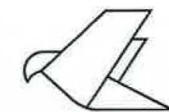
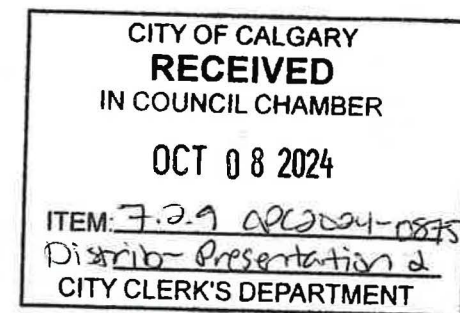


1643 Altadore AV SW

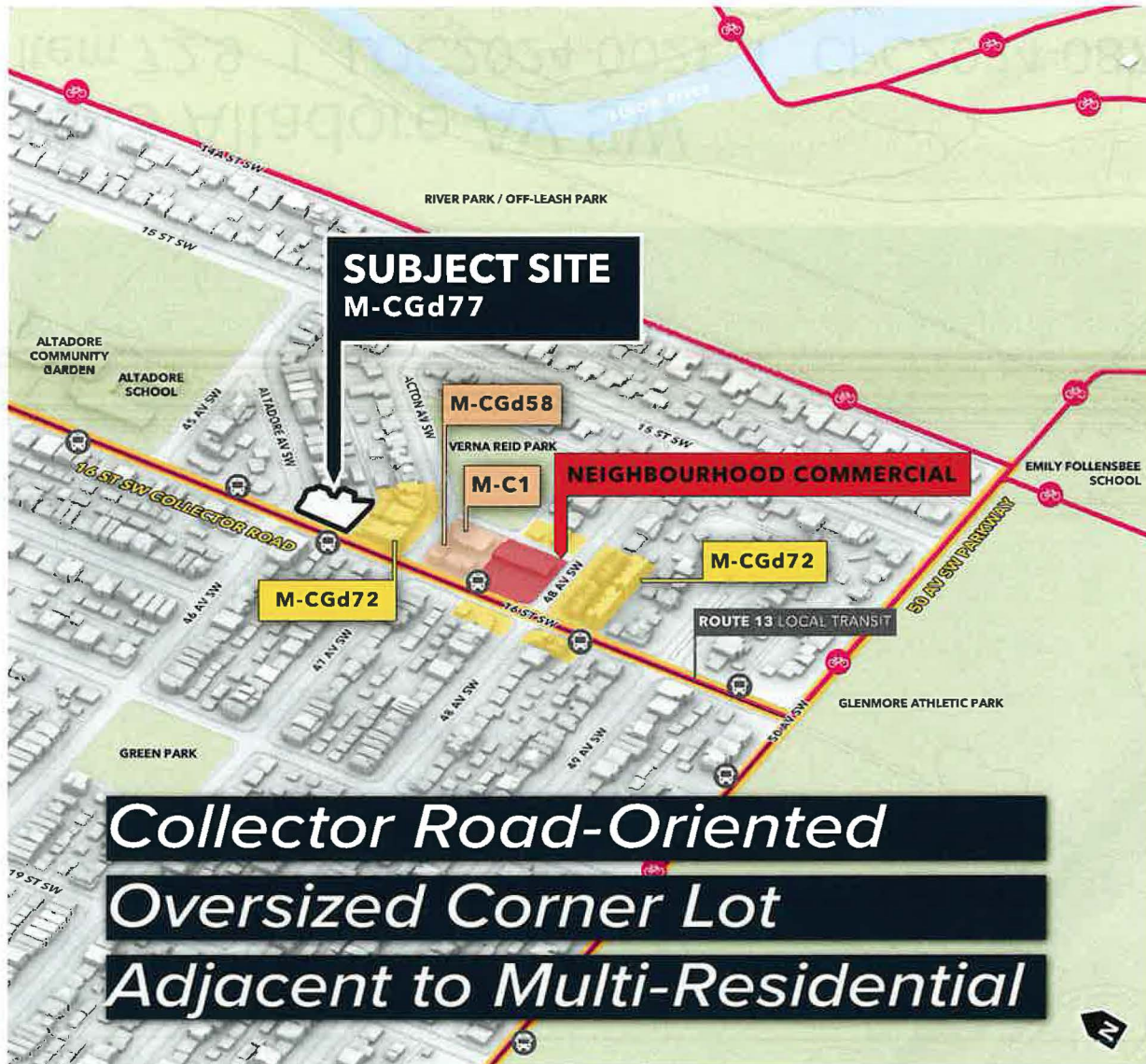
Item 7.2.9 | LOC2024-0021 | CPC2024-0875

Public Hearing Presentation | October 8, 2024

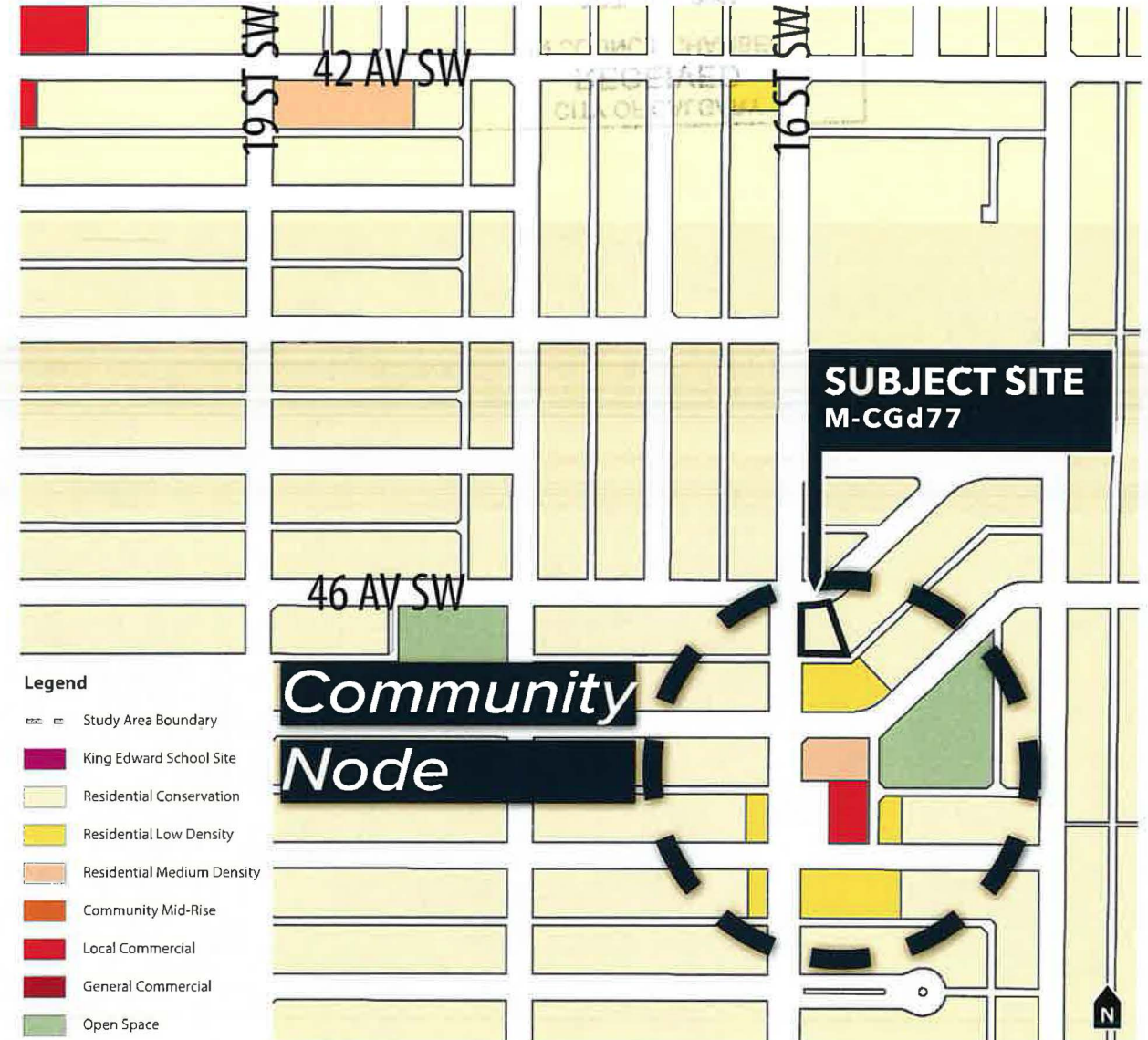
Prepared by CivicWorks



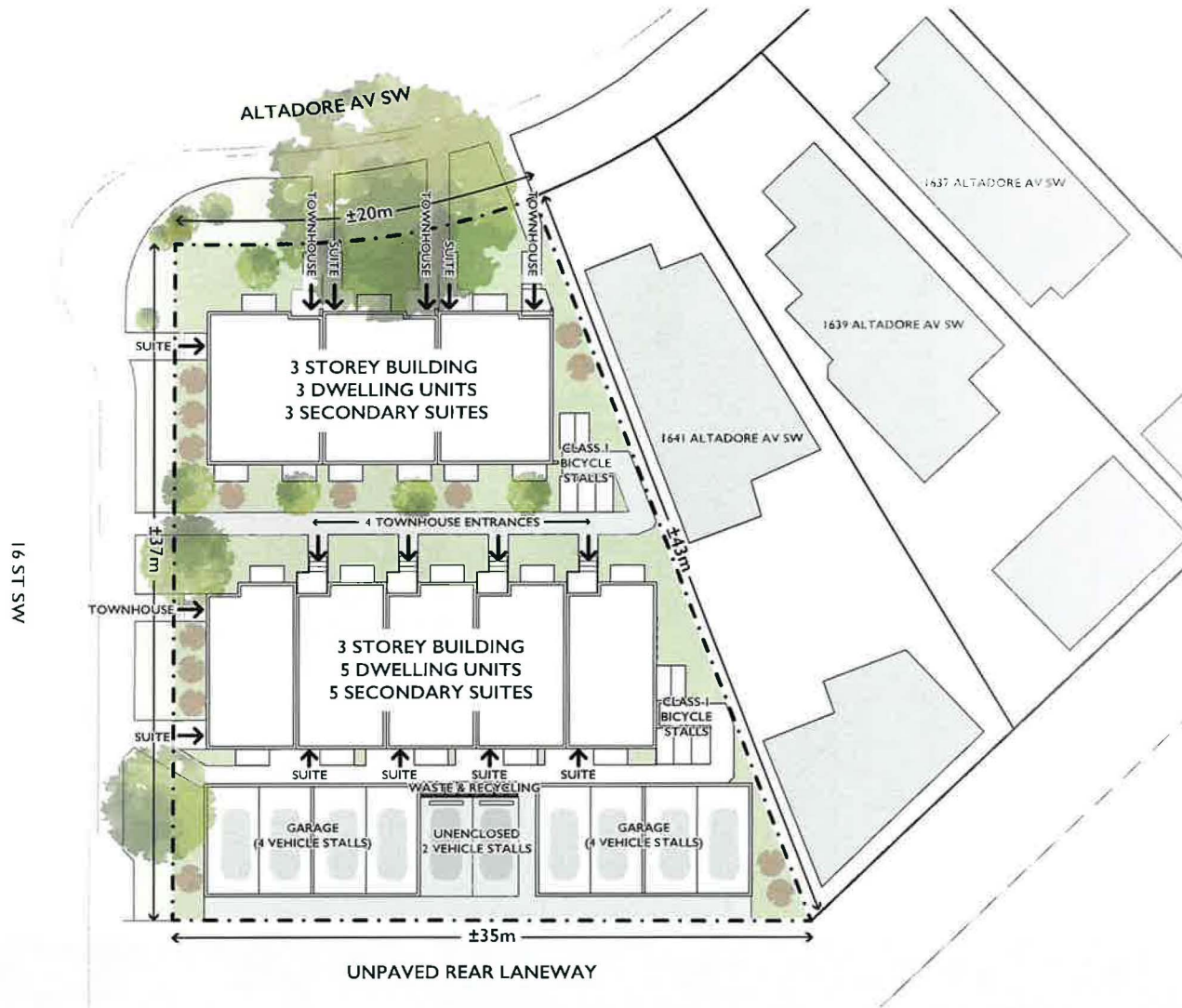
ec LIVING



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.

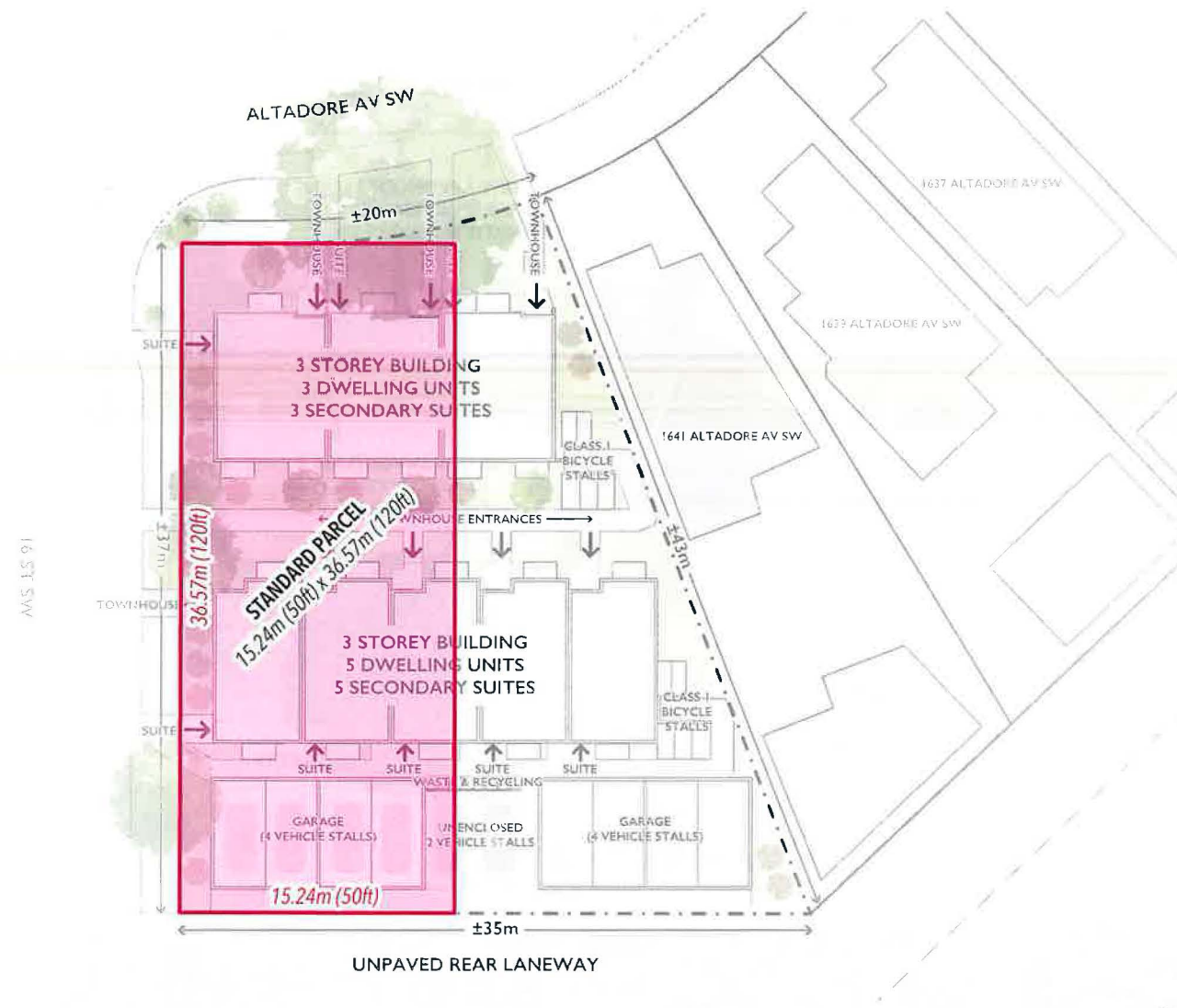


Land Use Redesignation application:
from **R-CG** (formerly R-C2) to **M-CGd77**

- 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



Neighbour Mailers



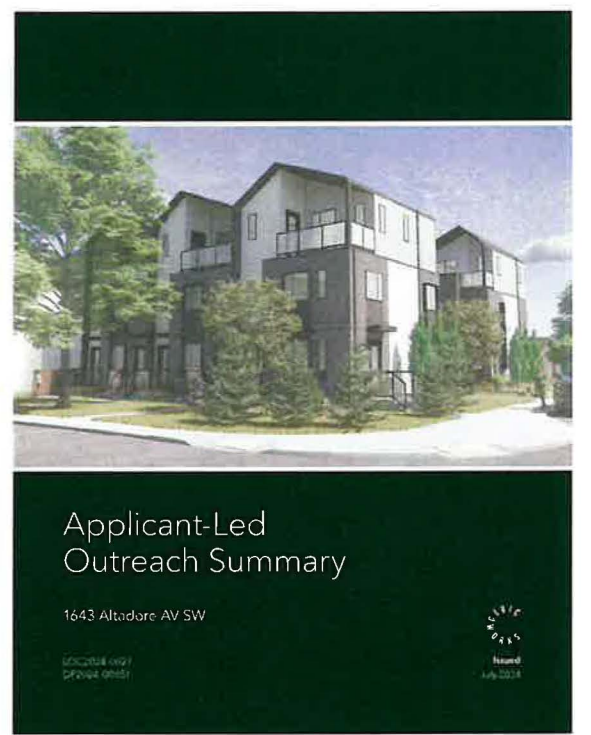
Outreach Website



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

Map 3: Draft Urban Form

Map 4: Draft Building Scale



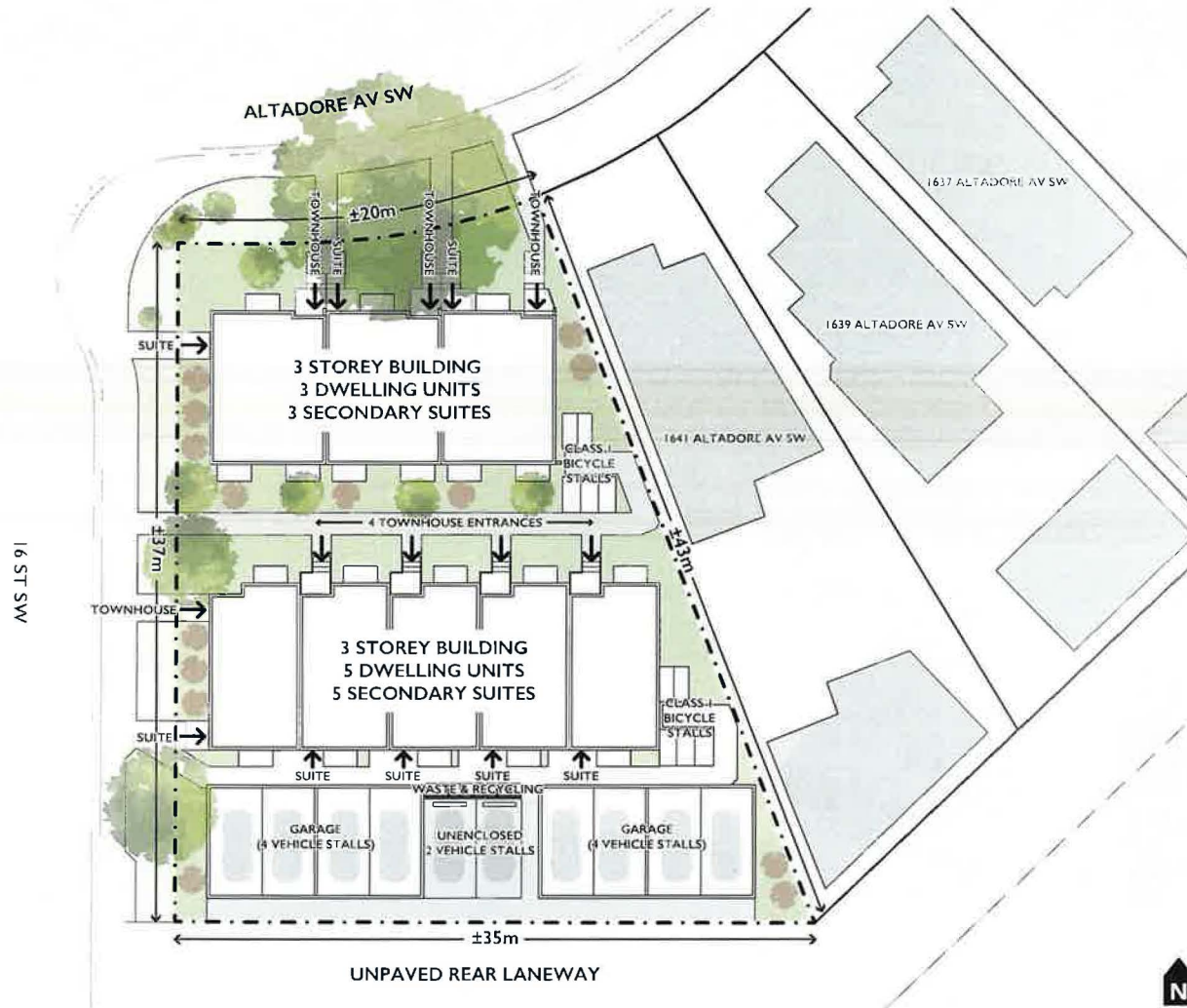
Note: Please refer to the draft West Elbow Communities Local Area Plan (2024) directly. These maps are provided for discussion purposes only.



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



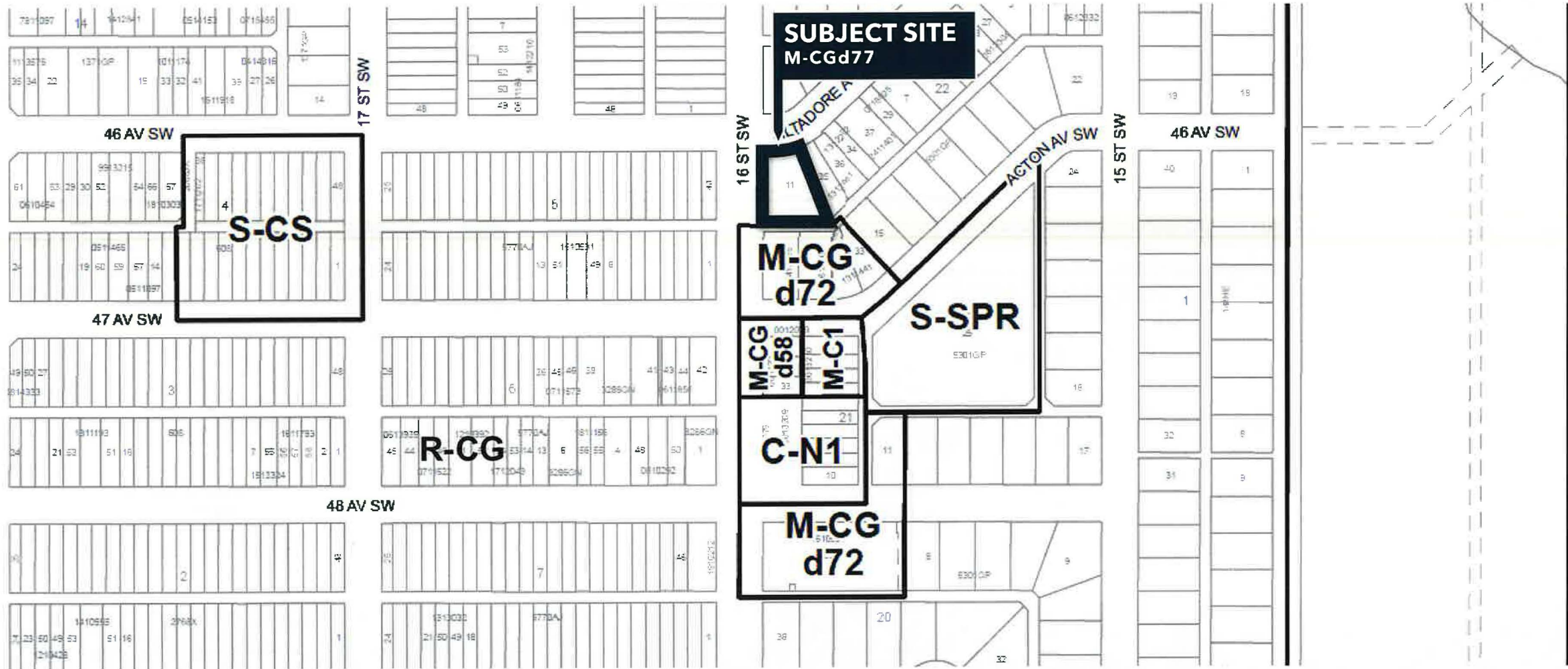
Looking south down 16 ST SE



Looking southeast towards existing building and adjacent properties



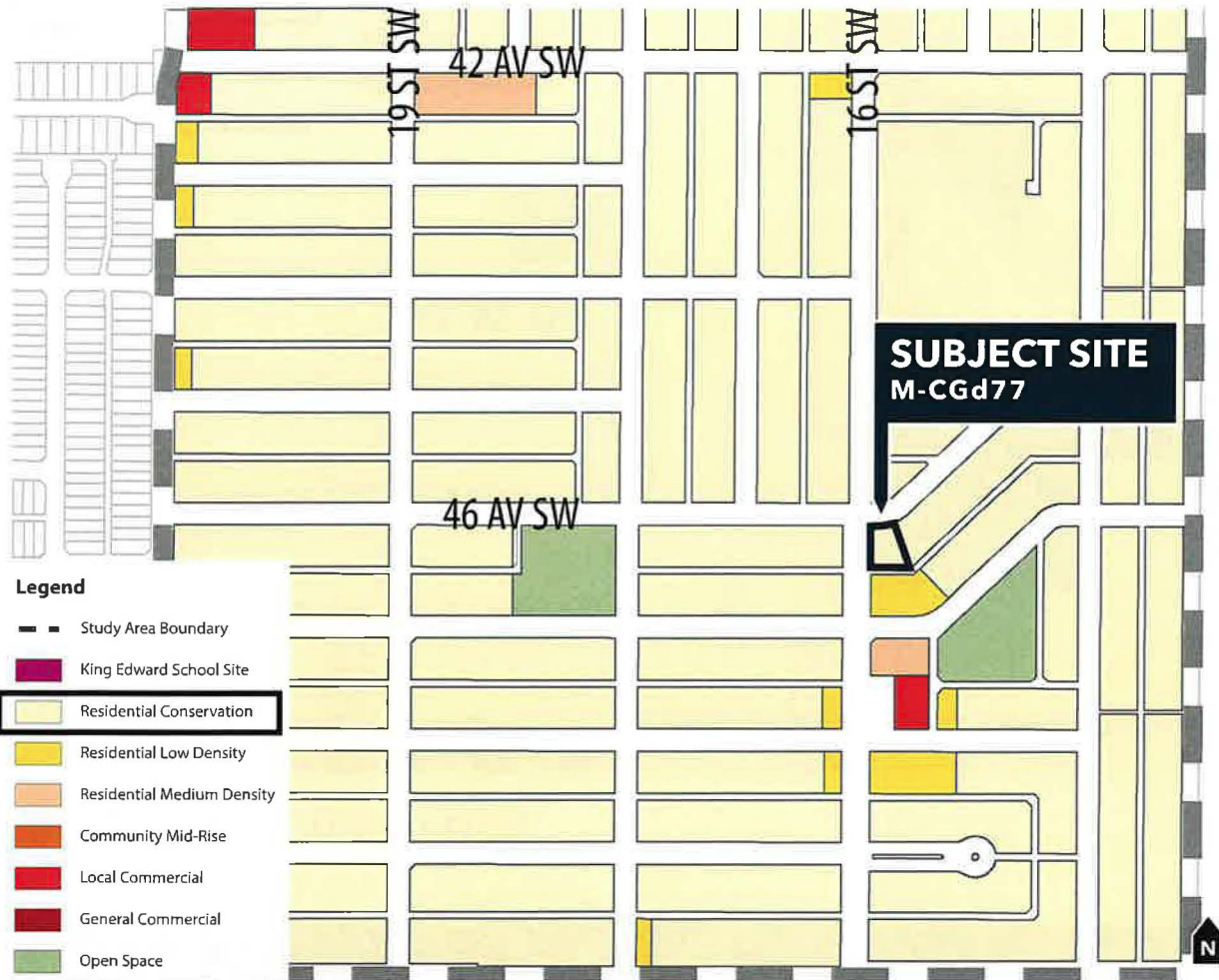
Looking northeast towards existing detached garage and rear laneway



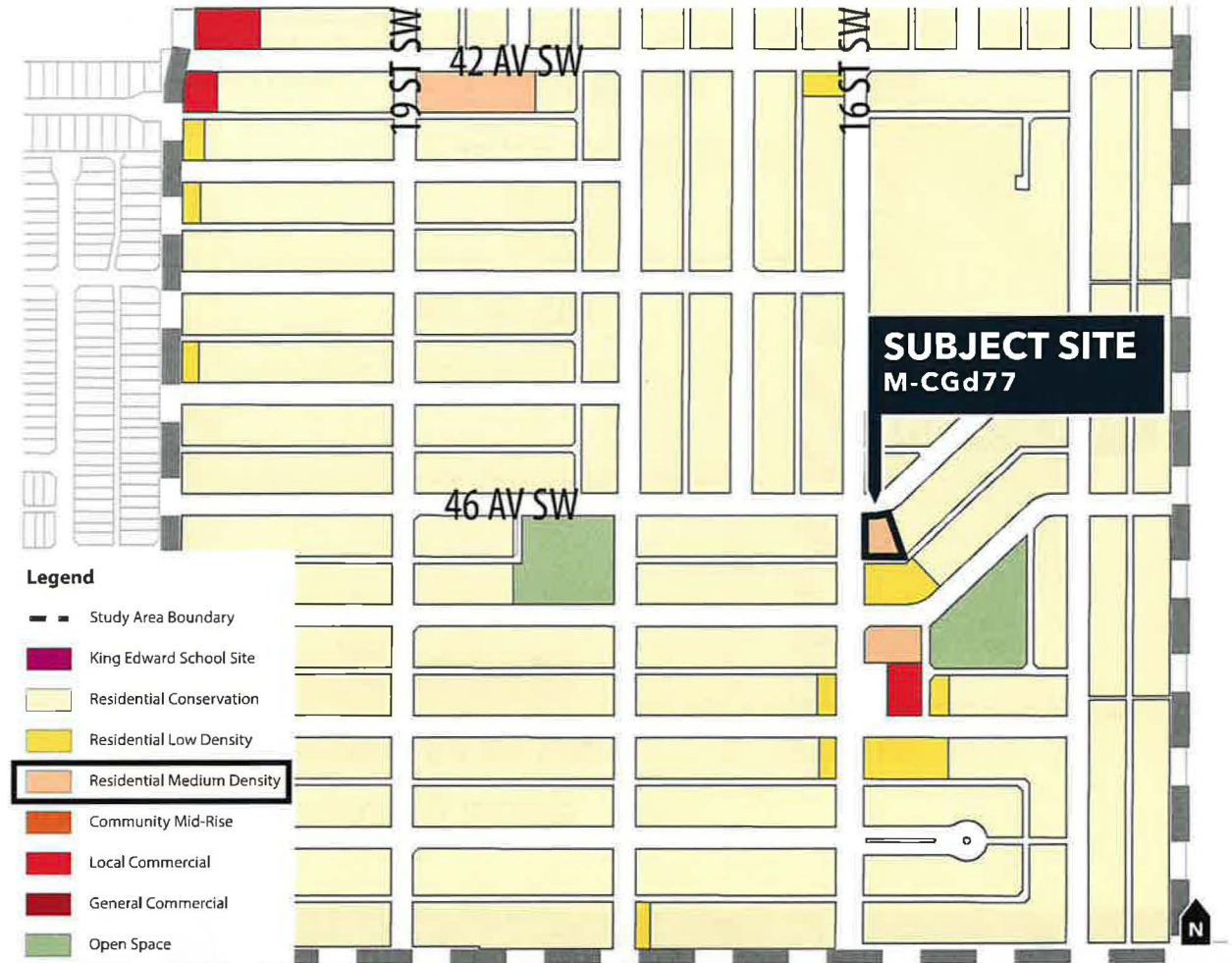
Note: Please refer to Land Use Bylaw (1P2007) maps directly for any updates that may occur during this application process. This map is provided for discussion purposes only.



Land Use Policies (Map 2)



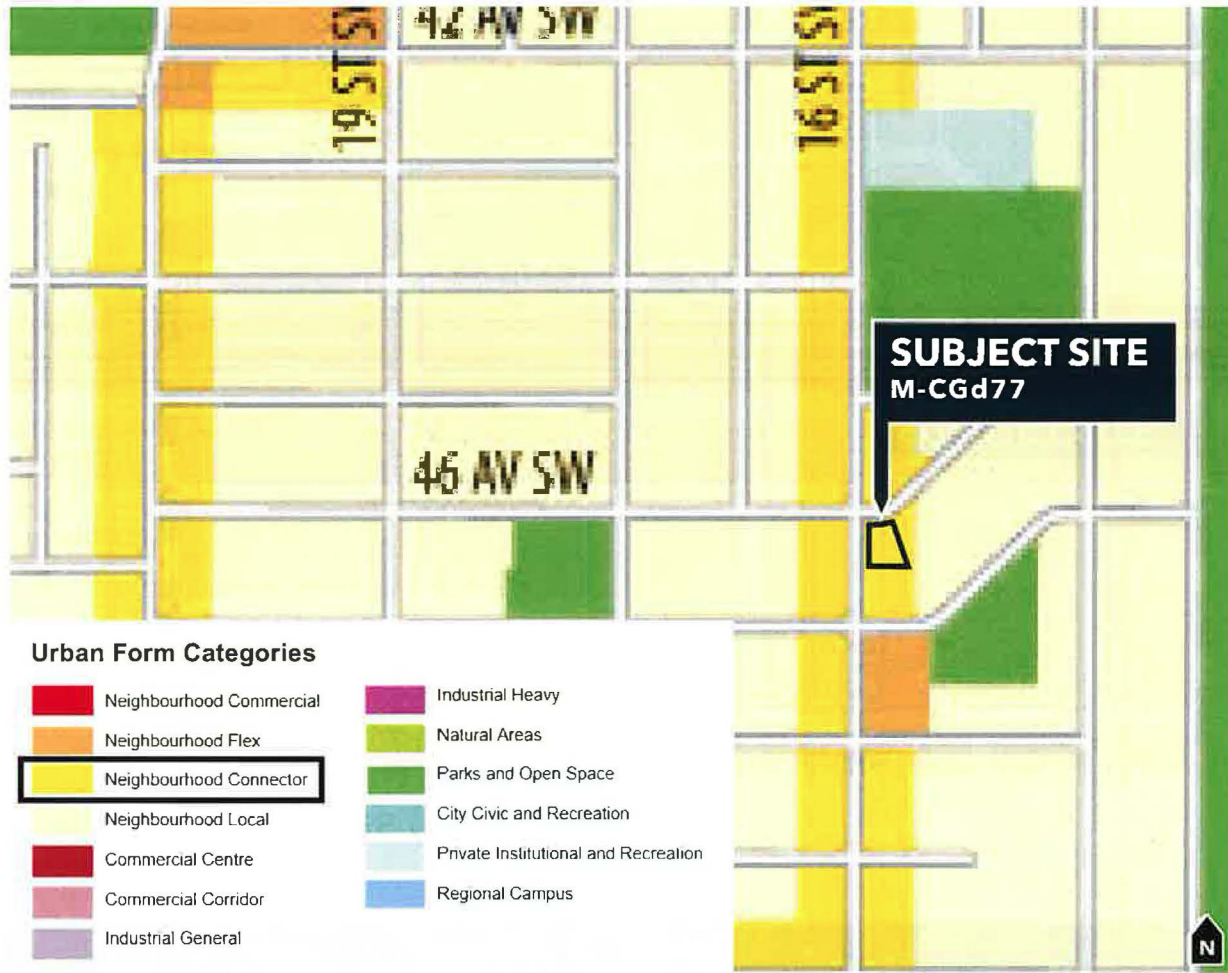
Existing - Residential Conservation



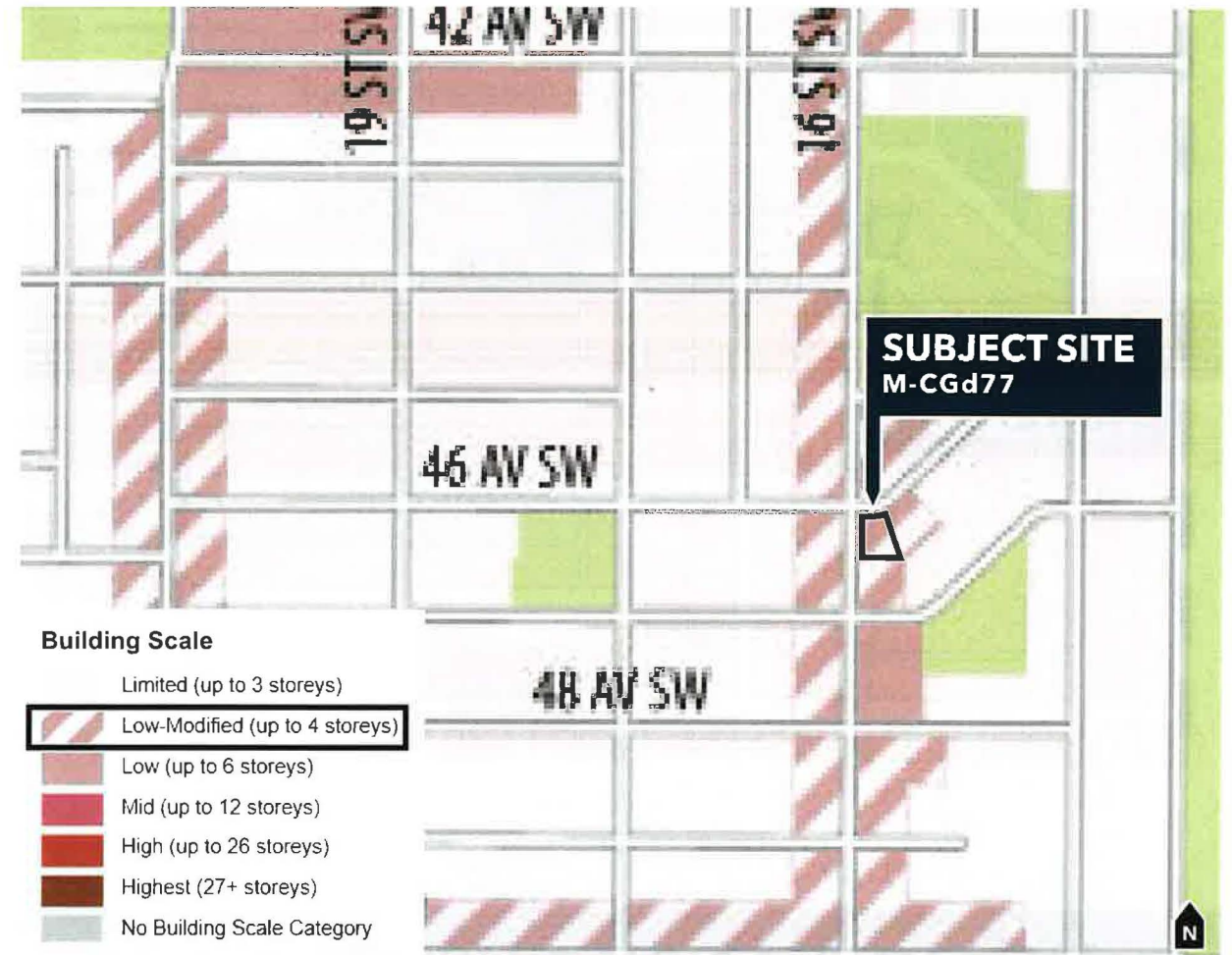
Proposed - Residential Medium Density

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



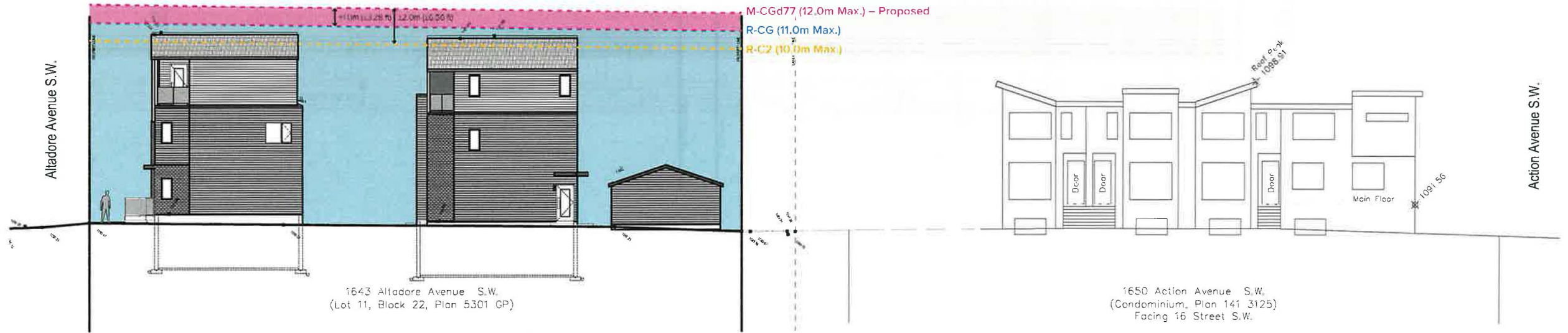
Note: Please refer to the draft West Elbow Communities Local Area Plan (2024) directly. These maps are provided for discussion purposes only.

Altadore Avenue SW Contextual Streetscape Elevation (DP2024-00851)



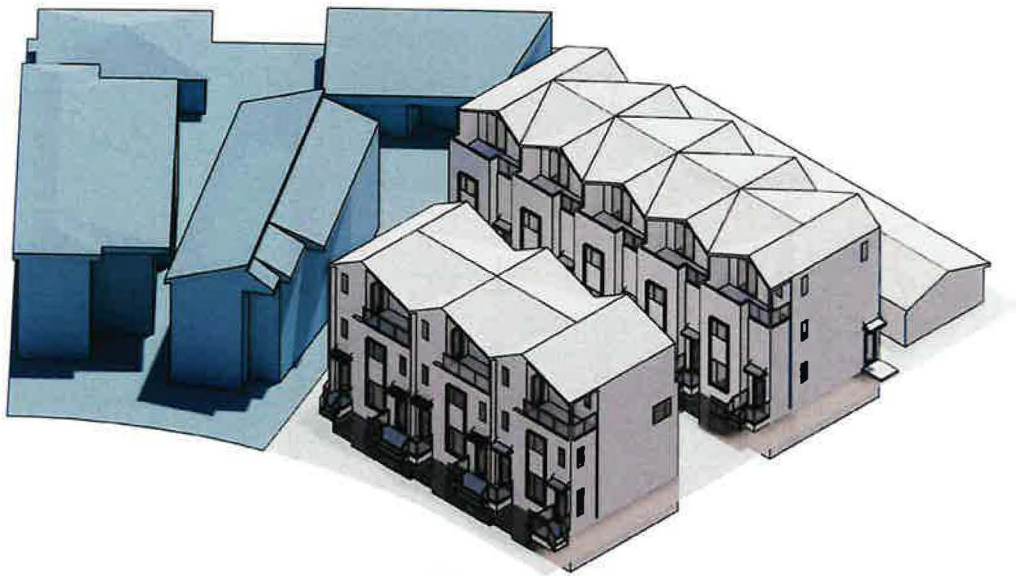
Note: Building design is subject to change through the review of DP2024-00851. Building heights are dependent on grade and can change across sites based on geodetic elevations. Comparative building height maximums of the R-C2, R-CG and M-CGd77 Districts are provided for discussion purposes only. Indicated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

16 ST SW Contextual Streetscape Elevation (DP2024-00851)

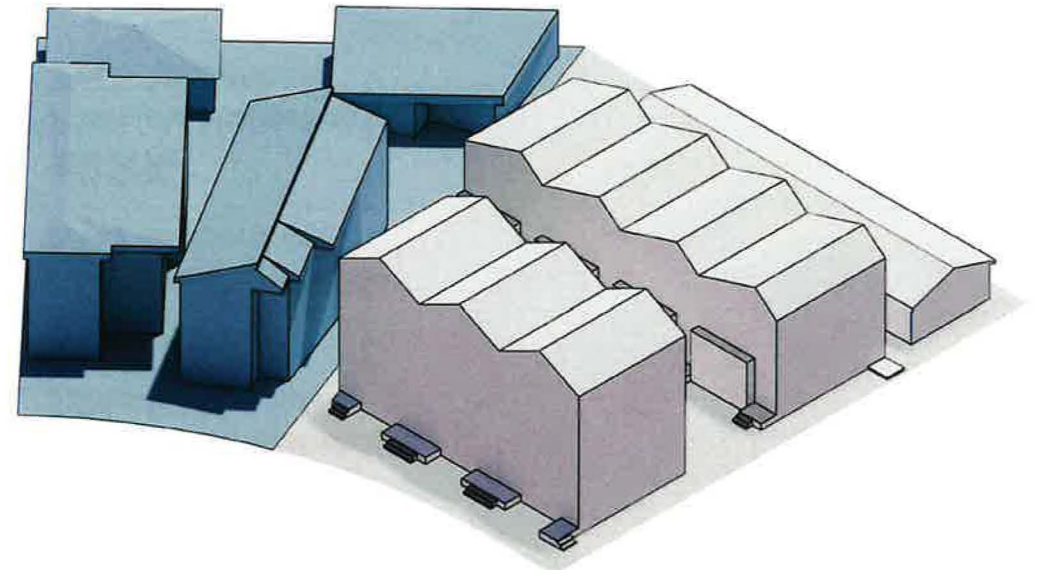


Note: Building design is subject to change through the review of DP2024-00851. Building heights are dependent on grade and can change across sites based on geodetic elevations. Comparative building height maximums of the R-C2, R-CG and M-CGd77 Districts are provided for discussion purposes only. Indicated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

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

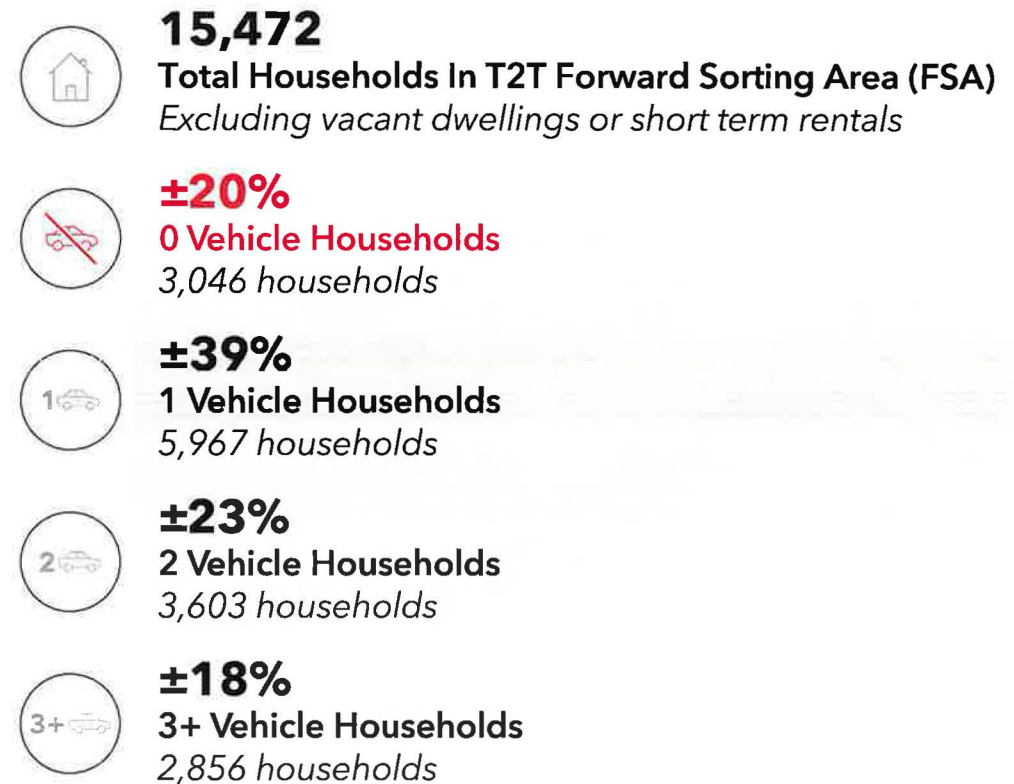
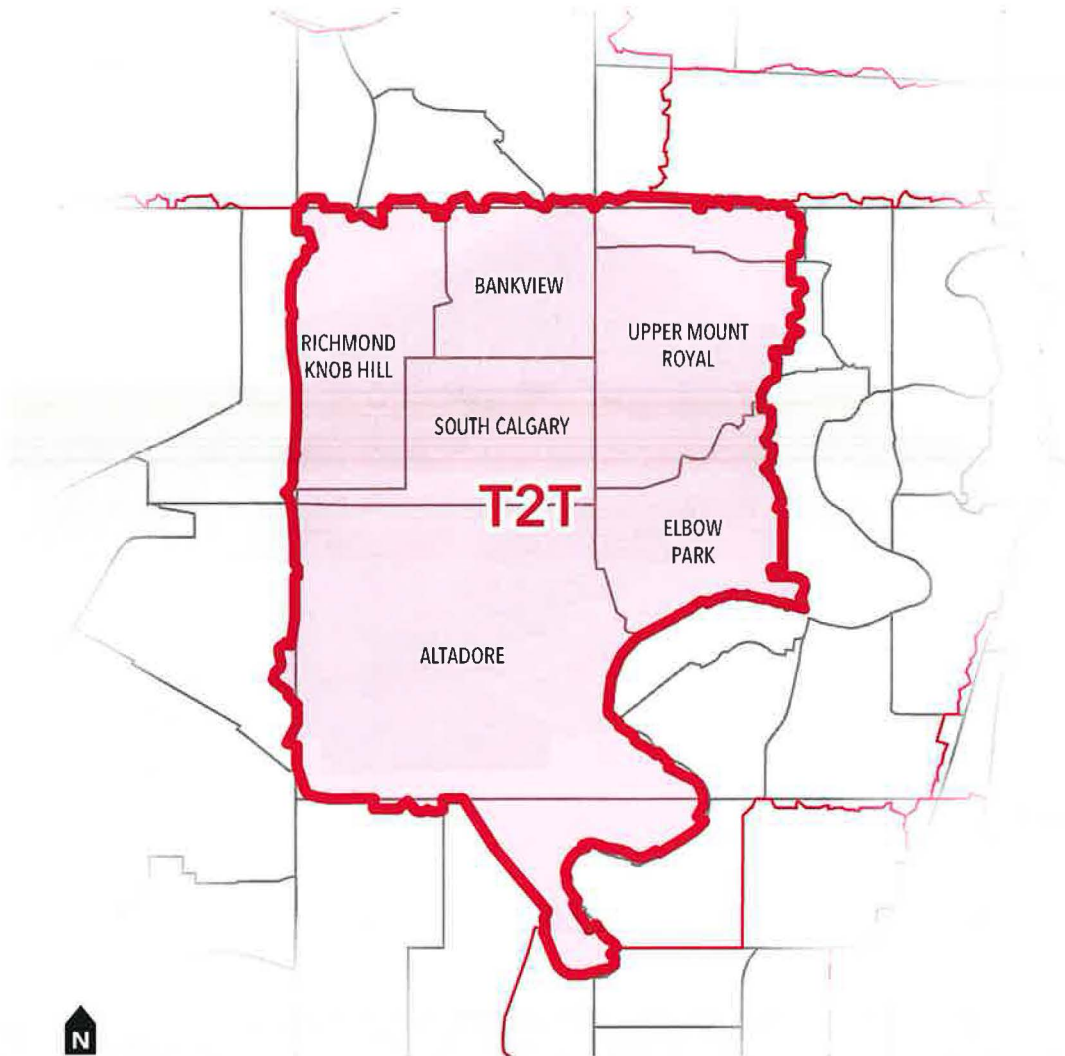


M-CGd77 District
8 Units + 8 Secondary Suites
10 Parking Stalls Required



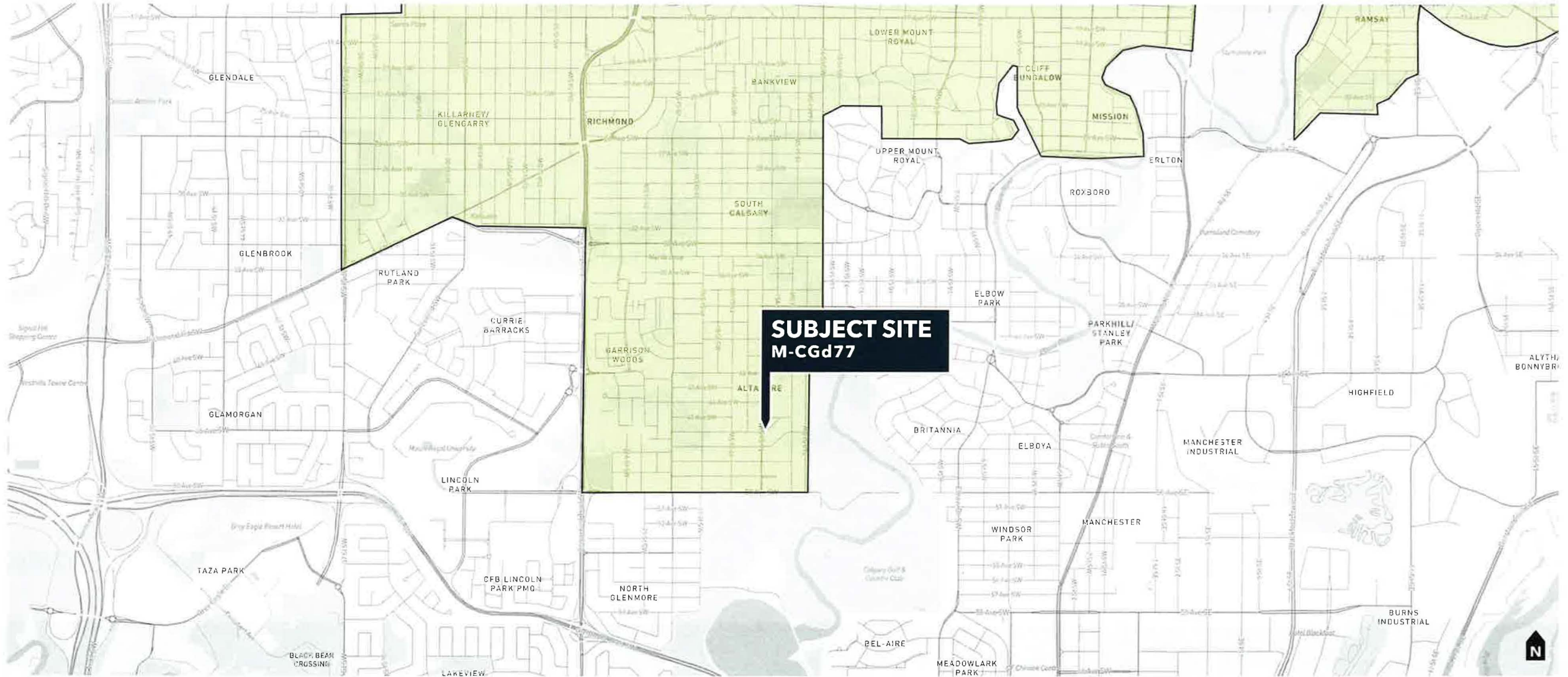
R-CG District
7 Units + 7 Secondary Suites
7 Parking Stalls Required

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



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>



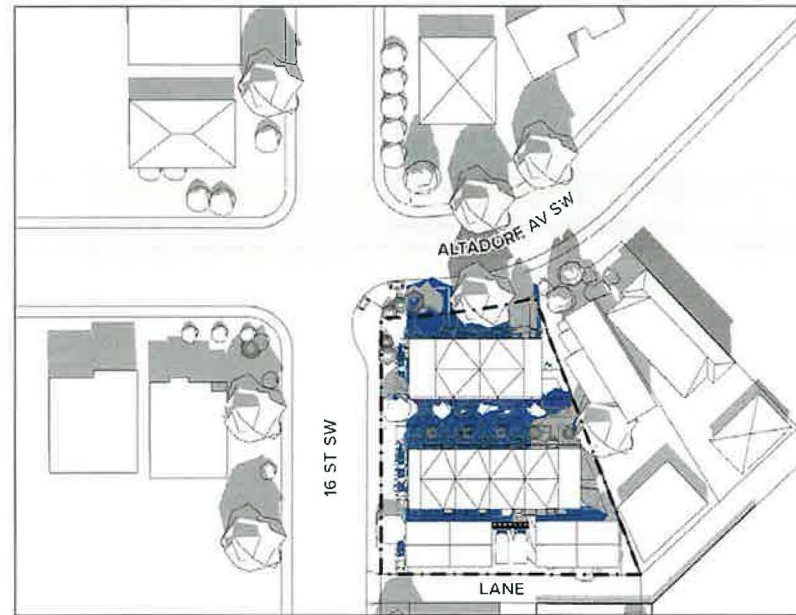
Note: Communauto Care Share details provided here for discussion purposes only. Please refer directly to Communauto's Car Share map for any changes during the course of this application.

March 21 / September 21

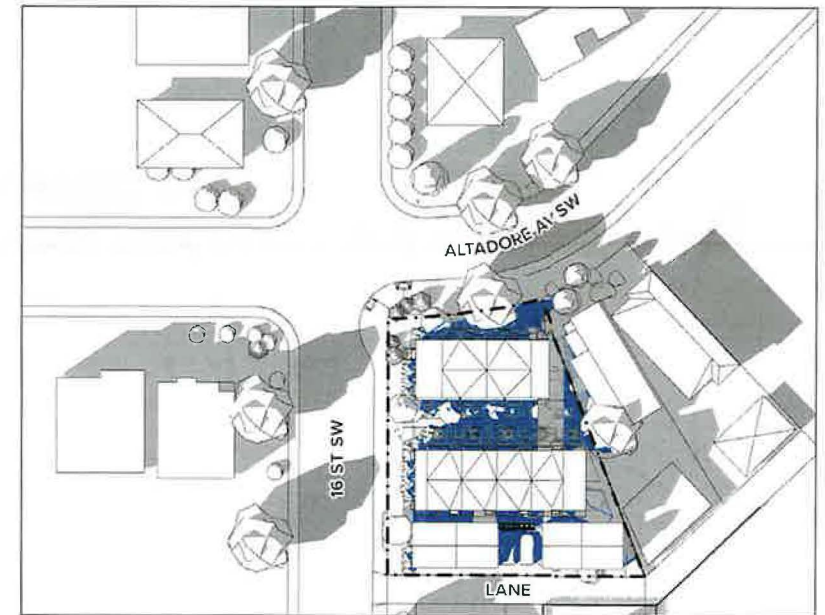
9:00am



1:00pm



4:00pm



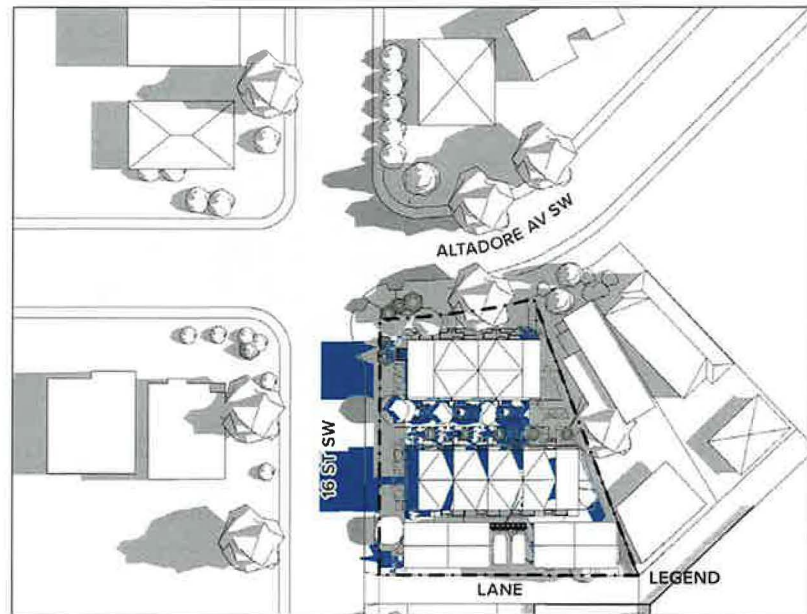
- Existing Shadows
- DP2024-00851 Shadows



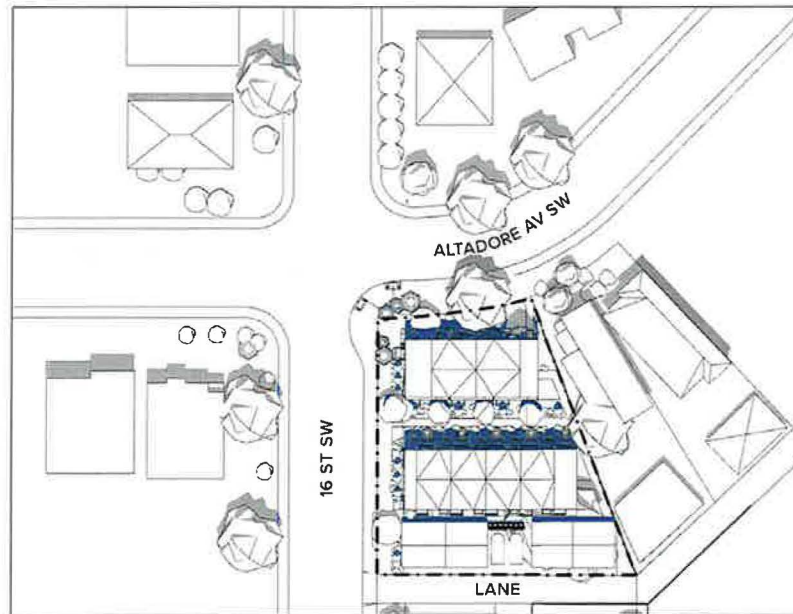
NOTE: Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies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

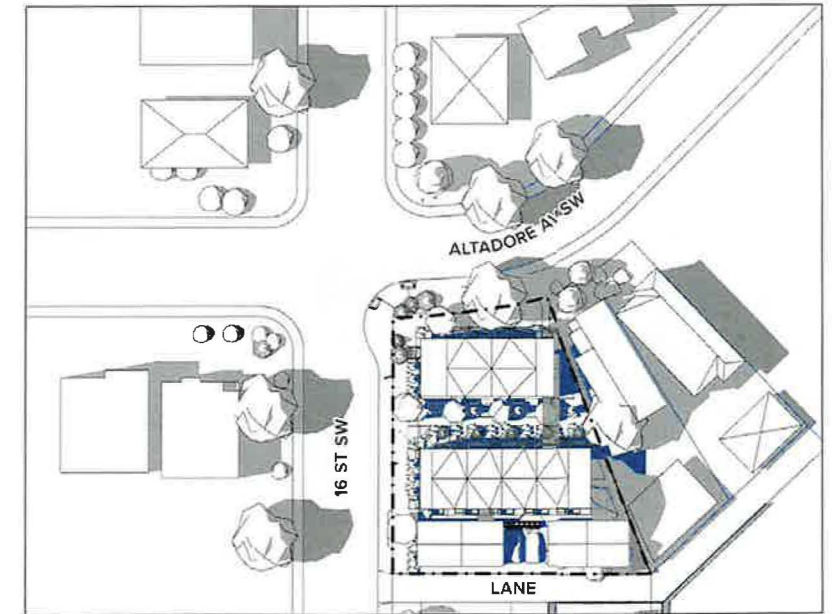
9:00am




1:00pm



4:00pm



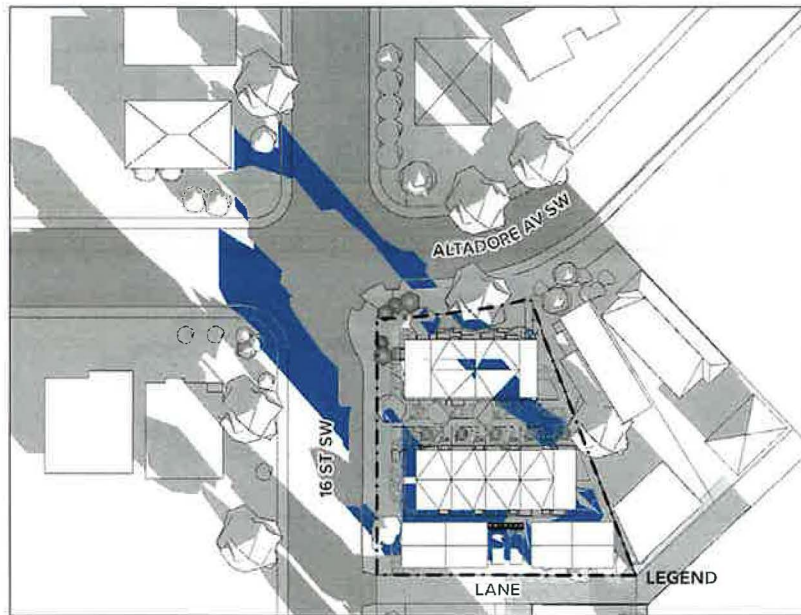
-  Existing Shadows
-  DP2024-00851 Shadows



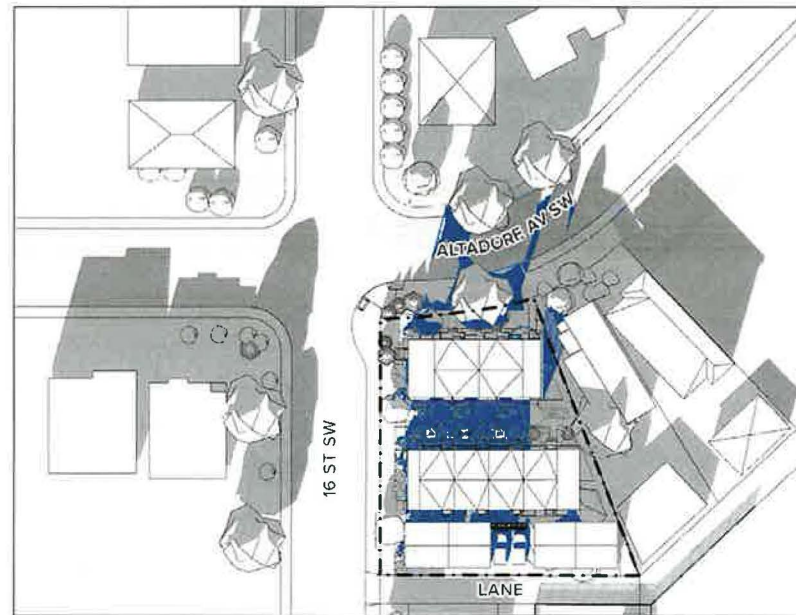
NOTE: Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies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

December 21

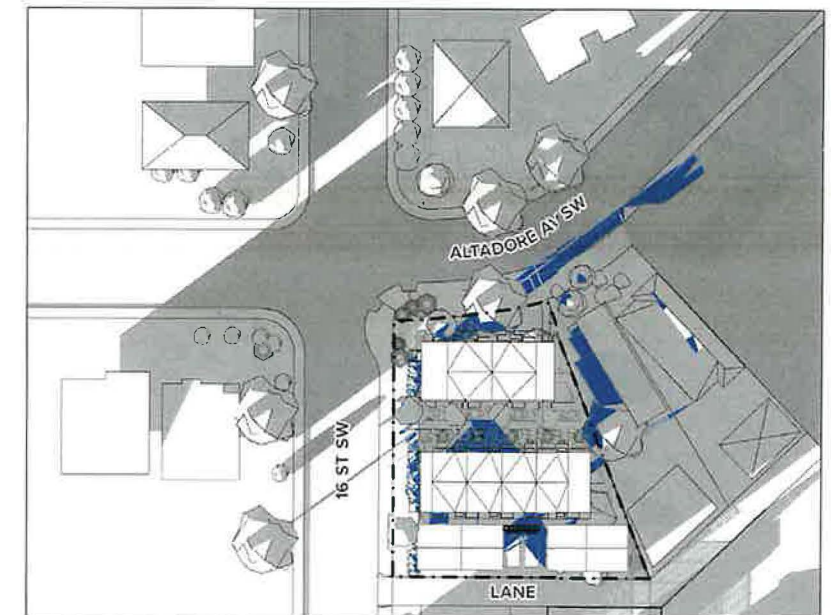
9:00am



1:00pm



4:00pm

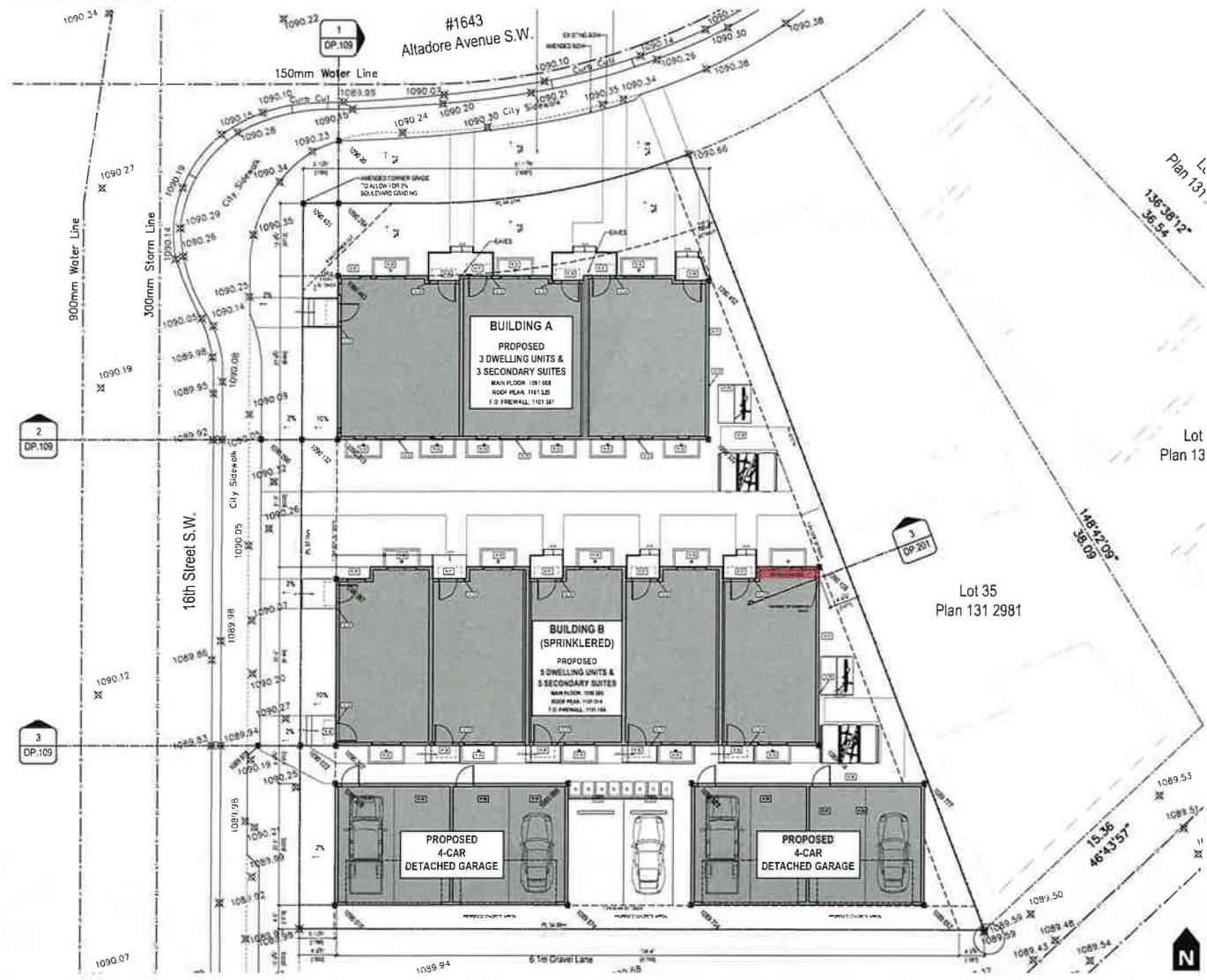


- Existing Shadows
- DP2024-00851 Shadows



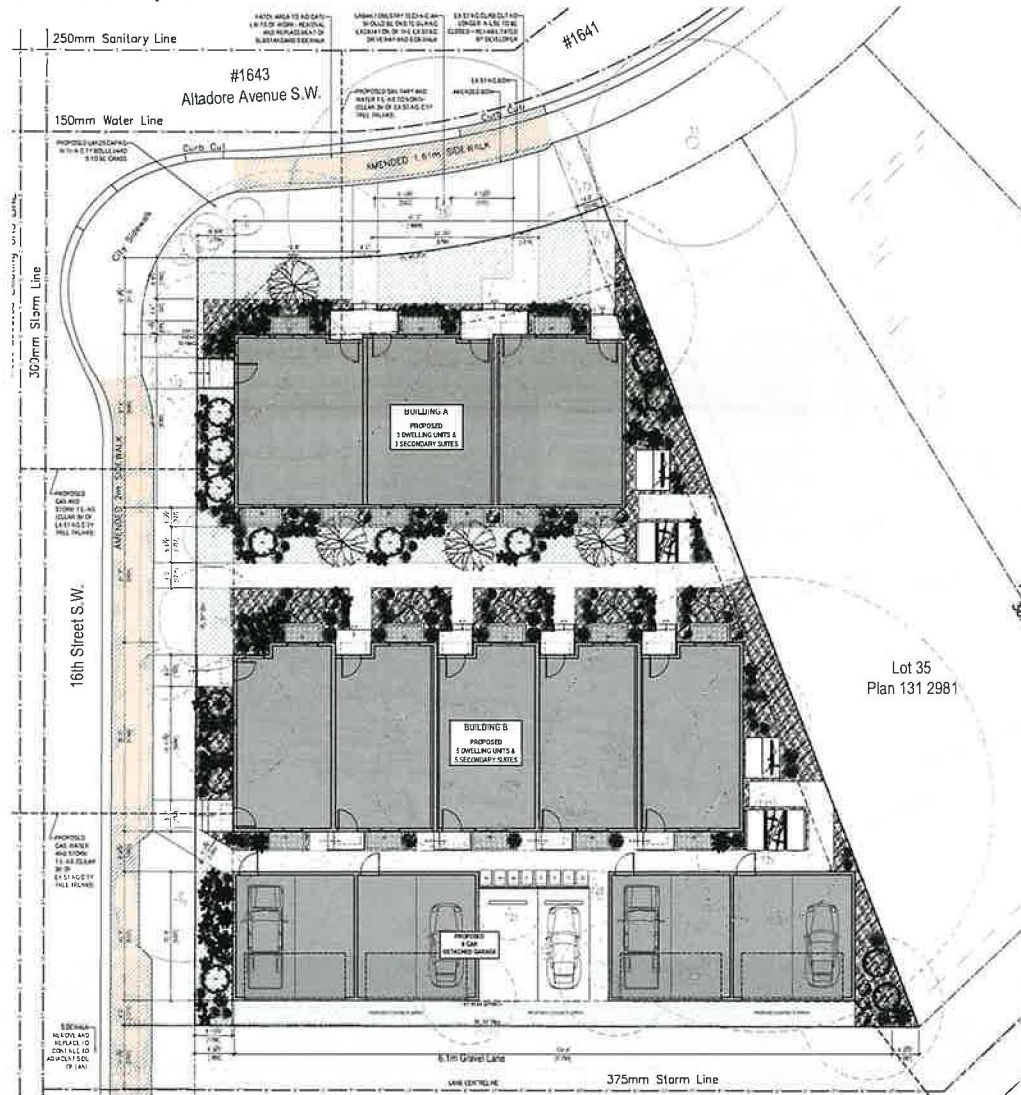
NOTE: Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies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

Site Plan



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

Landscape Plan



SHEET NOTES

- ◊ EXISTING CEMENT CURB/CON
- PROPOSED CEMENT CURB/CON

GENERAL NOTES

- LANDSCAPE AREA INCLUDING THE 5% GRADE AREA IS TO BE PLANTED WITH TREES AND SHRUBS.
- SHRUBS, TREES AND SMALLER PLANTS TO BE PLANTED IN THE LANDSCAPE AREA TO BE PLANTED WITH TREES AND SHRUBS.
- ALL SOFT SURFACE LANDSCAPE AREAS SHALL HAVE LOW WATER IRRIGATION SYSTEM IRRIGATION WATER TO BE CONFINED TO THE USE OF THESE AREAS.
- MAXIMUM SOIL DEPTH TO BE 100MM FOR PLANTING BEDS WITH TREES AND SHRUBS IN ALL OF THESE AREAS.
- THE WATER CATCHMENT WILL BE REQUIRED TO BE INSTALLED DURING THE WATER TREATMENT STAGE.
- UNLESS OTHERWISE SPECIFIED, ALL PLANTS TO BE PLANTED IN THE LANDSCAPE AREA SHALL BE PLANTED IN THE LANDSCAPE AREA.
- ALL SOFT AREAS ARE TO BE PLANTED WITH "TOLERANT" GRASS SPECIES.
- MINIMUM SOIL DEPTH TO BE 100MM FOR PLANTING BEDS WITH TREES AND SHRUBS IN ALL OF THESE AREAS.
- THE WATER CATCHMENT WILL BE REQUIRED TO BE INSTALLED DURING THE WATER TREATMENT STAGE.
- UNLESS OTHERWISE SPECIFIED, ALL PLANTS TO BE PLANTED IN THE LANDSCAPE AREA SHALL BE PLANTED IN THE LANDSCAPE AREA.

LANDSCAPE INFORMATION

LANDSCAPING LEGEND

EDGE	SB
PAVED DRIVE	PAVED DRIVE
LANDSCAPING LEGEND	LANDSCAPING LEGEND
SANDBLASTED CONCRETE	SANDBLASTED CONCRETE
LANDSCAPING LEGEND	LANDSCAPING LEGEND

EXISTING TREE LEGEND

Tree No.	Tree Name	DBH (mm)	Height (m)	Species	Notes
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

PROPOSED PLANTINGS

SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTING SPACING	HEIGHT	WINDRISK
[Symbol]	SWAMP SPANGLER	HEBECLADIA	7.5m x 7.5m	1.5m	1
[Symbol]	COASTAL BAYONNETTE	HEBECLADIA	7.5m x 7.5m	1.5m	1
[Symbol]



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.

Front Building South Elevation



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

Rear Building North Elevation



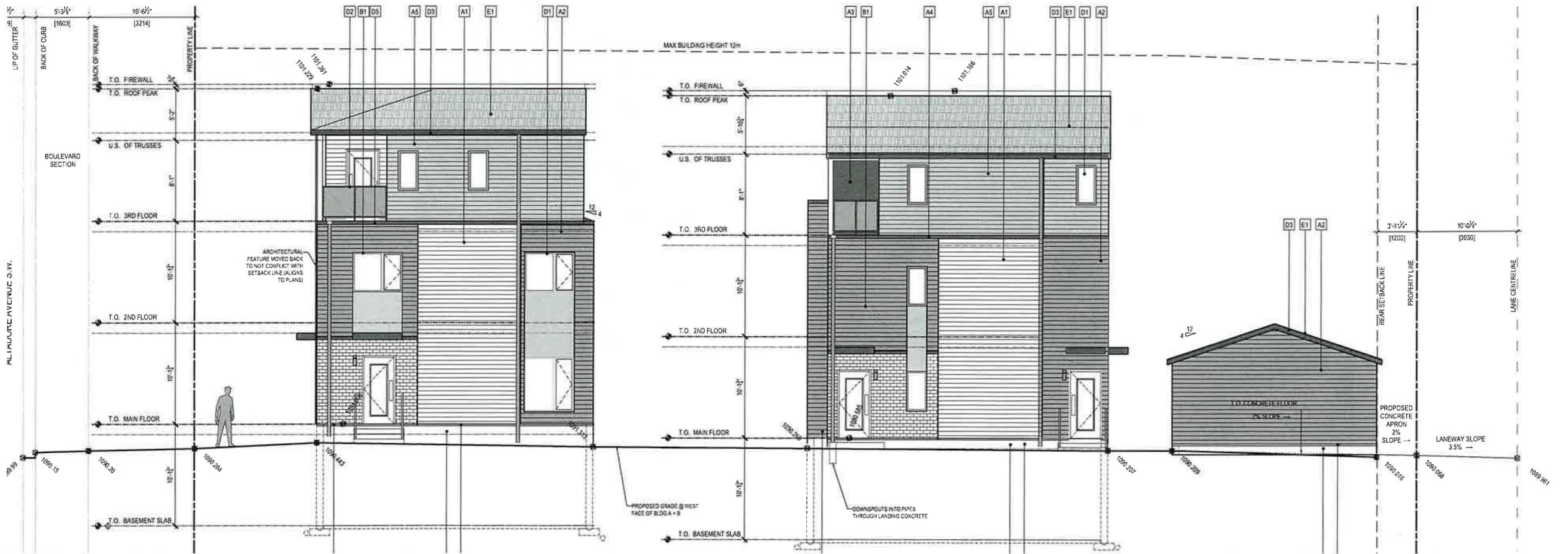
Note: Building design is subject to change through the review of DP2024-00851.

Rear Building South Elevation



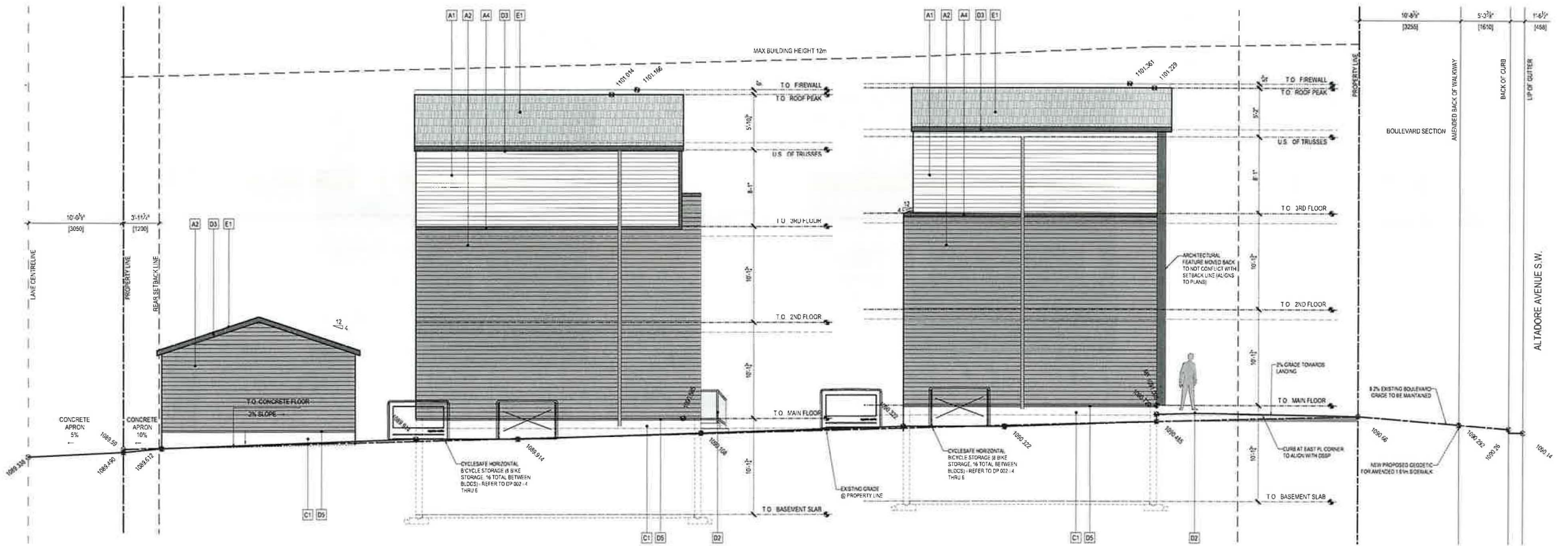
Note: Building design is subject to change through the review of DP2024-00851.

West Elevation



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

East Elevation



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