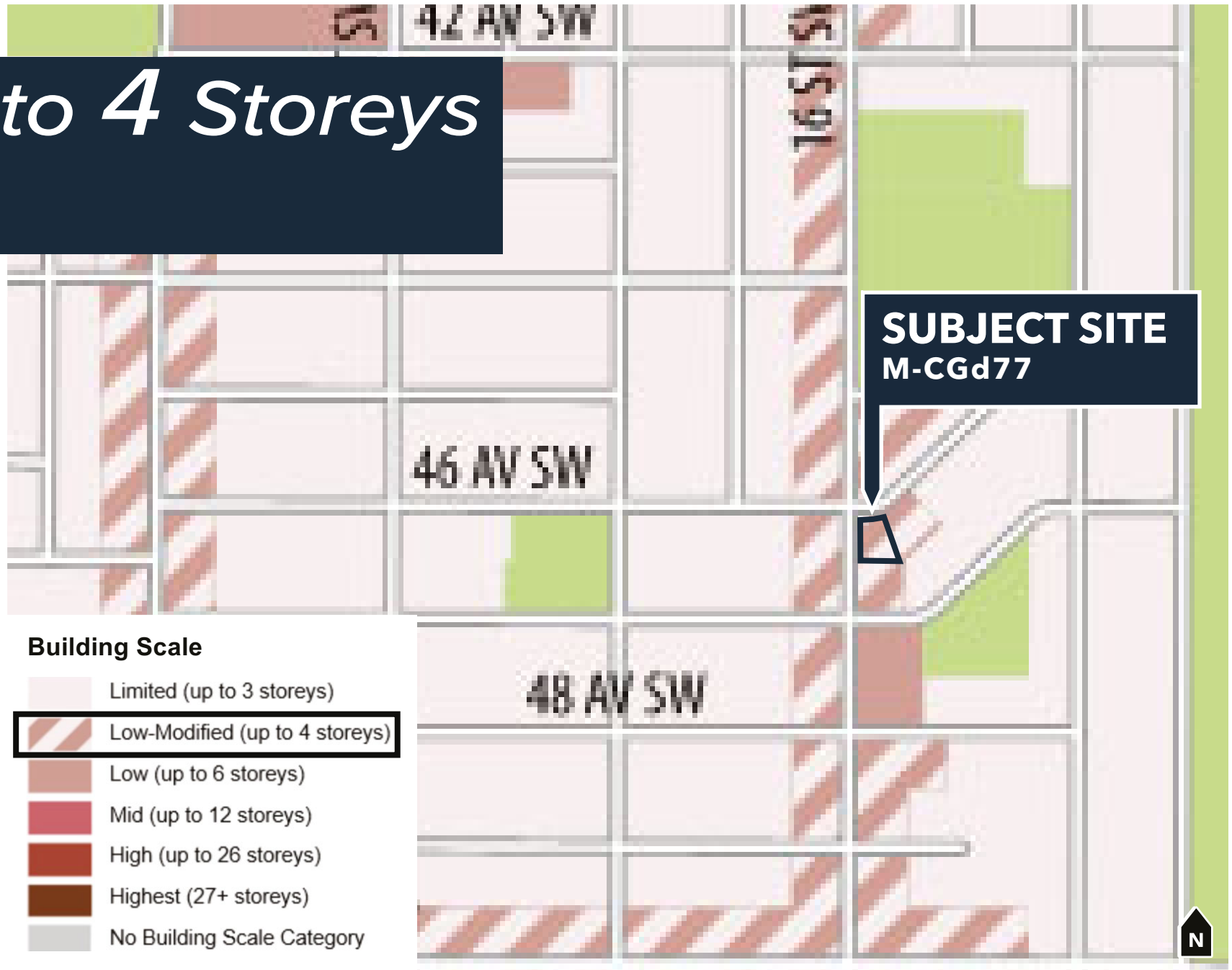
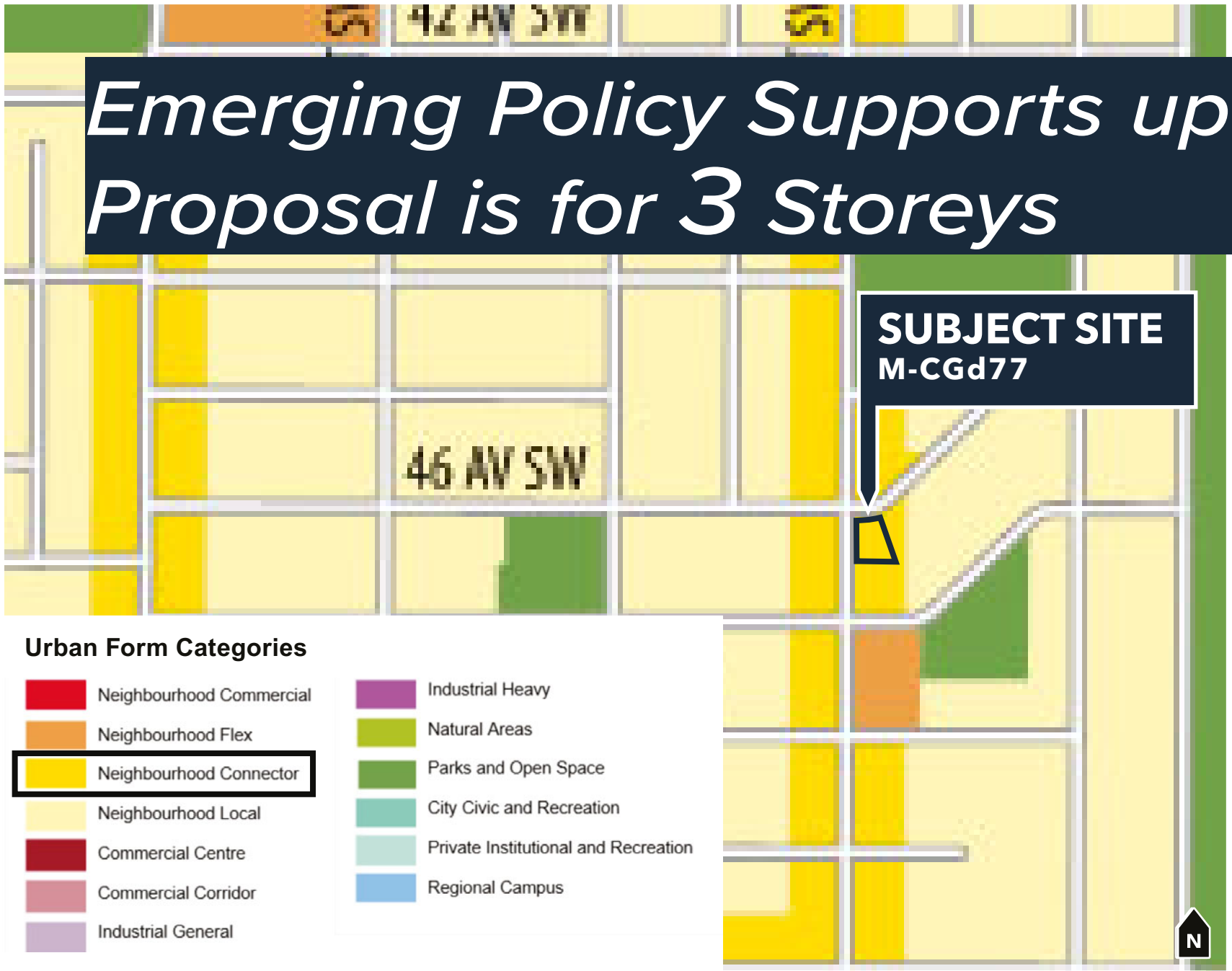
Project Voicemail + Email

Digital Information Session

Applicant-Led Outreach Summary

Map 3: Draft Urban Form

Map 4: Draft Building Scale



Note: Please refer to the draft West Elbow Communities Local Area Plan (2024) directly. These maps are provided for discussion purposes only.





Note: Building design is subject to change through the review of DP2024-00851.

Questions?







Land Use Application:  
from R-CG (formerly R-C2) to M-CGd77

### Development Vision:

- Townhome-Style Development
- Low Scale (Max. 3 Storeys / 12m)
- 8 Dwelling Units
- 8 Secondary Suites
- 10 Motor Vehicle Parking Stalls
- 16 Class-1 Bike Stalls

Note: Building design is subject to change through the review of DP2024-00851.

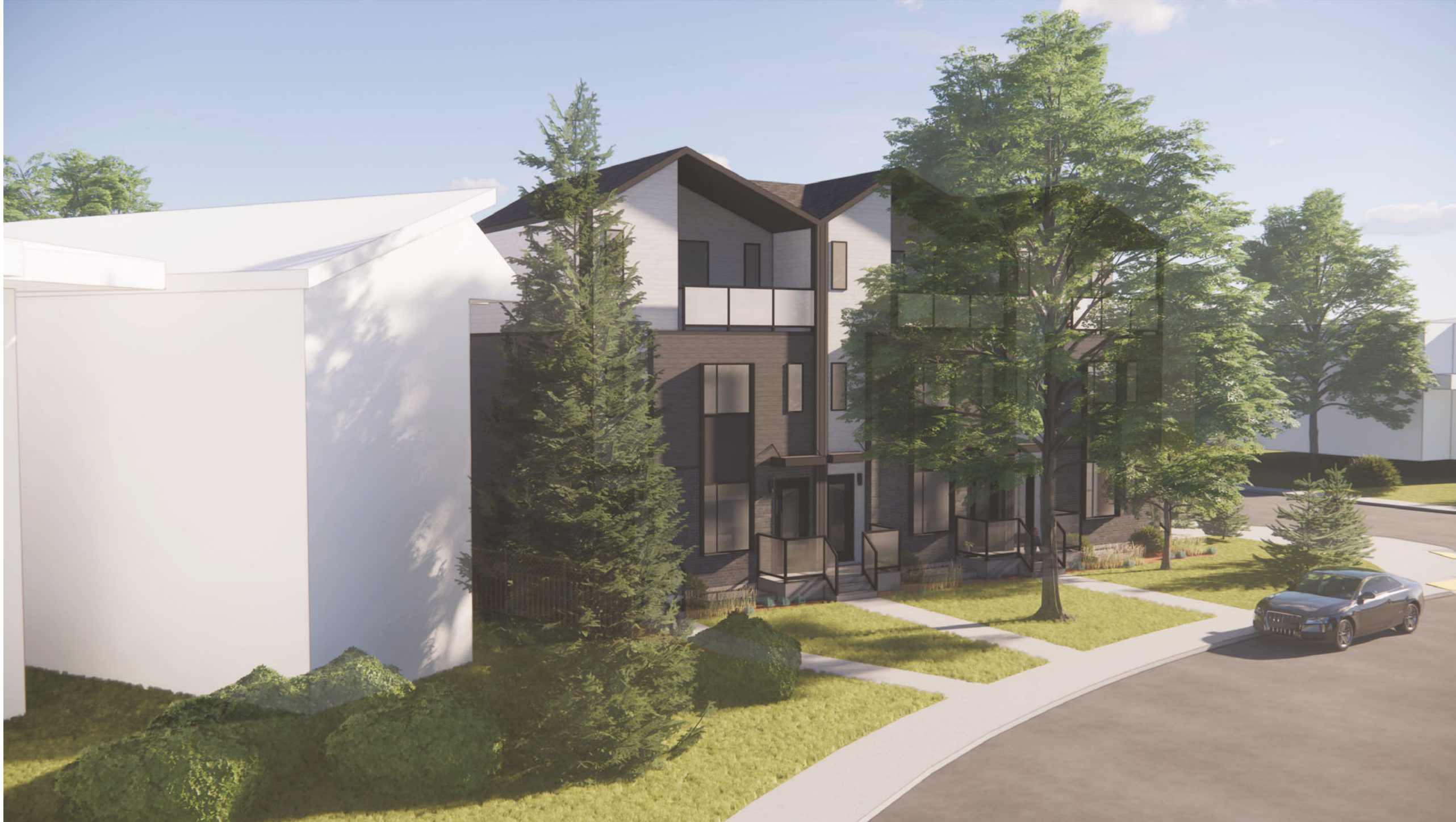




Conceptual Visualization  
Looking Southeast from  
Altadore AV / 16 ST SW

Note: Building design is subject to change through the review of DP2024-00851.





Conceptual Visualization  
Looking Southwest from  
Altadore AV SW

Note: Building design is subject to change through the review of DP2024-00851.





Conceptual Visualization  
Looking Northeast from  
16 ST SW

Note: Building design is subject to change through the review of DP2024-00851.





Conceptual Visualization  
Looking East from 16  
ST SW towards Interior  
Courtyard

Note: Building design is subject to change through the review of DP2024-00851.





Conceptual Visualization  
Looking Southeast from  
above Altadore AV SW /  
16 ST SW

Note: Building design is subject to change through the review of DP2024-00851.





Conceptual Visualization  
Looking Northeast along  
16 ST SW

Note: Building design is subject to change through the review of DP2024-00851.





Aerial View looking southeast



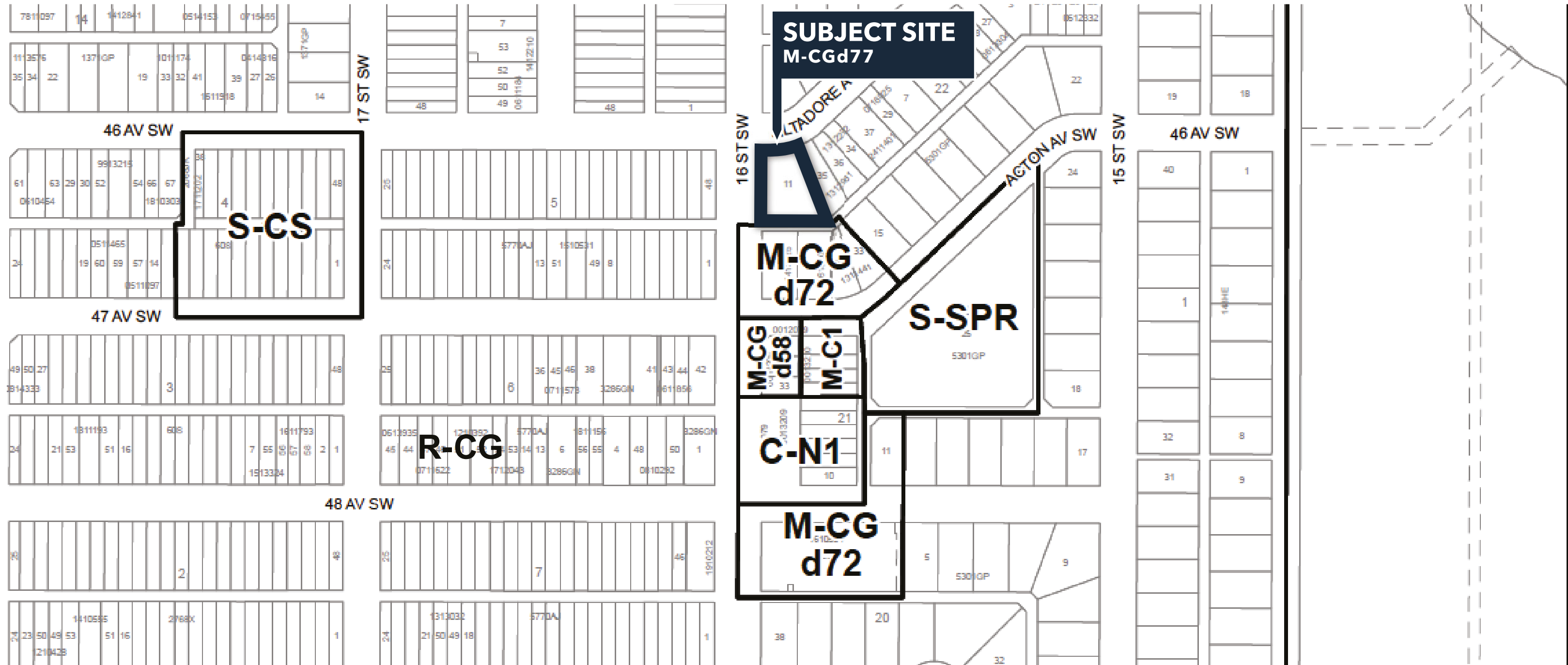
Looking south down 16 ST SE



Looking southeast towards existing building and adjacent properties



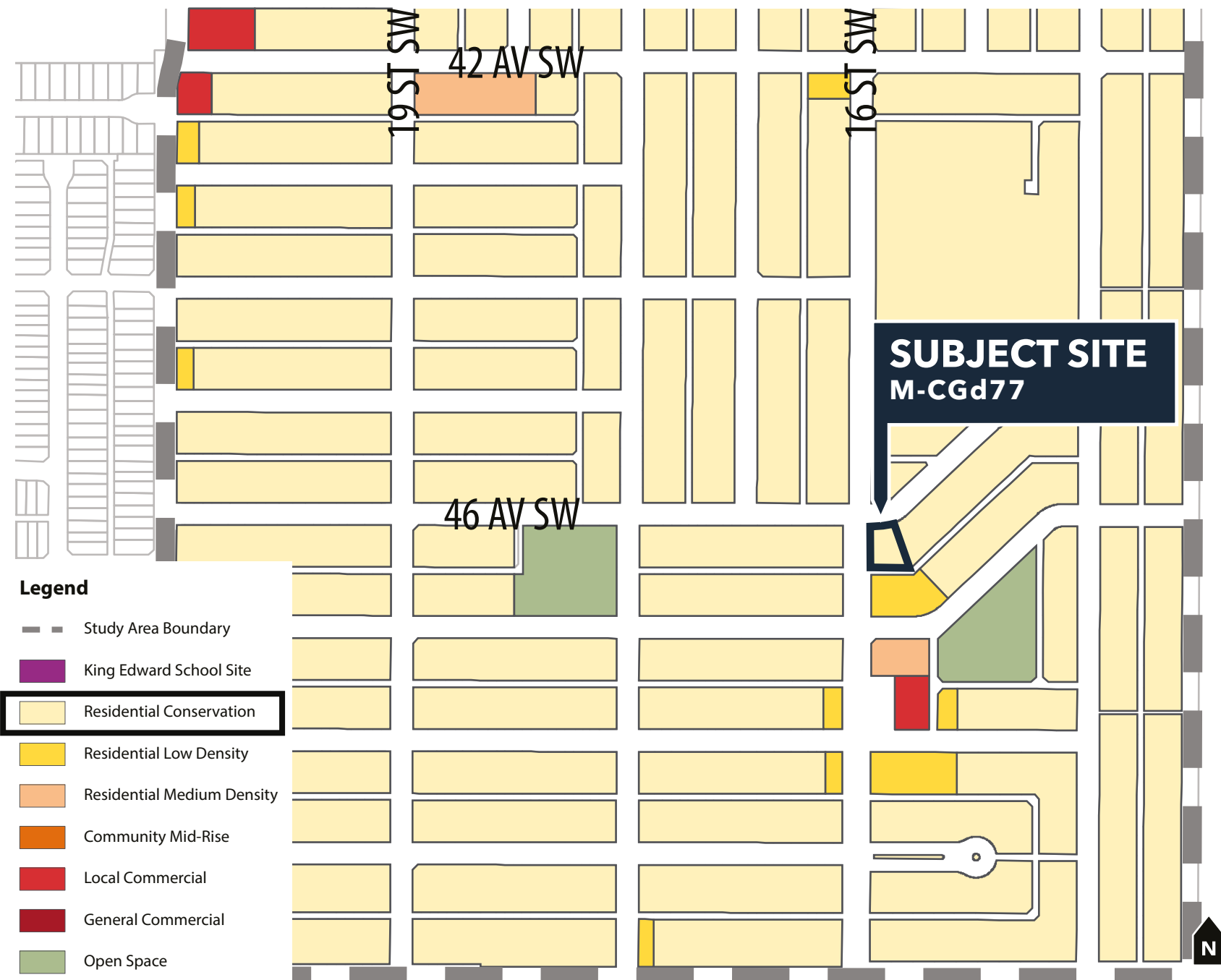
Looking northeast towards existing detached garage and rear laneway



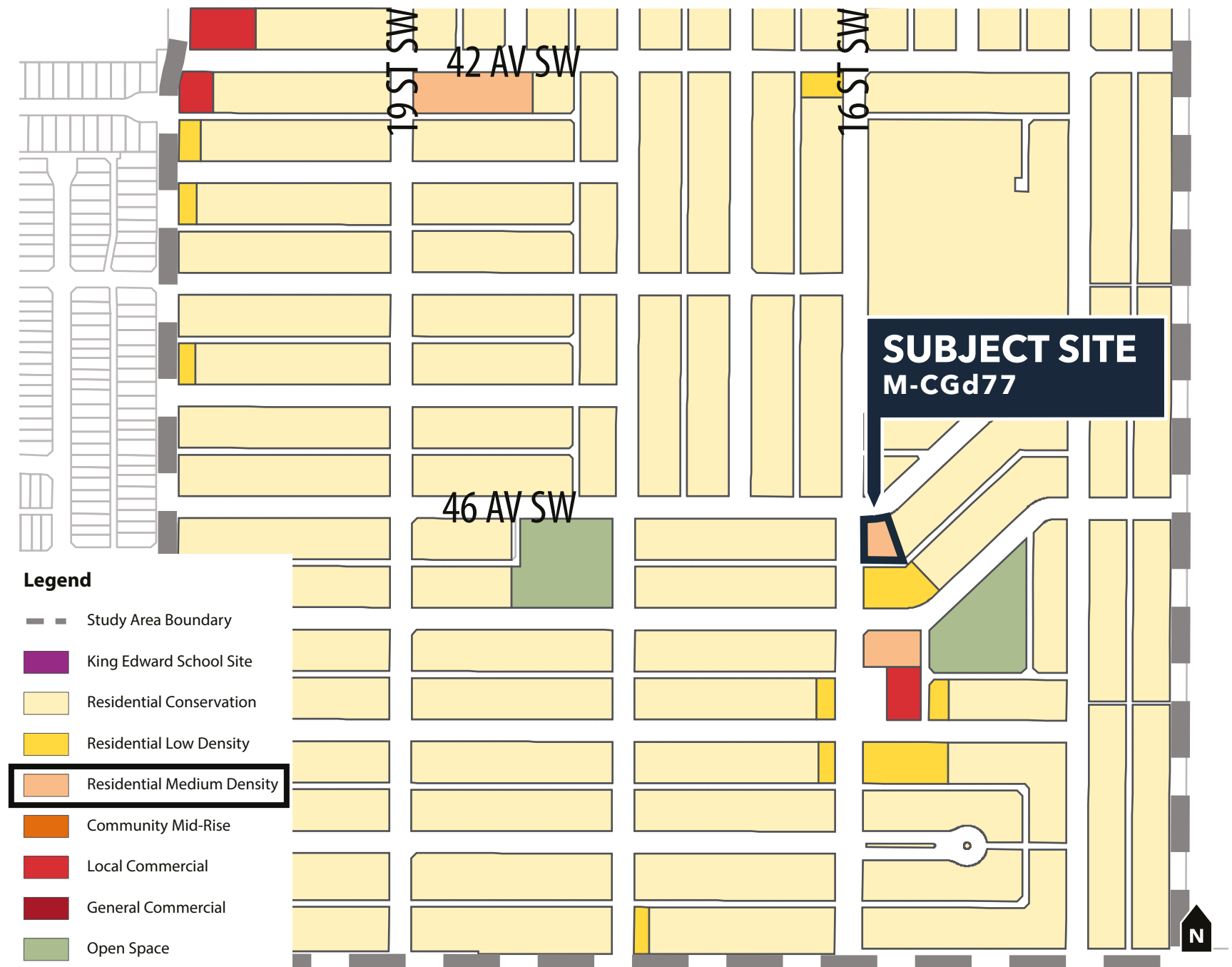
Note: Please refer to Land Use Bylaw (1P2007) maps directly for any updates that may occur during this application process. This map is provided for discussion purposes only.



## Land Use Policies (Map 2)



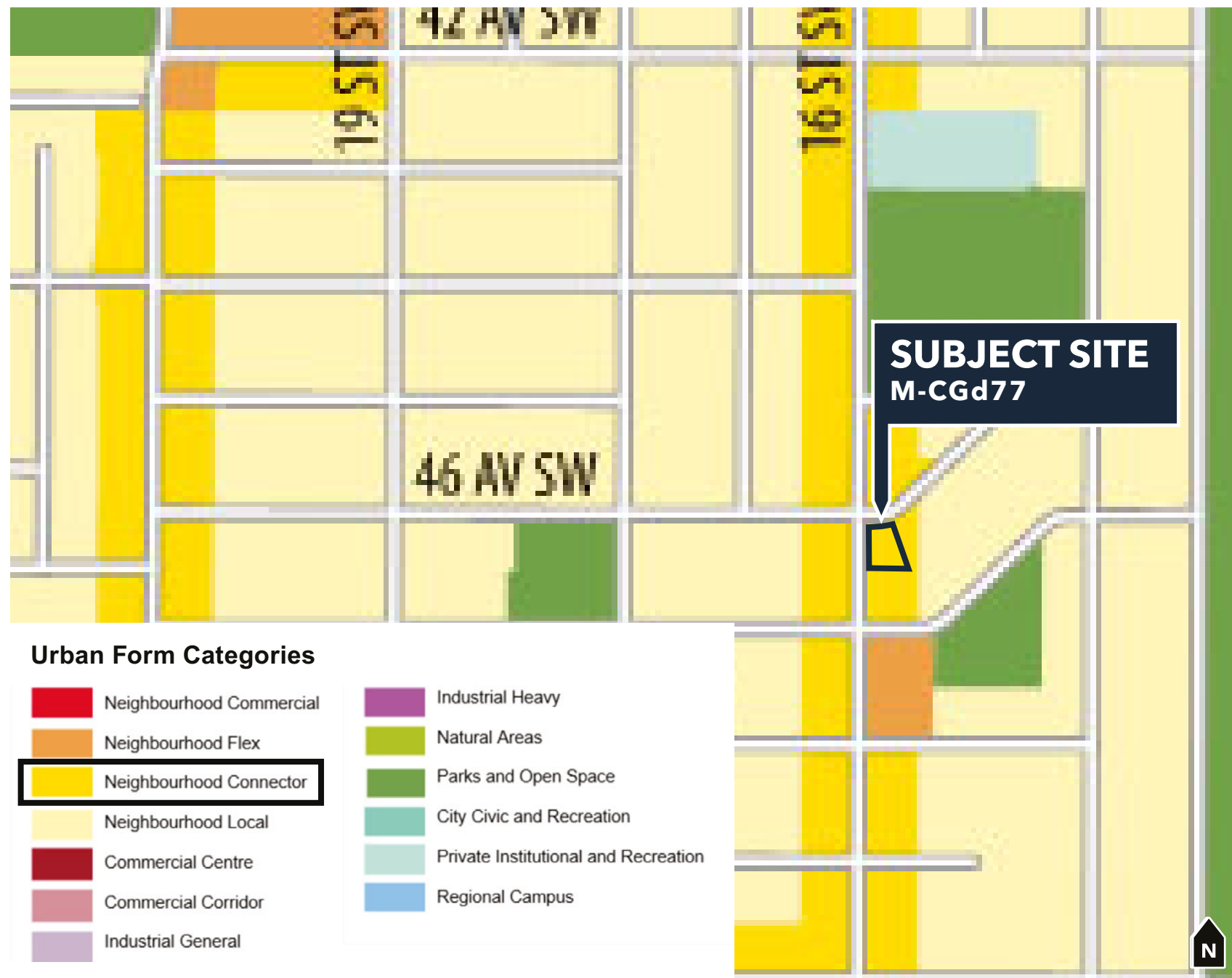
Existing - Residential Conservation



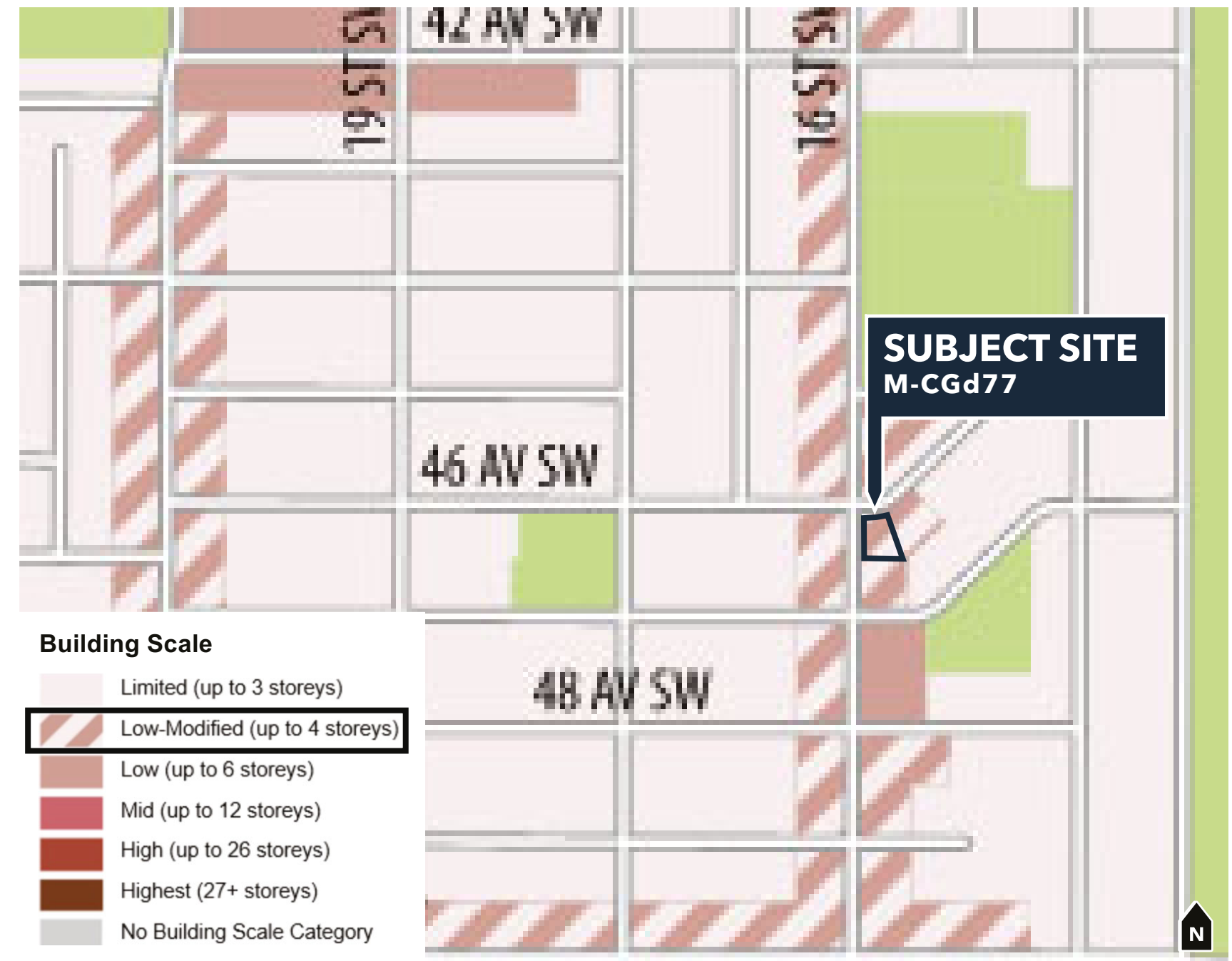
Proposed - Residential Medium Density

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

Map 3: Draft Urban Form

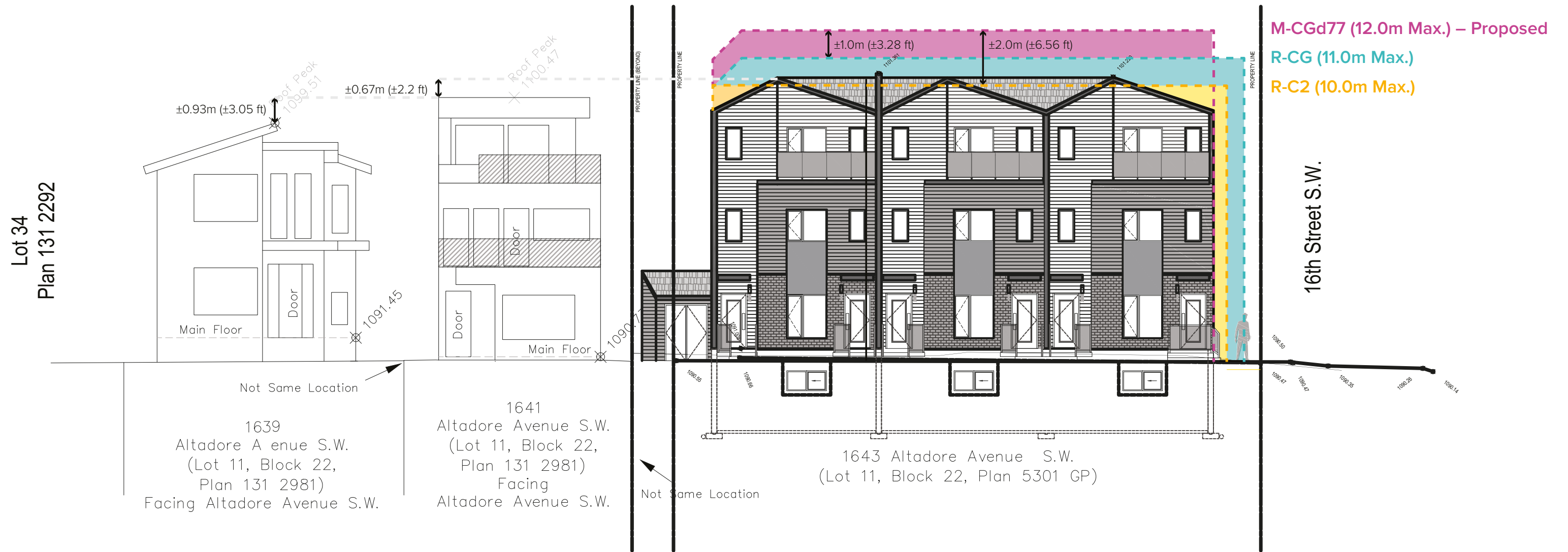


Map 4: Draft Building Scale



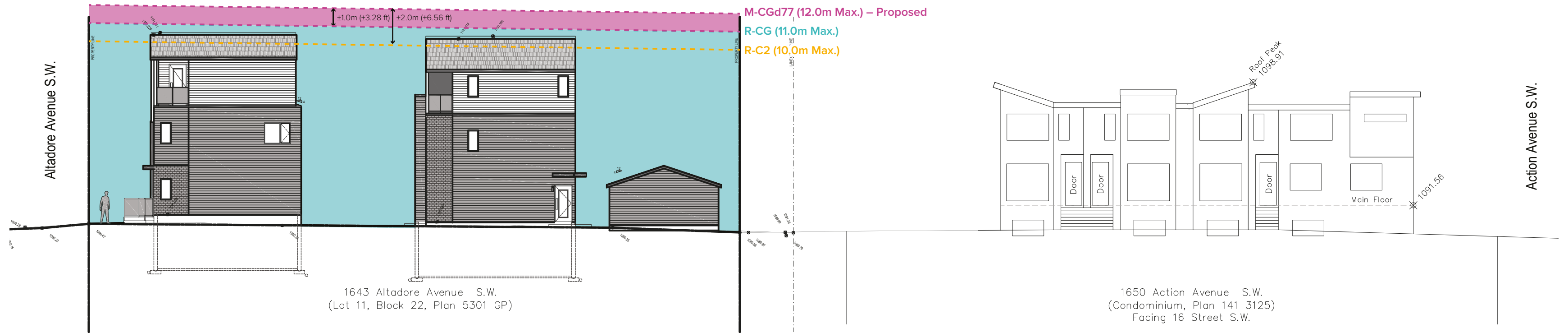
Note: Please refer to the draft West Elbow Communities Local Area Plan (2024) directly. These maps are provided for discussion purposes only.

## Altadore Avenue SW Contextual Streetscape Elevation (DP2024-00851)



Note: Building design is 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. Indicated height difference measurements have not been surveyed and would require formal confirmation.

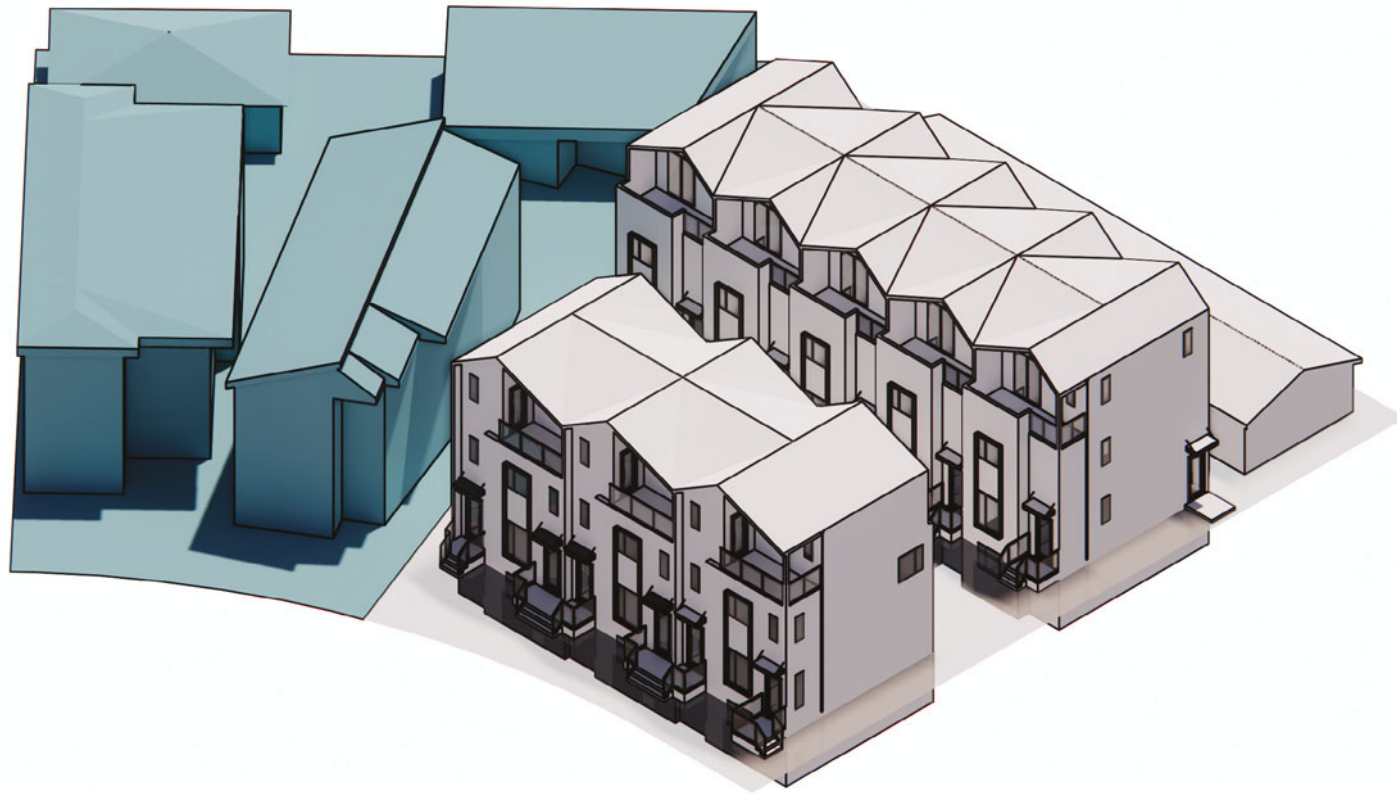
## 16 ST SW Contextual Streetscape Elevation (DP2024-00851)



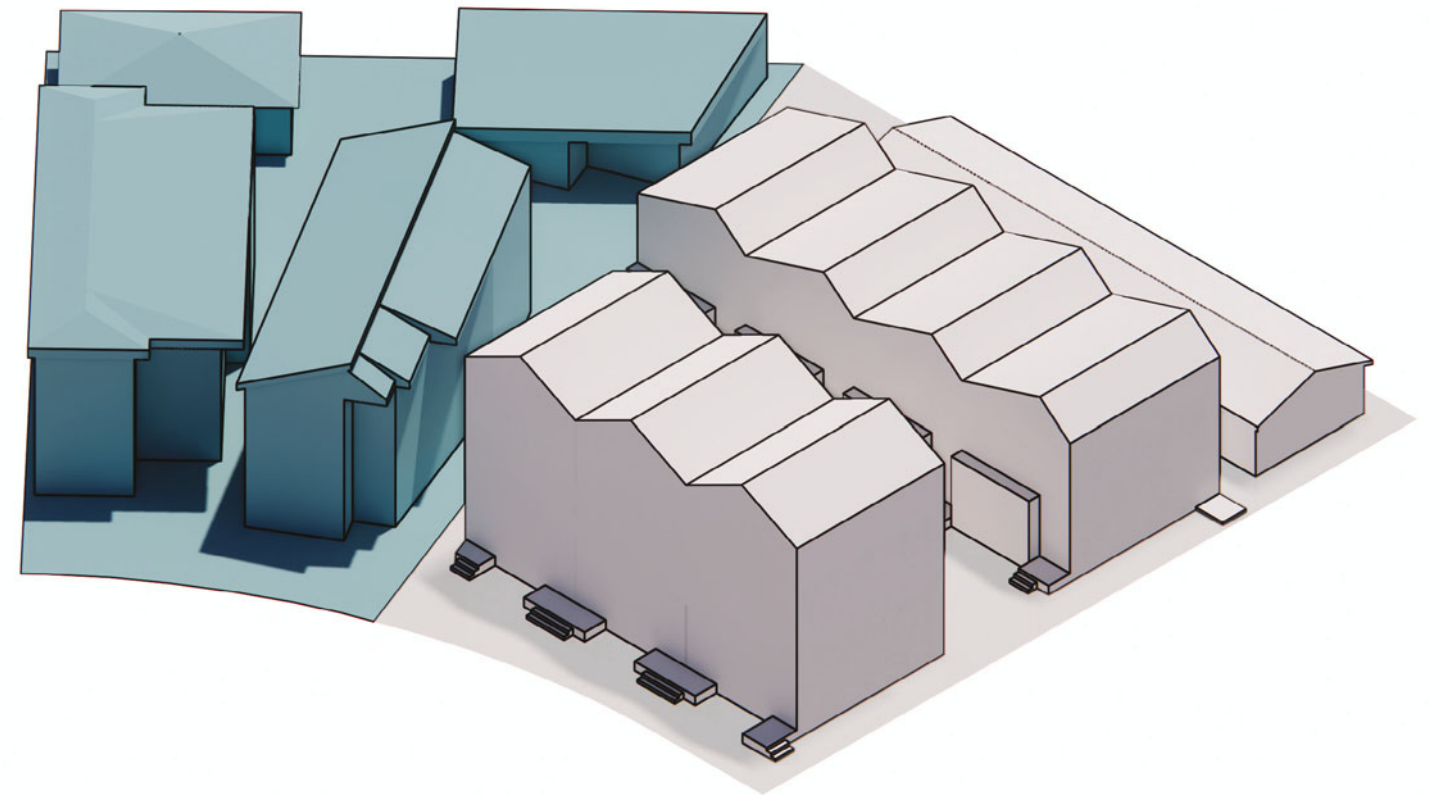
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## Conceptual Massing Models: M-CGd77 District compared to R-CG District

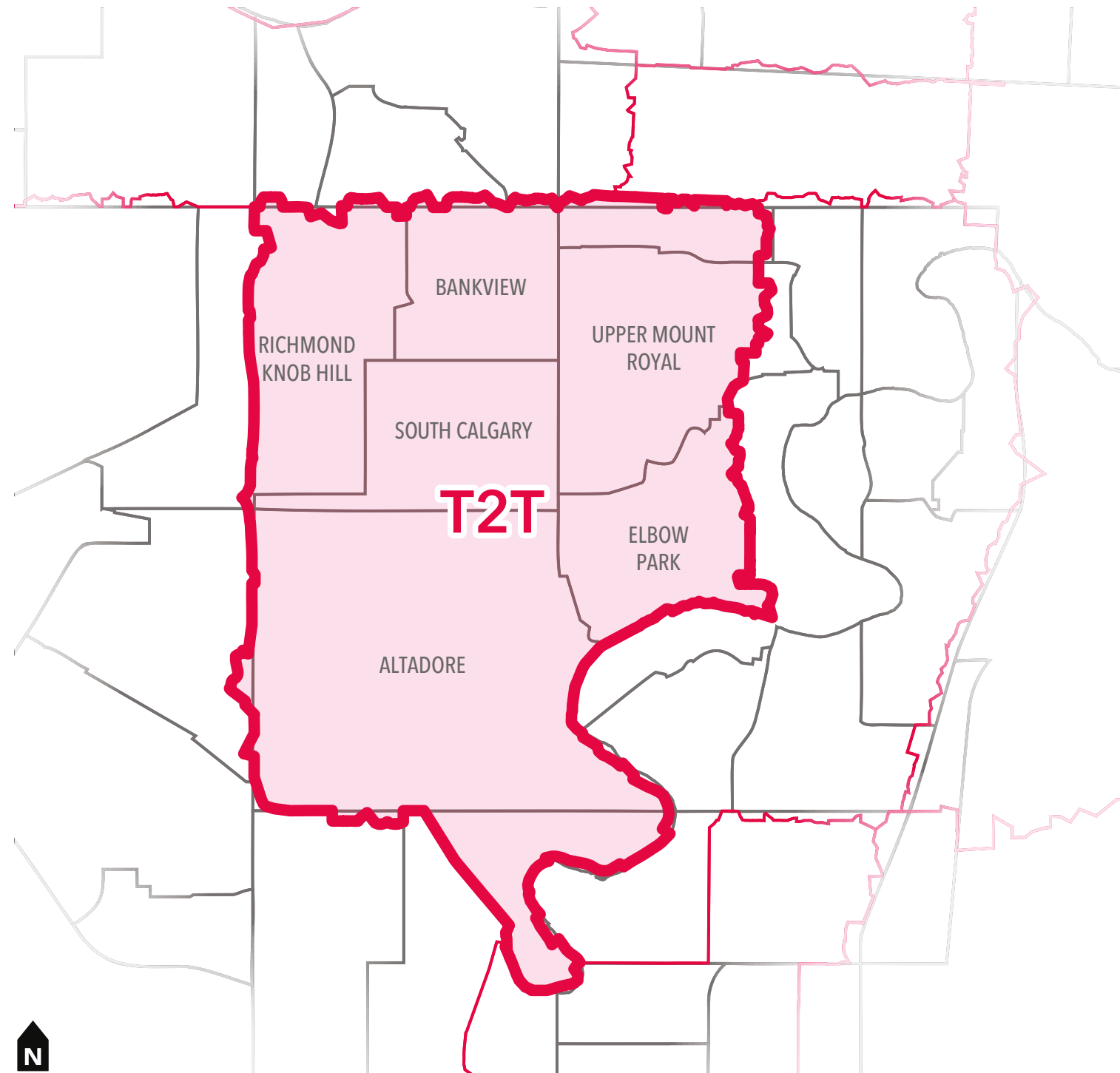


**M-CGd77 District**  
8 Units + 8 Secondary Suites  
10 Parking Stalls Required

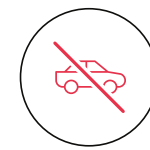


**R-CG District**  
7 Units + 7 Secondary Suites  
7 Parking Stalls Required

Note: Building designs are conceptual in nature and provided for discussion purposes only.



**15,472**  
**Total Households In T2T Forward Sorting Area (FSA)**  
*Excluding vacant dwellings or short term rentals*



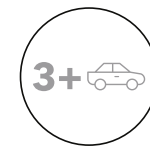
**±20%**  
**0 Vehicle Households**  
 3,046 households



**±39%**  
**1 Vehicle Households**  
 5,967 households



**±23%**  
**2 Vehicle Households**  
 3,603 households

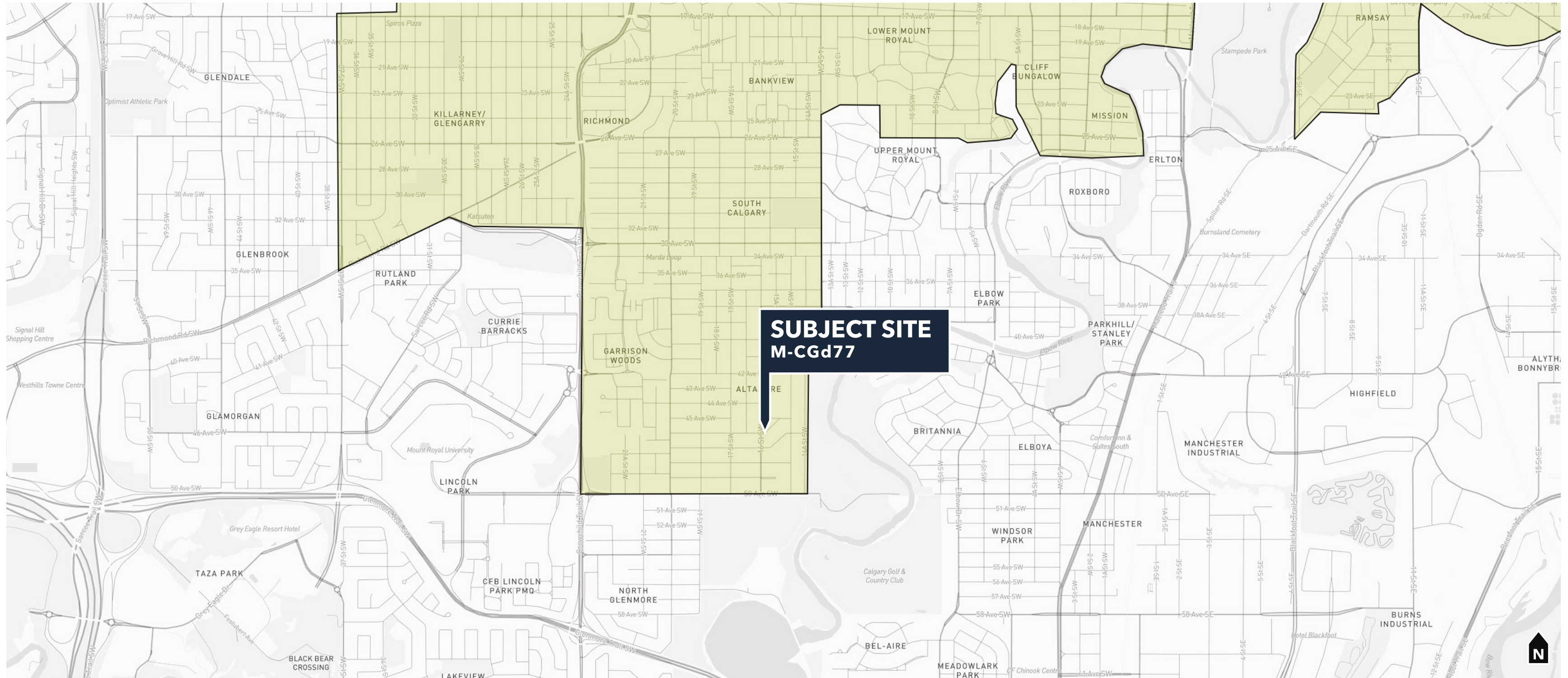


**±18%**  
**3+ Vehicle Households**  
 2,856 households

**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)

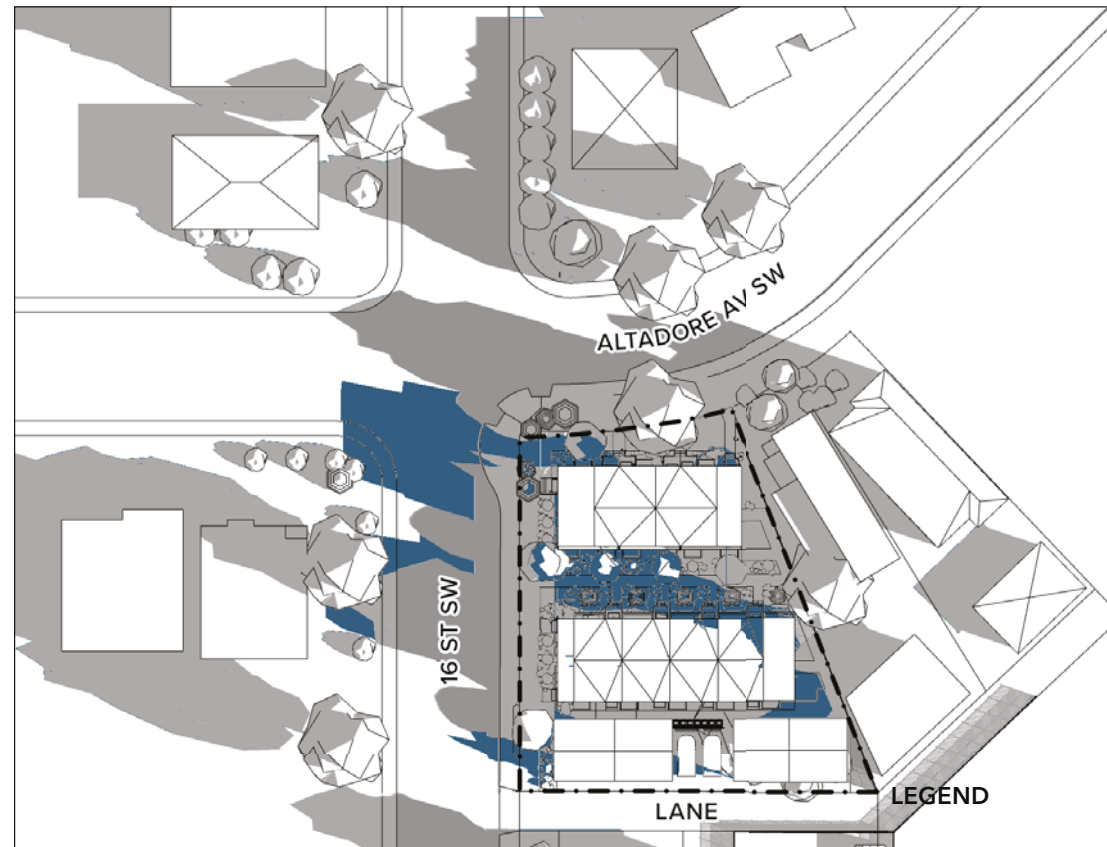




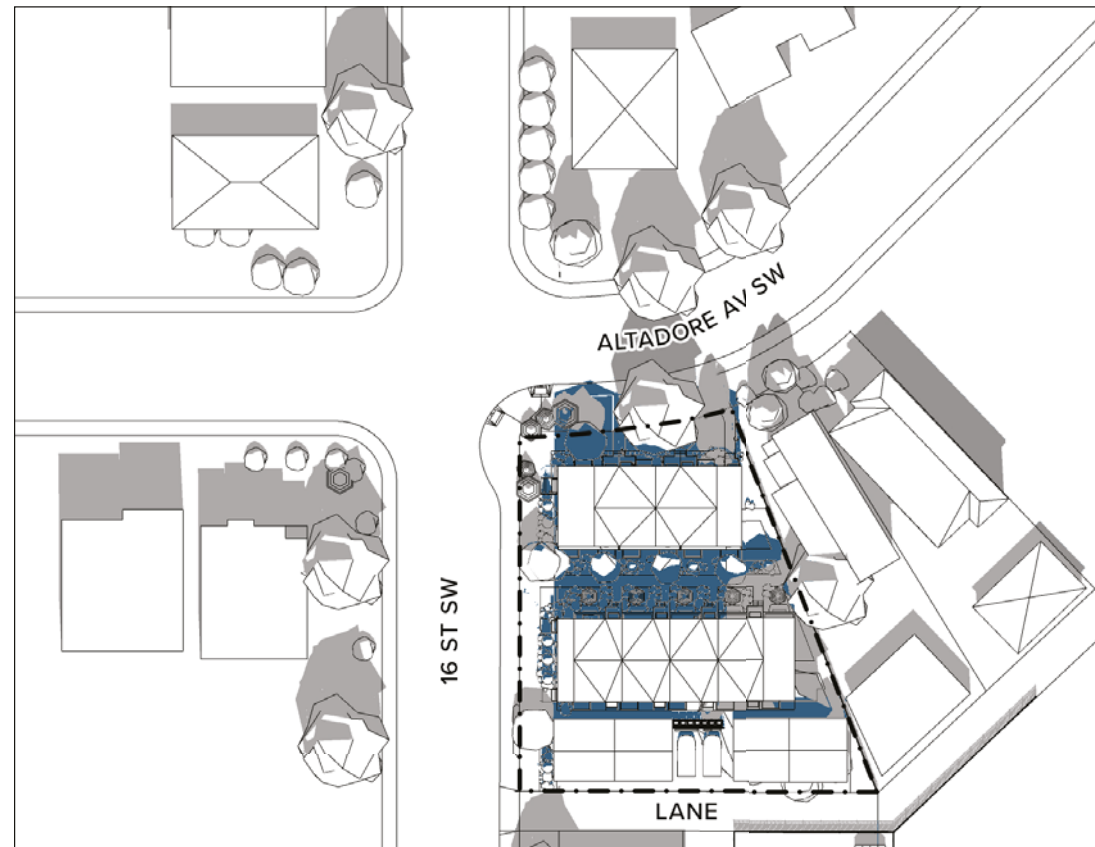
Note: Communauto Care Share details provided here for discussion purposes only. Please refer directly to Communauto's Car Share map for any changes during the course of this application.

March 21 / September 21

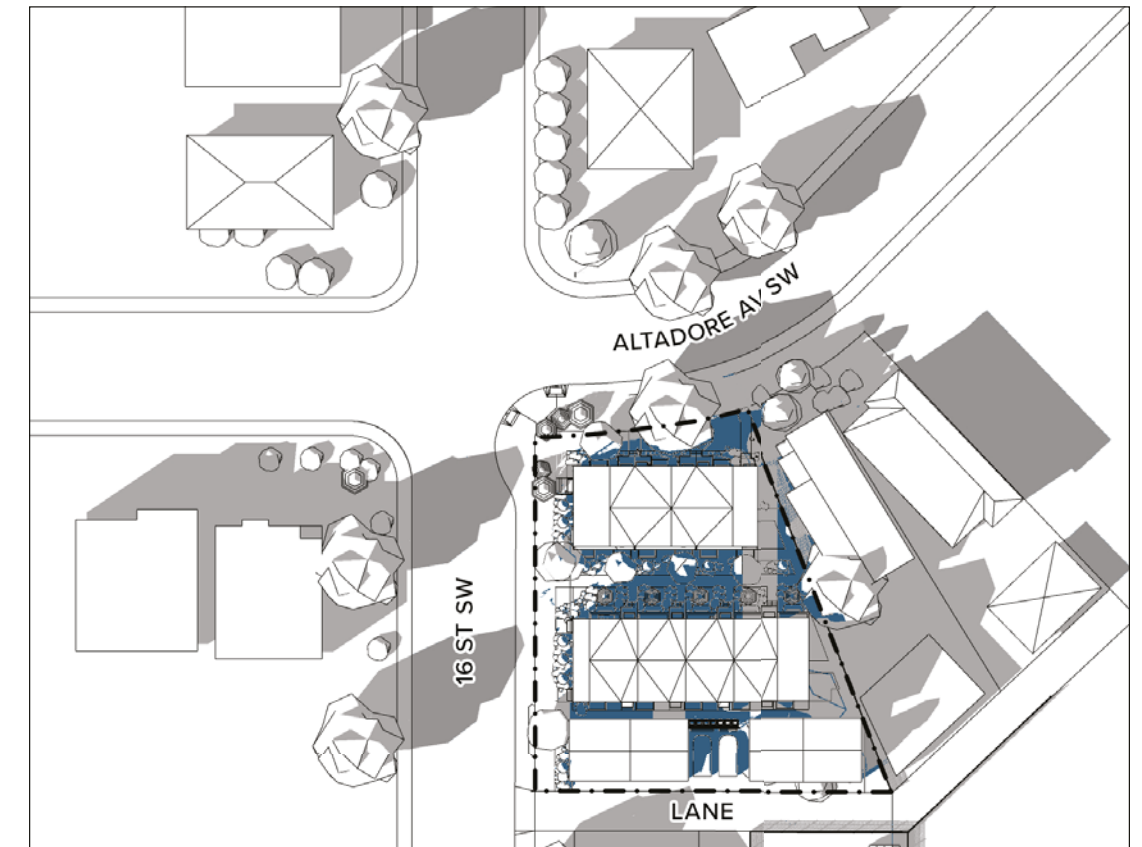
9:00am





1:00pm



4:00pm



-  Existing Shadows
-  DP2024-00851 Shadows

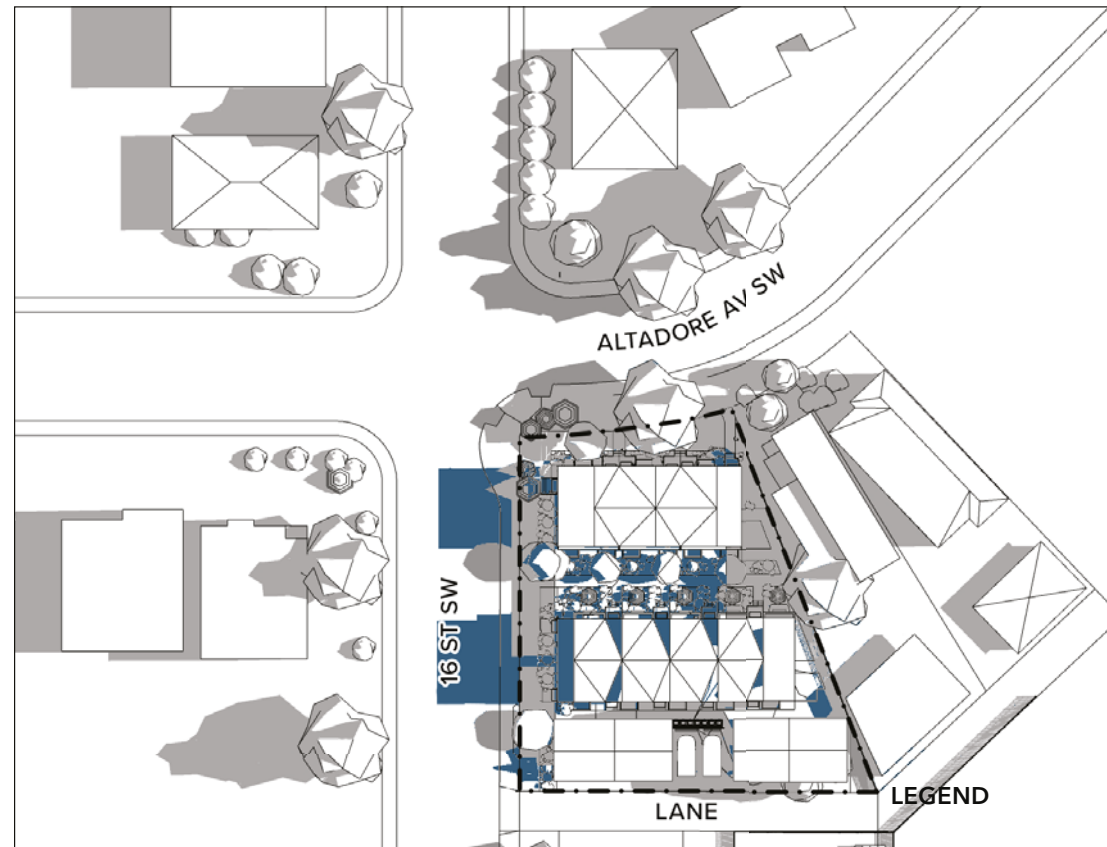


**NOTE:** Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies 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.

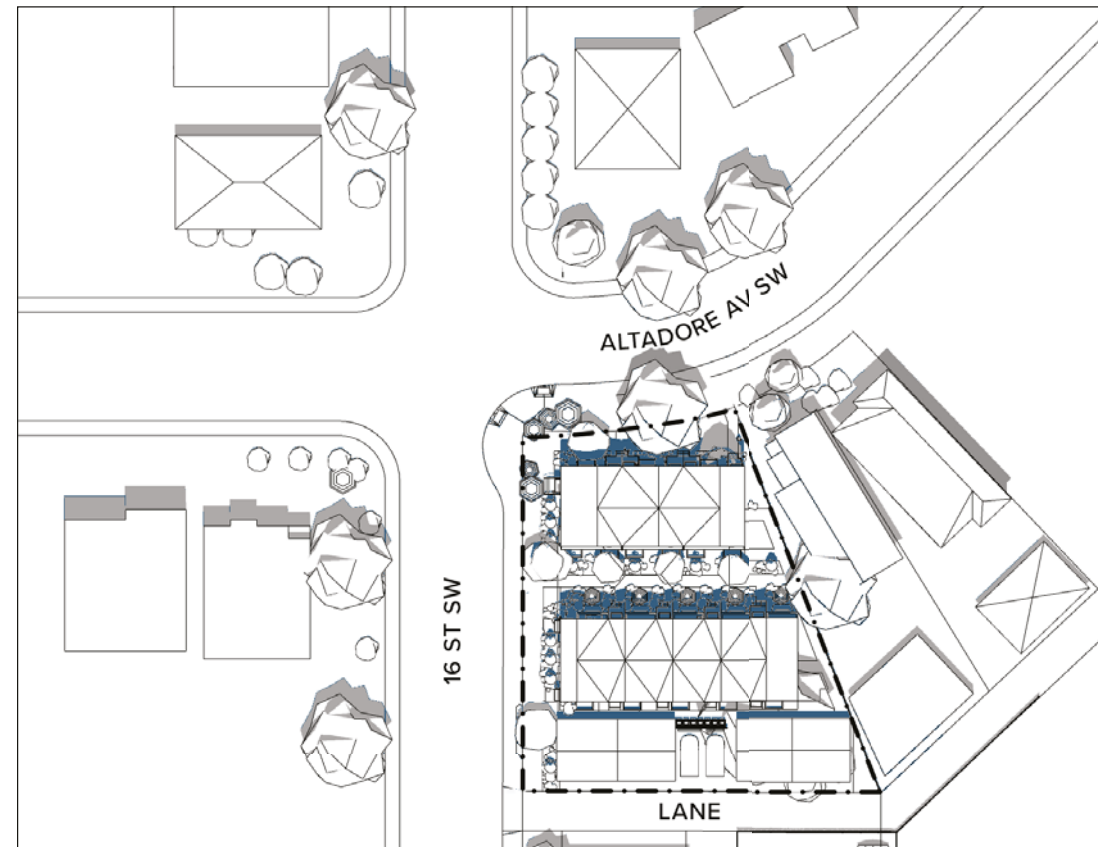


June 21

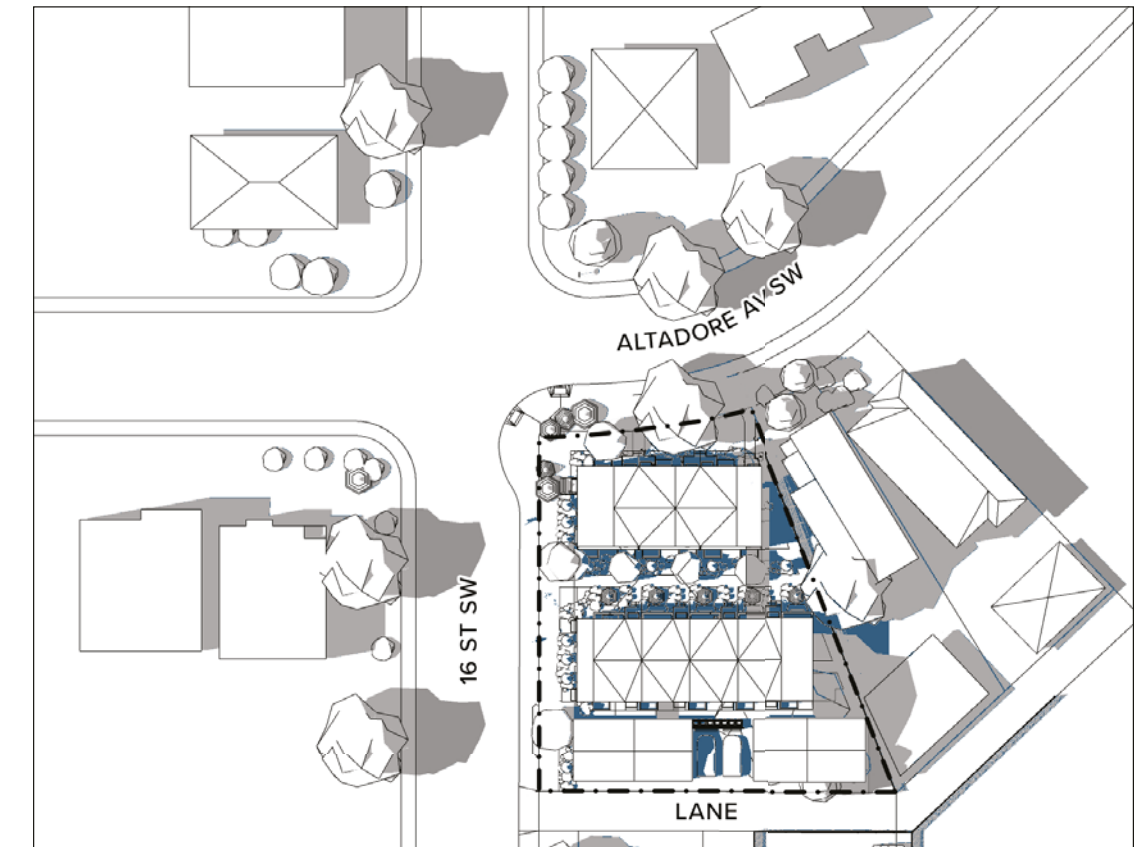
9:00am





1:00pm



4:00pm



-  Existing Shadows
-  DP2024-00851 Shadows

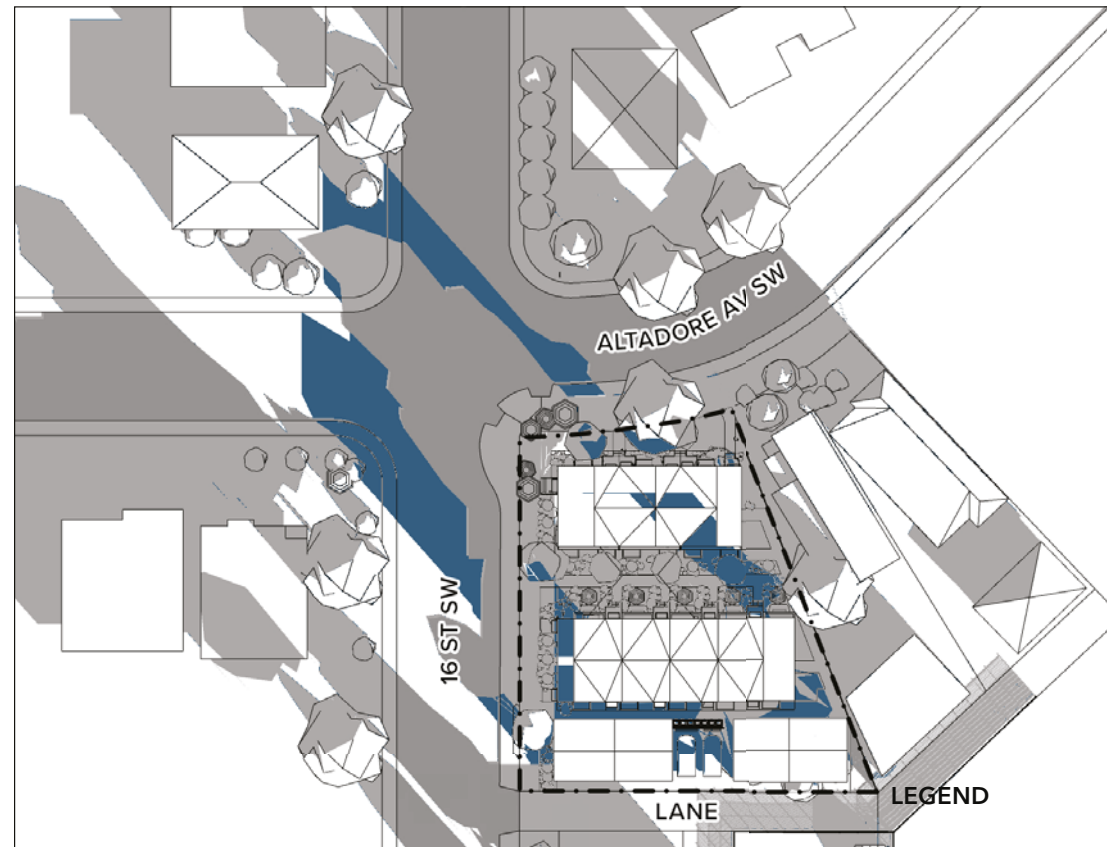


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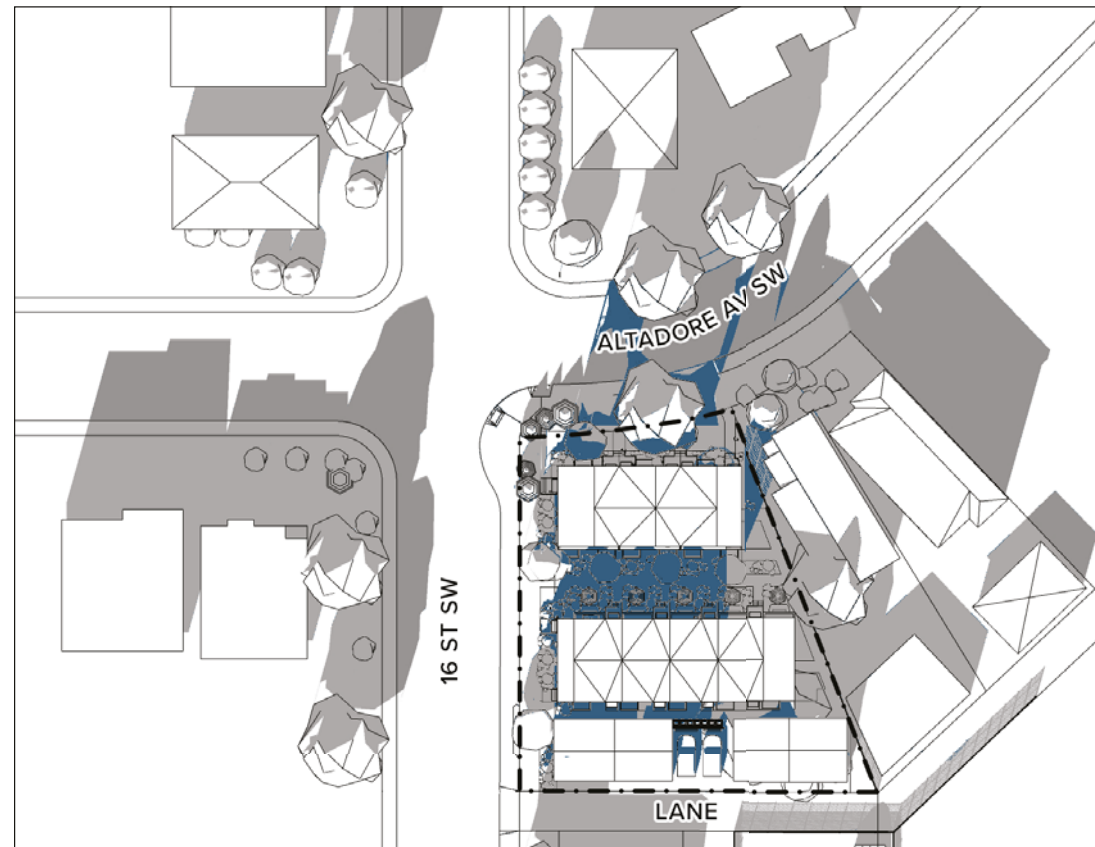


December 21

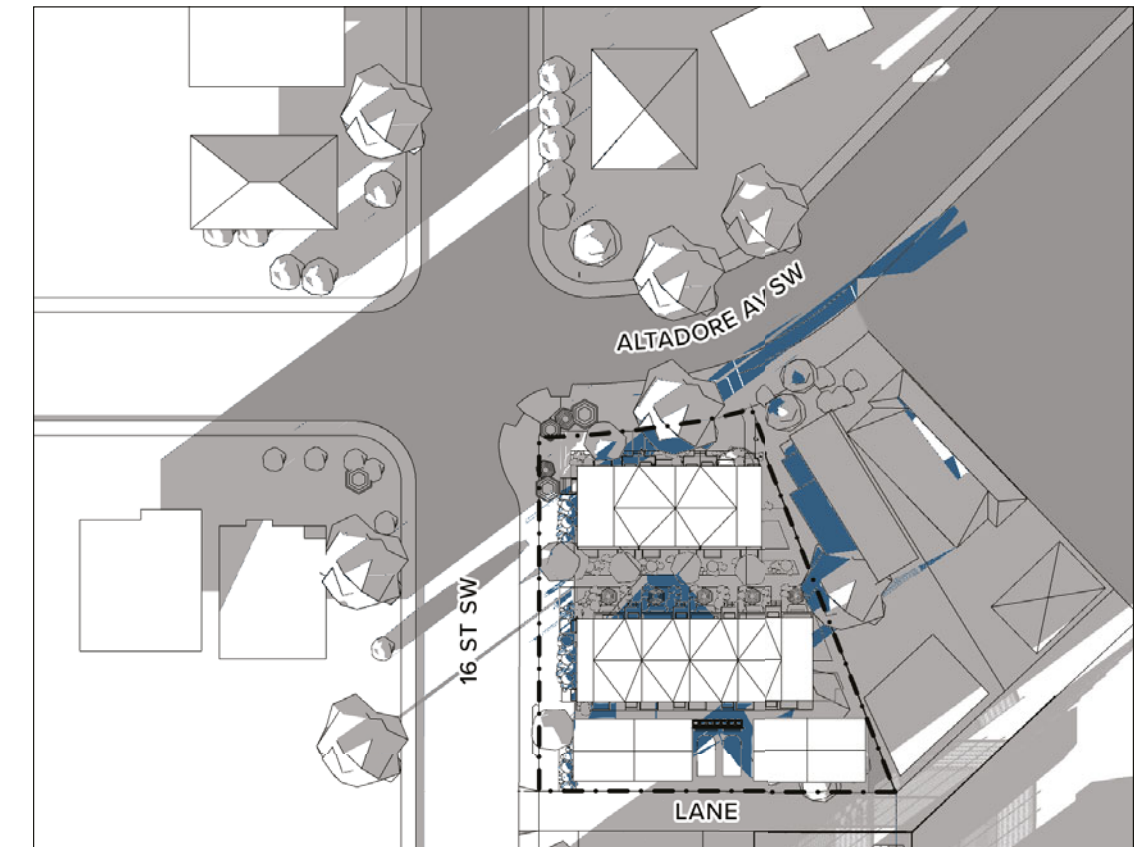
9:00am





1:00pm



4:00pm

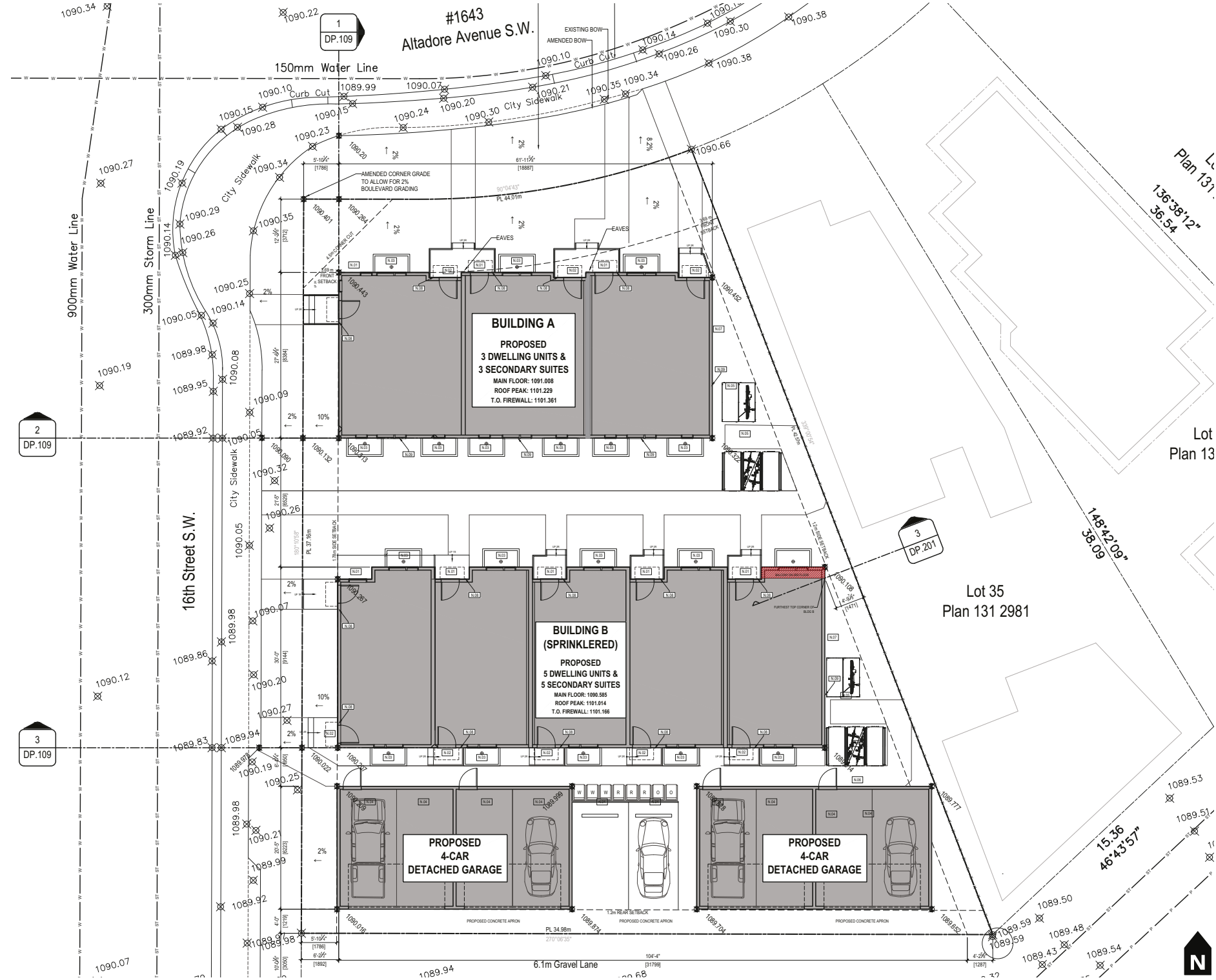


-  Existing Shadows
-  DP2024-00851 Shadows



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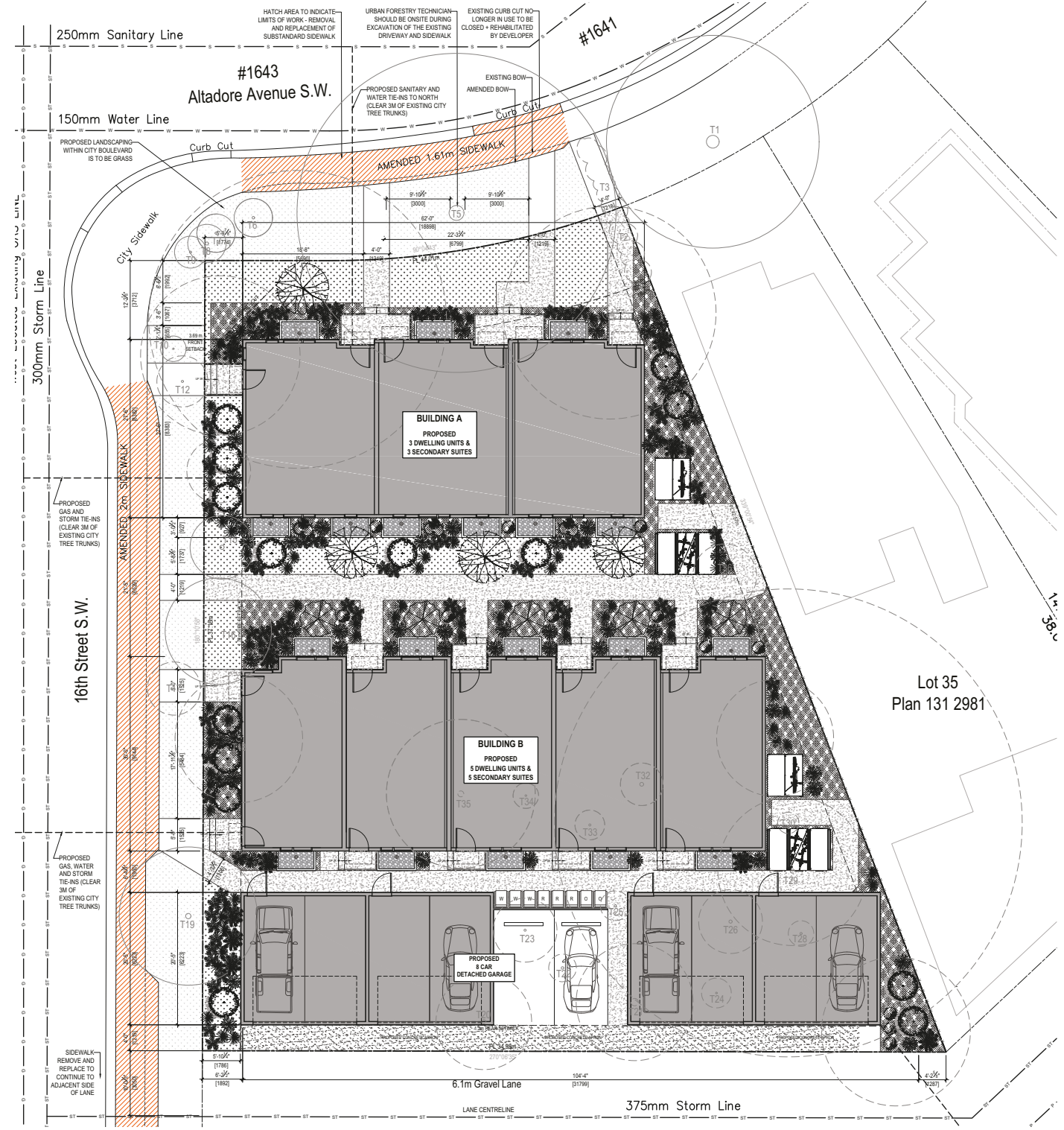
Site Plan



Note: Building design is subject to change through the review of DP2024-00851.



## Landscape Plan



**SHEET NOTES**

- EXISTING GEODETIC ELEVATION
- PROPOSED GEODETIC ELEVATION

**GENERAL NOTES**

- LANDSCAPED AREA REQUIRED: 40% OF THE SITE AREA = 418.16 SQ.M / 411.149 SQ.M / 464.85 SQ.FT (5.14%) PROVIDED.
- BYLAW 552: 1 TREE AND 2 SHRUBS REQUIRED PER 45sq.m OF LANDSCAPED AREA = 10 TREES & 18 SHRUBS. = PROVIDED 25 TREES & 67 SHRUBS
- ALL SOFT SURFACE LANDSCAPED AREA WILL HAVE A LOW WATER UNDERGROUND IRRIGATION SYSTEM. IRRIGATED WATER TO BE CONFINED TO TREES AND SHRUBS.
- MAXIMUM 40% HARD SURFACED LANDSCAPE AREA ALLOWED. = 148.03 SQ.M / 1571.90 SQ.FT PROVIDED (35.89%)
- LANDSCAPING TO BE LOW WATER PLANTING, DROUGHT TOLERANT.
- ALL SODED AREAS ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES.
- MINIMUM SOIL DEPTH OF 1200mm FOR TREES, 600mm FOR PLANTING BEDS WITH SHRUBS & 300mm IN ALL OTHER AREAS.
- THE AMERICAN ELM WILL BE REQUIRED TO BE PRUNED DURING THE WINTER DORMANT SEASON.
- URBAN FORESTRY PREFERS ALL CONSTRUCTION ACCESS TO BE FROM THE REAR ALLEY OR THROUGH THE EXISTING DRIVEWAY FROM ALTADORE AVE. IF ACCESSING FROM ALTADORE AVE VIA EXISTING DRIVEWAY, TREE PROTECTION FENCING WILL HAVE TO BE IN PLACE AND REMAIN UNMOVED DURING DEVELOPMENT UNLESS OTHERWISE DIRECTED BY AN URBAN FORESTRY TECHNICIAN

**LANDSCAPE INFORMATION**

CODE	ITEM
	MULCH GROUND COVER
	LAWN (GRASS) - DROUGHT TOLERANT GRASS SPECIES
	CONCRETE (APRON)
	SANDBLASTED CONCRETE (WALKWAY - BROOM FINISH)
	GRAVEL (WINDOW WELL)
	LAWN OUTSIDE PROPERTY LINES

**EXISTING TREE LEGEND**

Tree No.	Variety	Canopy (m)	Height (m)	Location	Notes	
T1	Coniferous Tree	0.60	10.00	17.00	In City Property	To Remain
T2	Bush	-	1.00	1.50	In Subject Property	To Be Removed
T3	Bush	-	1.00	1.50	In City Property	To Be Removed
T4	Coniferous Tree	0.70	10.00	18.00	In Subject Property	To Be Removed
T5	Deciduous Tree	0.70	15.00	14.00	In City Property	To Remain
T6	Coniferous Tree	0.12	1.80	3.50	In City Property	To Remain
T7	Coniferous Tree	0.10	1.80	4.00	In City Property	To Remain
T8	Coniferous Tree	0.15	1.80	5.50	In City Property	To Remain
T9	Coniferous Tree	0.10	1.50	4.00	In City Property	To Remain
T10	Coniferous Tree	0.07	1.20	2.50	In City Property	To Remain
T11	Deciduous Tree	0.30	7.50	14.00	In Subject Property	To Be Removed
T12	Coniferous Tree	0.10	2.40	4.00	In City Property	To Be Removed
T13	Deciduous Tree	0.50	14.00	15.00	In Subject Property	To Be Removed
T14	Bush	-	3.00	2.50	In Subject Property	To Be Removed
T15	Coniferous Tree	0.20	3.00	2.50	In Subject Property	To Remain
T16	Bush	-	5.00	4.50	In Subject Property	To Remain
T17	Bush	-	2.50	2.50	In City Property	To Be Removed
T18	Deciduous Tree	0.25	6.00	6.00	In Subject Property	To Be Removed
T19	Deciduous Tree	0.25	6.50	6.50	In City Property	To Remain
T20	Deciduous Tree	0.20	4.50	5.00	In Subject Property	To Be Removed
T21	Deciduous Tree	0.25	5.50	4.00	In Subject Property	To Be Removed
T22	Deciduous Tree	0.12	1.30	5.00	In Subject Property	To Be Removed
T23	Deciduous Tree	0.10	3.00	2.20	In Subject Property	To Be Removed
T24	Coniferous Tree	0.08	1.40	5.00	In Subject Property	To Be Removed
T25	Deciduous Tree	0.10	1.40	3.00	In Subject Property	To Be Removed
T26	Deciduous Tree	0.15	3.00	4.50	In Subject Property	To Be Removed
T27	Deciduous Tree	0.25	7.00	10.00	In Subject Property	To Be Removed
T28	Deciduous Tree	0.10	1.20	4.50	In Subject Property	To Be Removed
T29	Deciduous Tree	0.20	7.00	6.00	In Subject Property	To Be Removed
T30	Deciduous Tree	1.00	22.00	15.00	In Subject Property	To Be Removed
T31	Deciduous Tree	0.15	3.50	5.00	In Subject Property	To Be Removed
T32	Deciduous Tree	0.18	2.80	3.00	In Subject Property	To Be Removed
T33	Coniferous Tree	0.10	1.40	2.20	In Subject Property	To Be Removed
T34	Coniferous Tree	0.08	1.20	1.50	In Subject Property	To Be Removed
T35	Deciduous Tree	0.28	7.00	3.00	In Subject Property	To Be Removed
T36	Deciduous Tree	0.18	3.00	3.00	In Subject Property	To Be Removed

**EXISTING TREES**

—————	TO REMAIN
-----	TO BE REMOVED

**PROPOSED PLANTINGS**

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE @ PLANTING	TYP. SPREAD	TYP. HEIGHT	REQ.	AMOUNT
<b>CONIFEROUS TREES</b>							
	DWARF SPRUCE	PICEA GLAUCA	3 in HIGH	7-10'	10-12'	LOW WATER	5
	COLUMNAR COLORADO SPRUCE	PICEA PARVIFLORA FASTIGIATA	MIN 200mm DEEP ROOT BALL	3.0m		LOW WATER	14
<b>DECIDUOUS TREES</b>							
	AMUR MAPLE	ACER GINNALA	60 - 75 mm CALLIPER			LOW WATER	4
<b>SHRUBS</b>							
	SAVIN JUNIPER	JUNIPERUS SABINA	0.60 m SPREAD	4'-0"	3' TO 4'	LOW WATER	48
	MUGO PINE	PINUS MUGO	0.60m SPREAD			LOW WATER	10
	LILAC	SYRINGA SPP.	0.60m SPREAD			LOW WATER	12
<b>GRASSES &amp; FLOWERS</b>							
	ROCKY MOUNTAIN BEECH	CLEOME SCRIBBLATA	0.60m SPREAD	12" TO 40"		LOW WATER	3
	WOLF FORESTER FEATHER REED GRASS	CAHAMGROSIS ACUTIFLORA	0.60m SPREAD	200mm			77
	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIANUM	0.60m SPREAD	1P TO 1'		LOW WATER	65



Note: Building design is subject to change through the review of DP2024-00851.

Front Building North Elevation



Note: Building design is subject to change through the review of DP2024-00851.





Rear Building North Elevation



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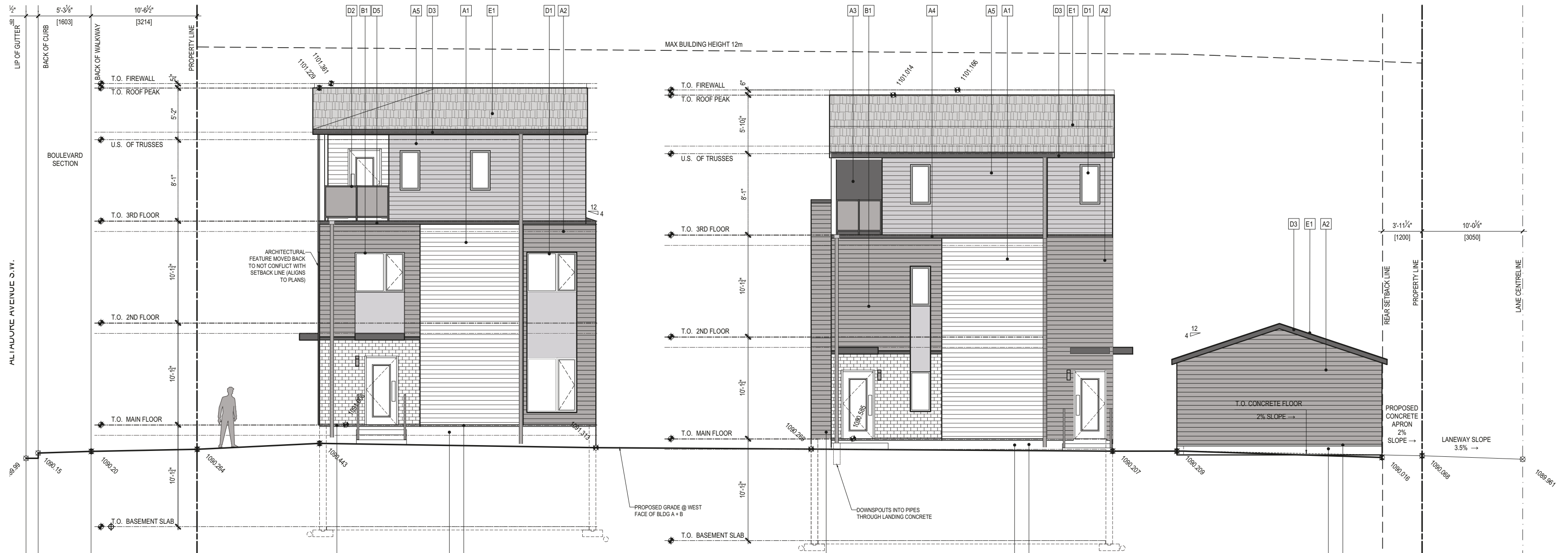


## Rear Building South Elevation



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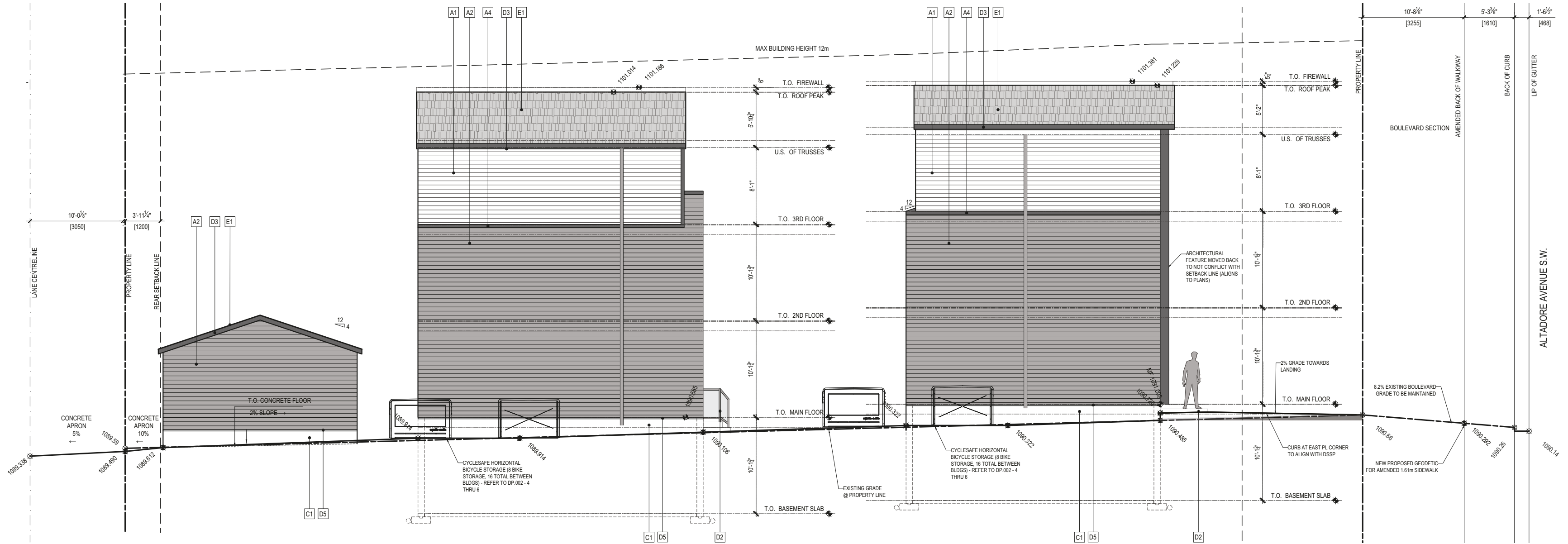
## West Elevation



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East Elevation



Note: Building design is subject to change through the review of DP2024-00851.