

1643 Altadore AV SW Item 7.2.9 I LOC2024-0021 I CPC2024-0875

Public Hearing Presentation | October 8, 2024 Prepared by CivicWorks CITY OF CALGARY

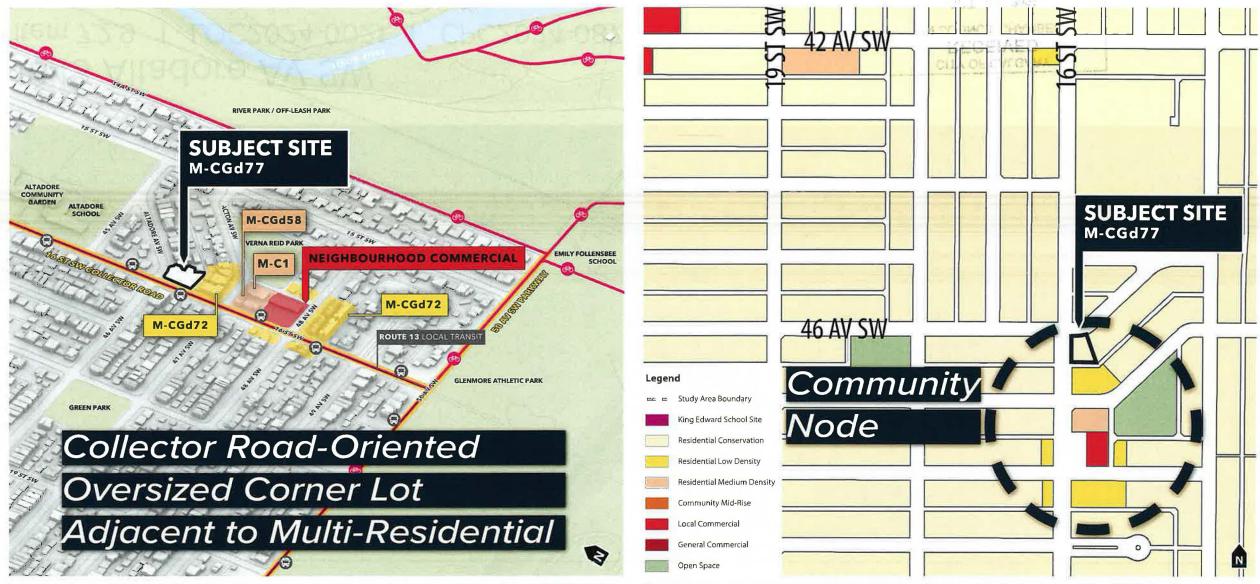
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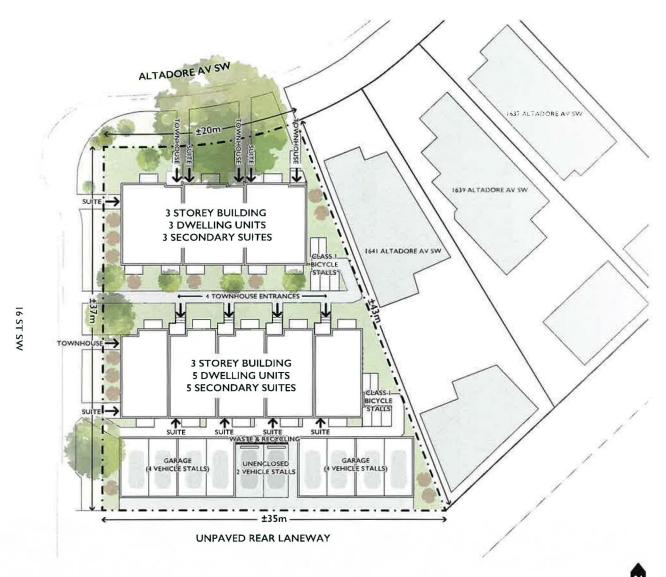
Site Context



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.

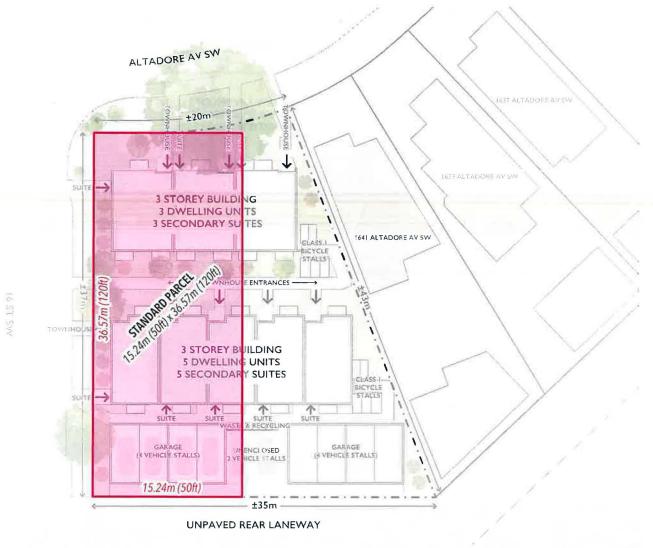
Application Summary



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)

Application Summary



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

Communication & Outreach

Custom On-Site Signage



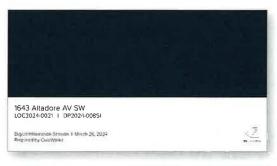
Neighbour Mailers



Outreach Website

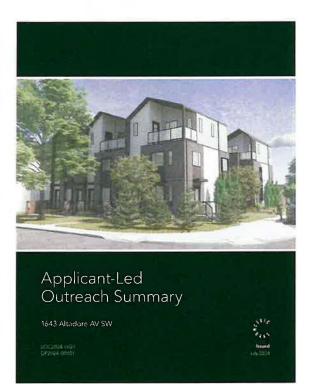


Digital Information Session





Outreach Summary



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

West Elbow Communities Local Area Plan (draft, 2024)



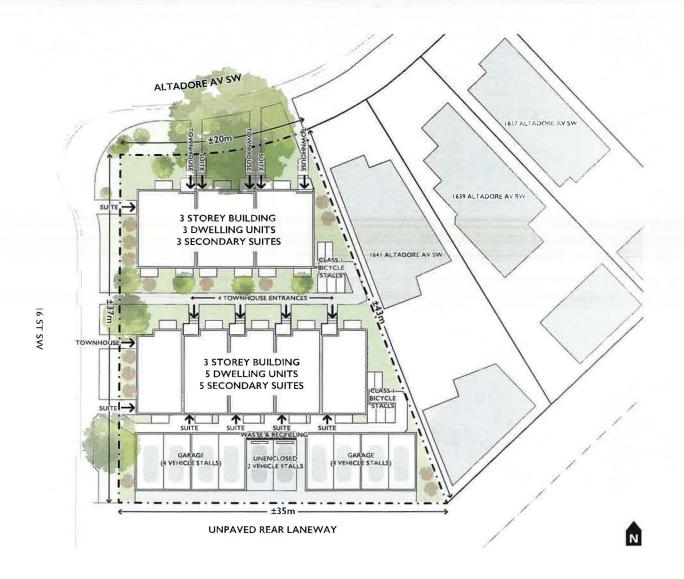
Note: Please refer to the draft West Elbow Communities Local Area Plan (2024) directly. These maps are provided for discussion purposes only.



Questions?



Site Plan



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



Conceptual Visualization Looking Southeast from Altadore AV / 16 ST SW



Conceptual Visualization Looking Southwest from Altadore AV SW



Conceptual Visualization Looking Northeast from 16 ST SW



Conceptual Visualization Looking East from 16 ST SW towards Interior Courtyard



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

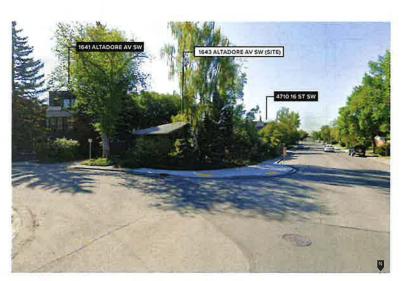


Conceptual Visualization Looking Northeast along 16 ST SW

Site Photos



Aerial View looking southeast



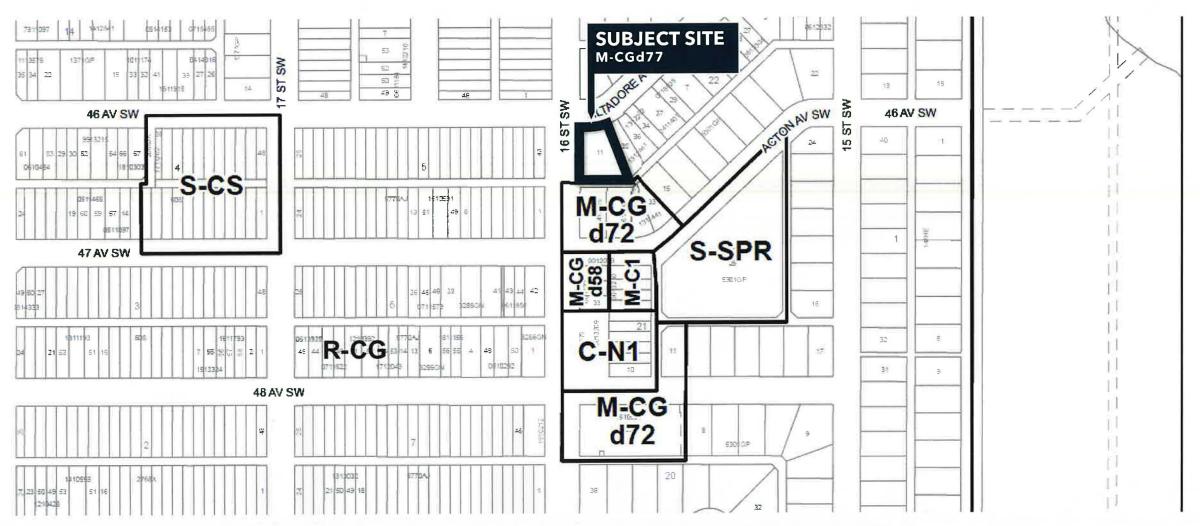
Looking south down 16 ST SE



Looking southeast towards existing building and adjacent properties



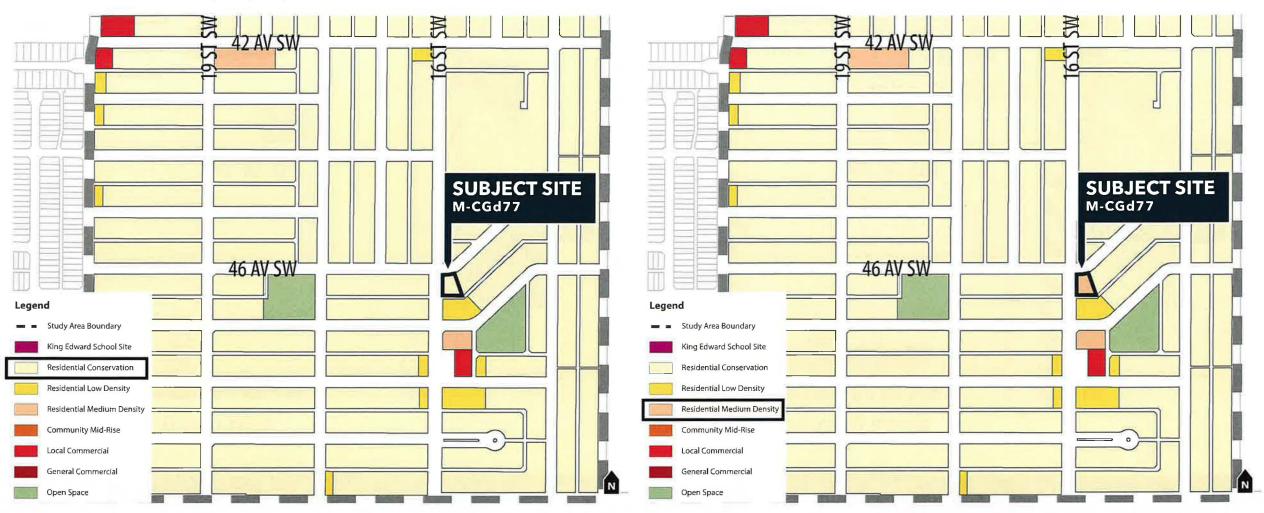
Looking northeast towards existing detached garage and rear laneway



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.

South Calgary/Altadore Area Redevelopment Plan (1986)

Land Use Policies (Map 2)

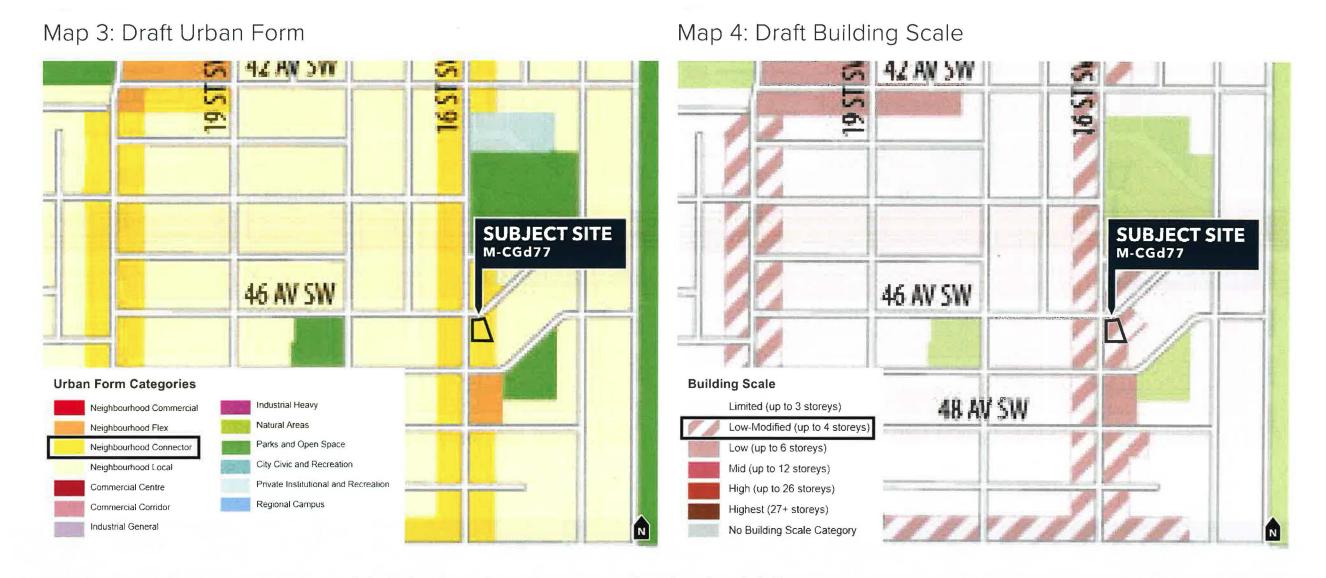


Existing - Residential Conservation

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.

West Elbow Communities Local Area Plan (draft, 2024)



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

Building Height

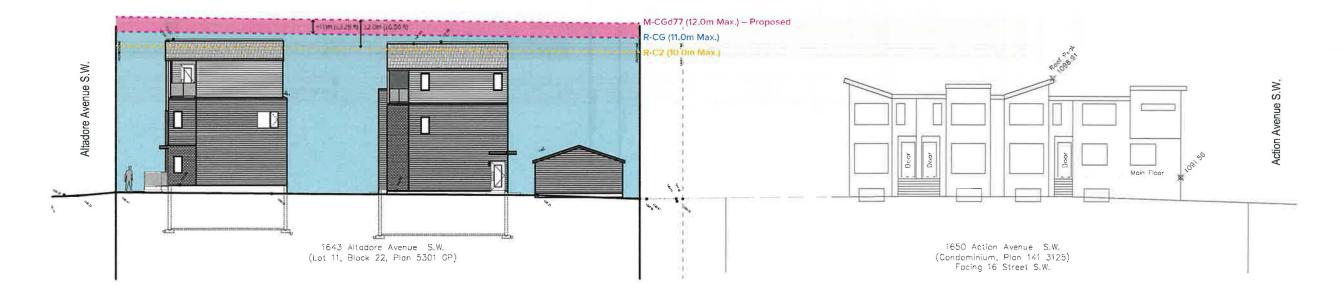
Altadore Avenue SW Contextual Streetscape Elevation (DP2024-00851)



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.

Building Height

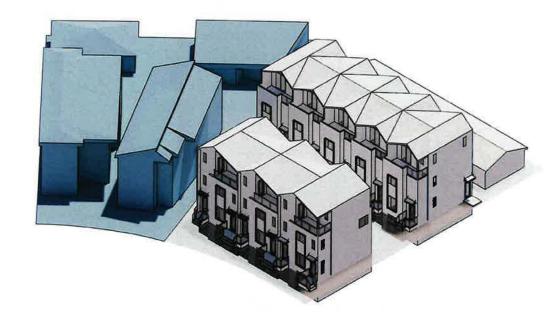
16 ST SW Contextual Streetscape Elevation (DP2024-00851)

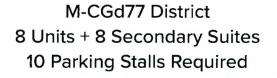


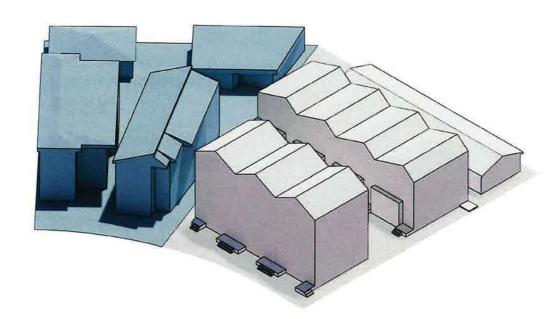
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Density

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

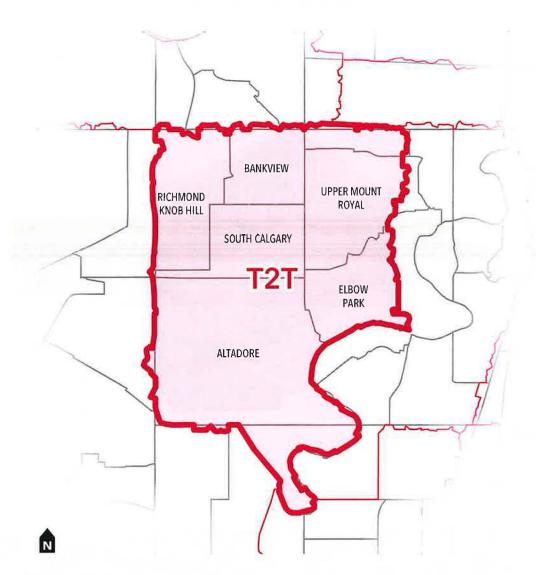






R-CG District
7 Units + 7 Secondary Suites
7 Parking Stalls Required

Vehicle Ownership Local Area Trends





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: 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-altadore-av-sw

Communauto Car Share



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.

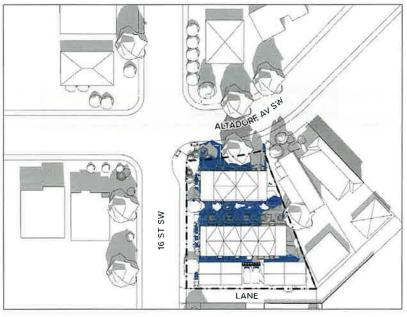
DP2024-00851 – Conceptual Shadow Studies

March 21 / September 21

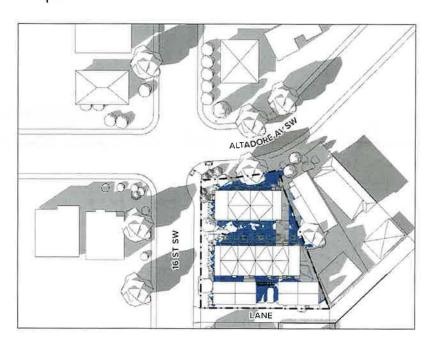
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Existing Shadows

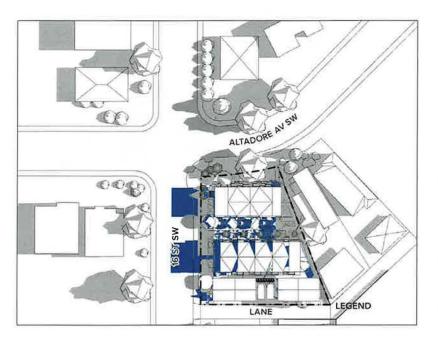
DP2024-00851 Shadows

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.

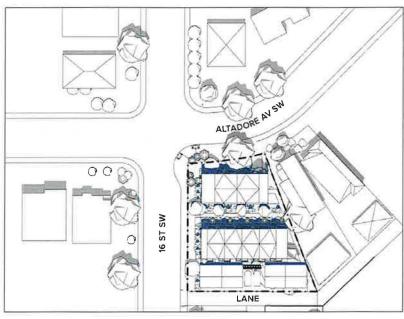
DP2024-00851 – Conceptual Shadow Studies

June 21

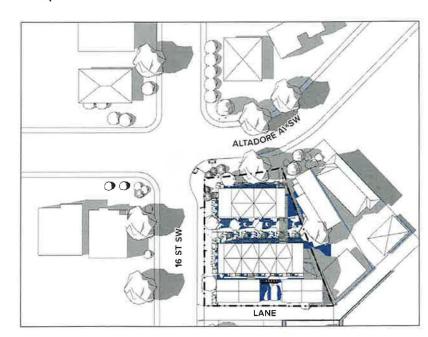
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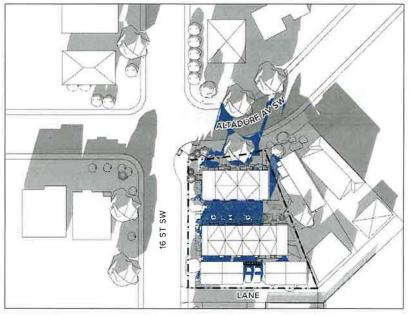
DP2024-00851 – Conceptual Shadow Studies

December 21

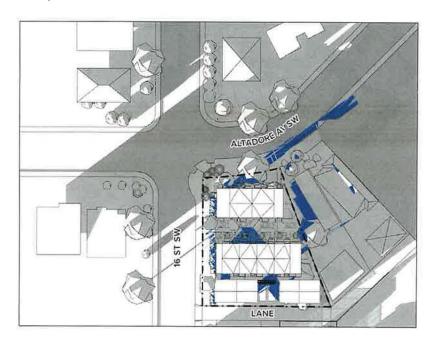
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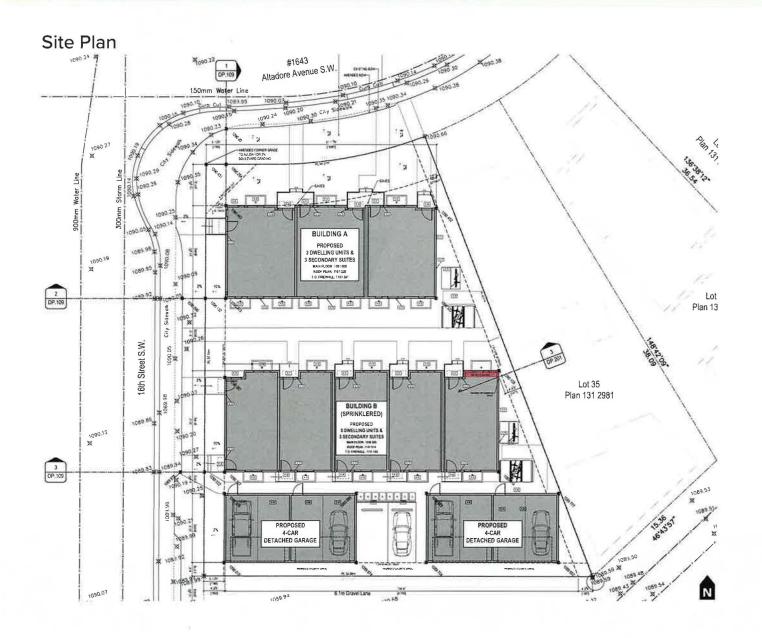
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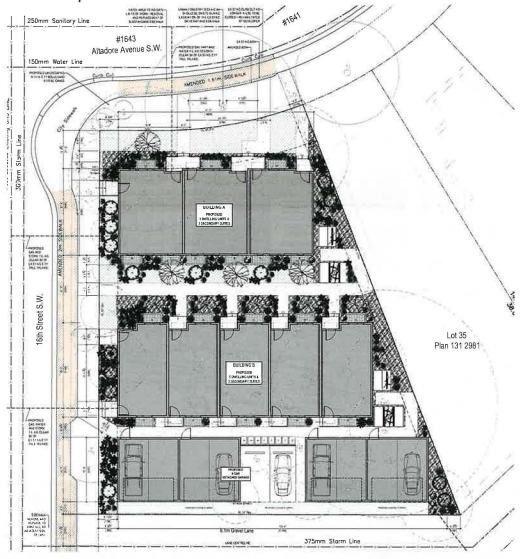


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Landscape Plan



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Front Building North Elevation



Front Building South Elevation



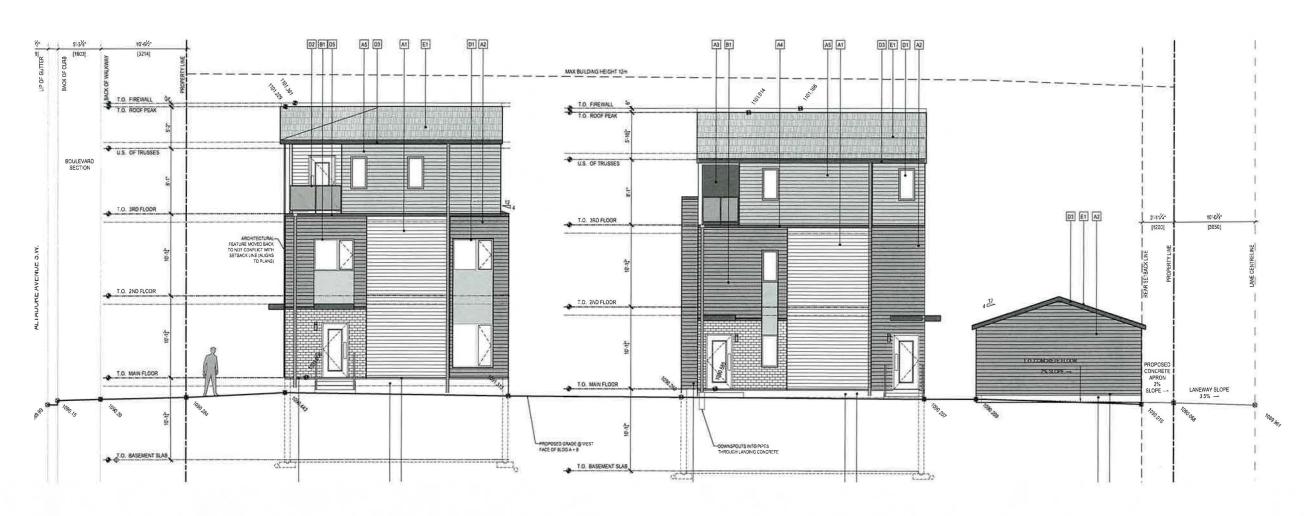
Rear Building North Elevation



Rear Building South Elevation



West Elevation



East Elevation

