



**PROPOSED LAND-USE CHANGE
(RC2 – MCG)**

1643 ALTADORE AVE SW

(REPRESENTING 87 RESIDENTS)

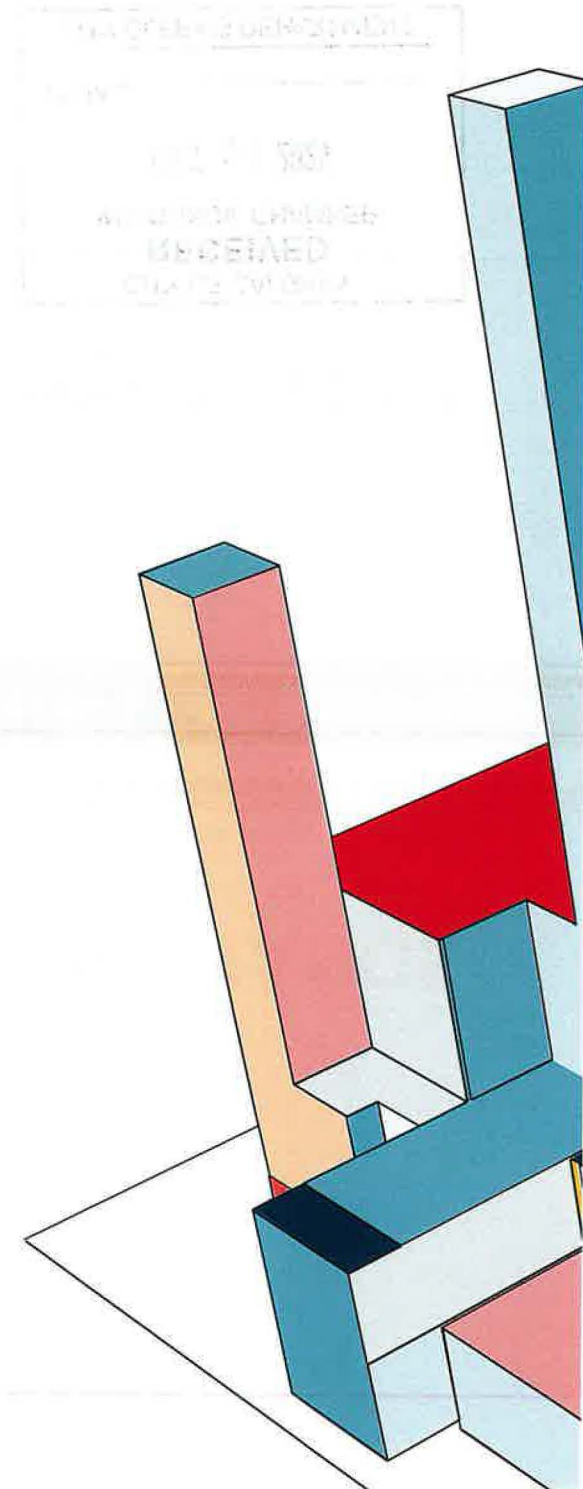
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

OCT 08 2024

ITEM: 72.9 CCL2024-0875
Dismb - Presentation 3
CITY CLERK'S DEPARTMENT

SETTING THE SCENE...

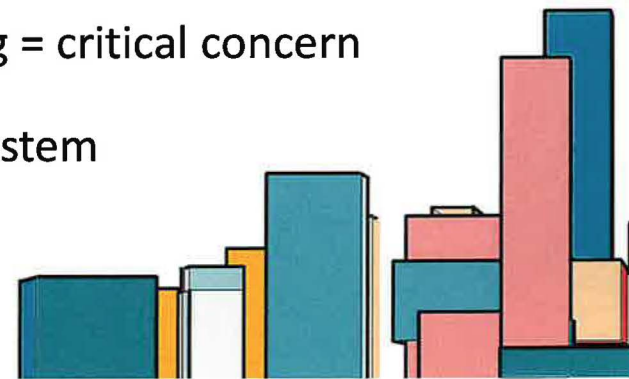
- Altadore Ave - quiet avenue that is 1 block long
- Dead ends at Altadore Elementary School
- 43 residents on Altadore Avenue
- Single family homes and infills
- Strong sense of community among children and adults
- No multi-family builds in close proximity
- Classified as '**Neighborhood Local**' with '**limited build**' (quoted from from the LAP) - not a street identified for intense increased density
- Developer applied for land-use change and development permit at the same time; therefore, details related to the proposed development are known.



LOT IN QUESTION – 1643 ALTADORE AVE

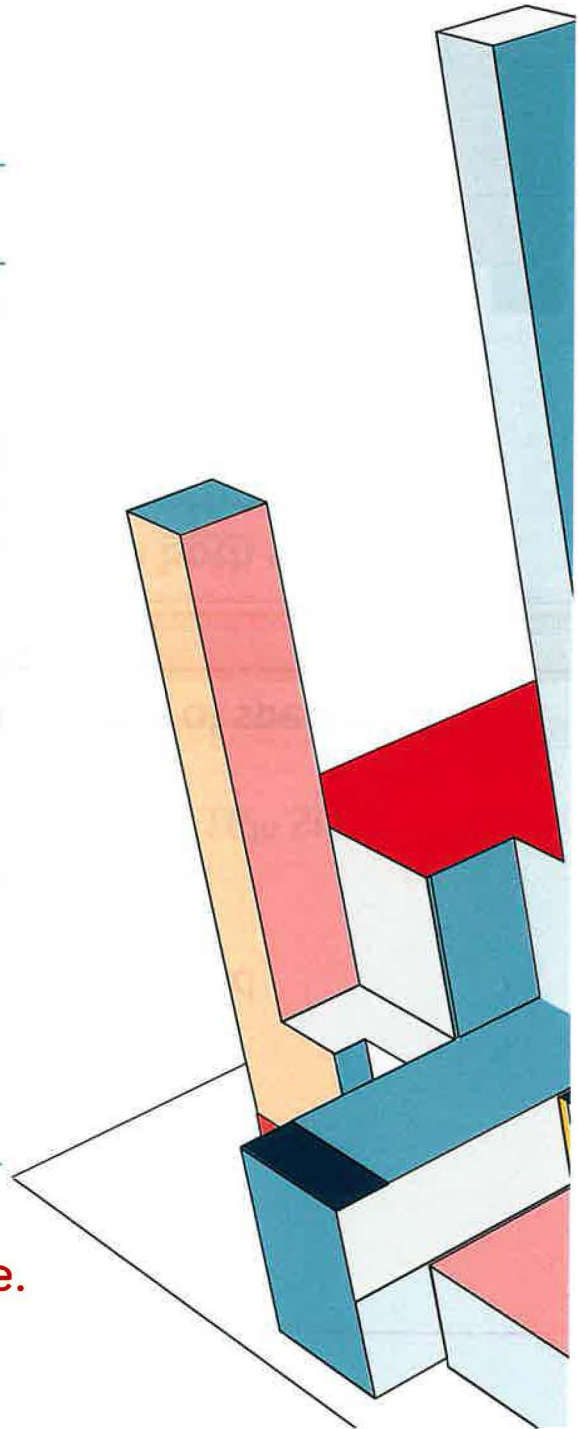


- Borders 16th St and Altadore Ave; pie-shaped
- Development is proposed to face the quiet neighborhood street of Altadore Ave (not 16th St)
- Lot is a long-time nursery with hundreds of species of plants and trees; 8 huge old trees
- No parking zone surrounding the lot on **both** sides (Altadore Ave and 16th St), with traffic control curbs in area due to school in half-block proximity; all of these were installed by the city in 2023.
- Safety of children and parking = critical concern
- Schools at capacity; lottery system



THE FACTS

# opposition letters received by MLCA	107 - largest response to date
# opposition letters received by City	214 - 'massive response'
# attempts to engage with Cllr Walcott	3 - all declined or ignored ; only response was his email supporting development
# councillors who responded to our emails requesting engagements	10/14 (71%); and not our own Ward 8 Councillor
# attempts to engage with developer	3 - declined other than online virtual engagement
# current homes on lot = 1	Proposed dwellings on lot = 16 (8 up/8 down)
# people living in current home on lot	2
# people living on Altadore Ave	43
# additional people this development would bring to one lot	60+ (assuming 2 adults up, 1-2 down per unit = 48-64 adults + children = 60+)



An increase of 100-150% POPULATION GROWTH on **the 1 lot** on the 1-block Altadore Ave.

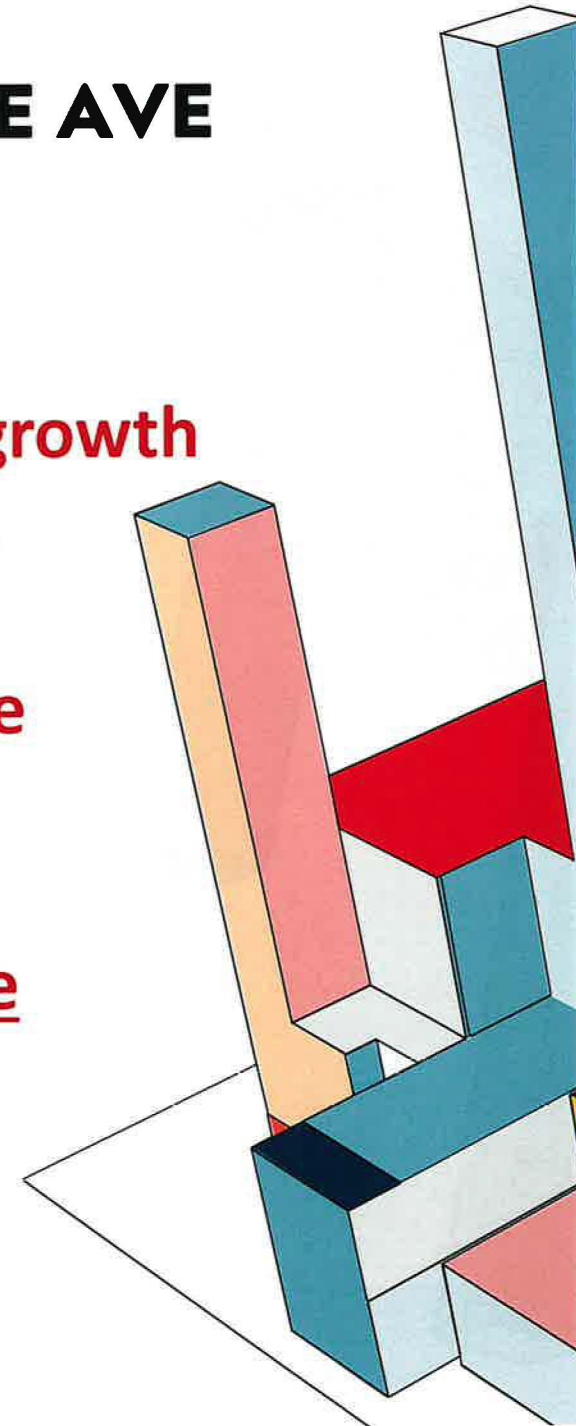
100-150% POPULATION GROWTH ON ALTADORE AVE



- 1 lot
- 100-150% growth
- In 1 block...

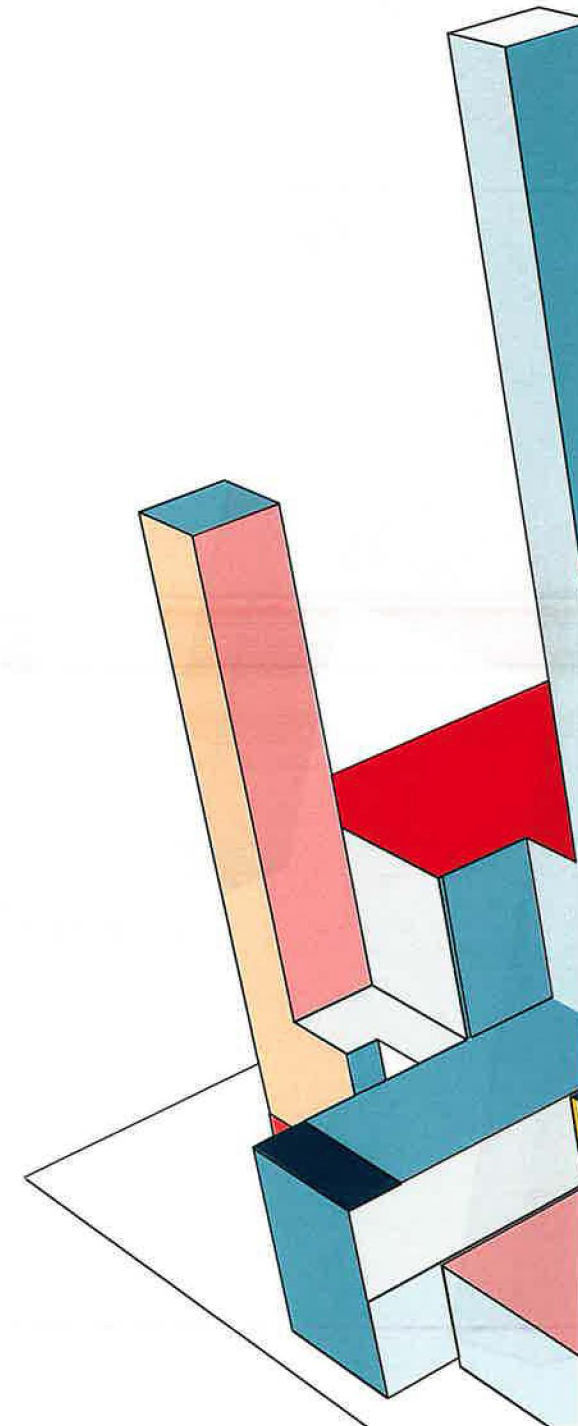
Does this make sense?

This is extreme density.



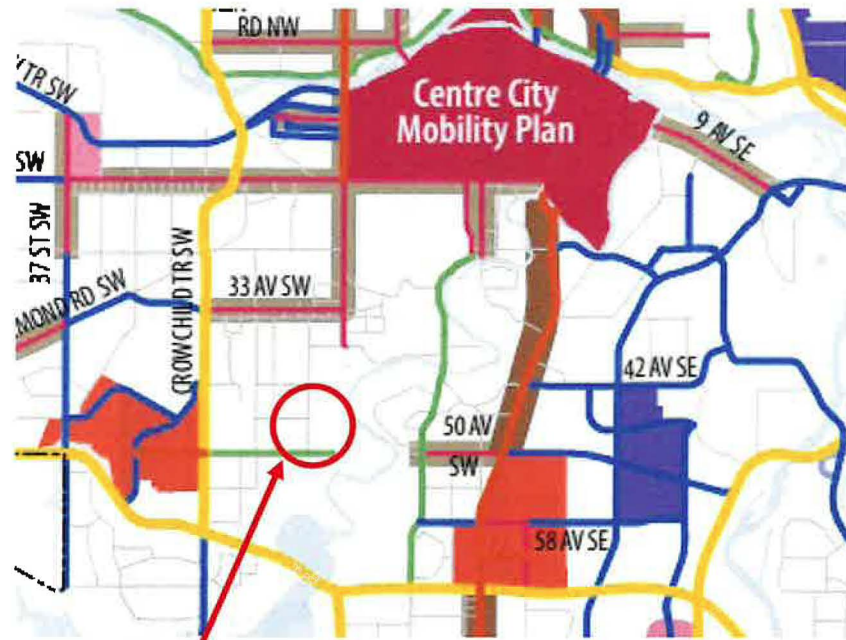
THIS LOCATION VS CITY APPROVED PLANS

Located on an Urban Main St	●
Located on a Neighborhood Main St	●
Gentle densification in area with single family homes	●
'Retail or Activity Centre' in proximity (within 2 km)	●
Walkable to day-to-day required amenities	●
Opportunity for employment in community area	●
Bike lanes in community	●
Primary Transit Network	●
Can live readily without a car	●
Front door access to street (this is a double row)	●

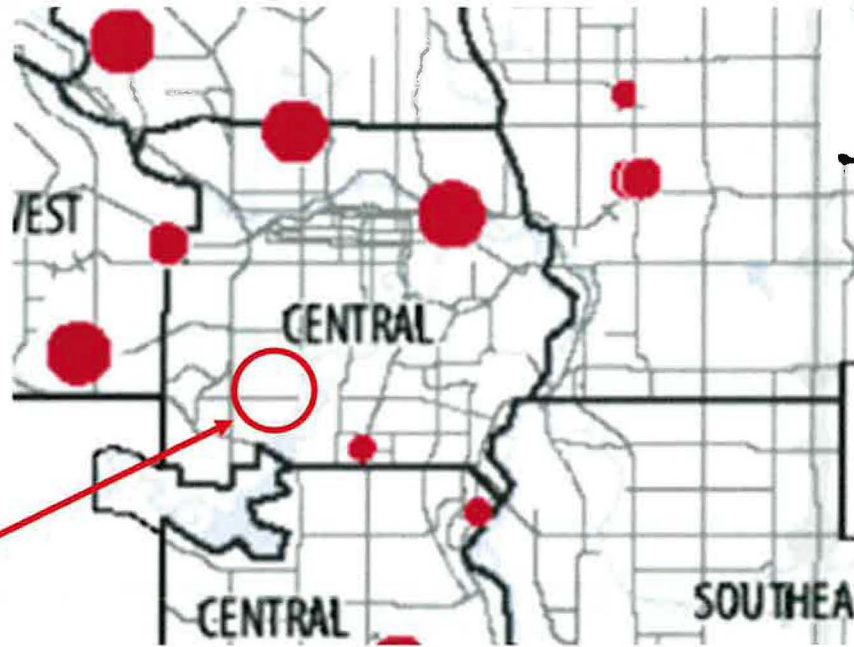


ROAD, RETAIL & TRANSIT NETWORKS

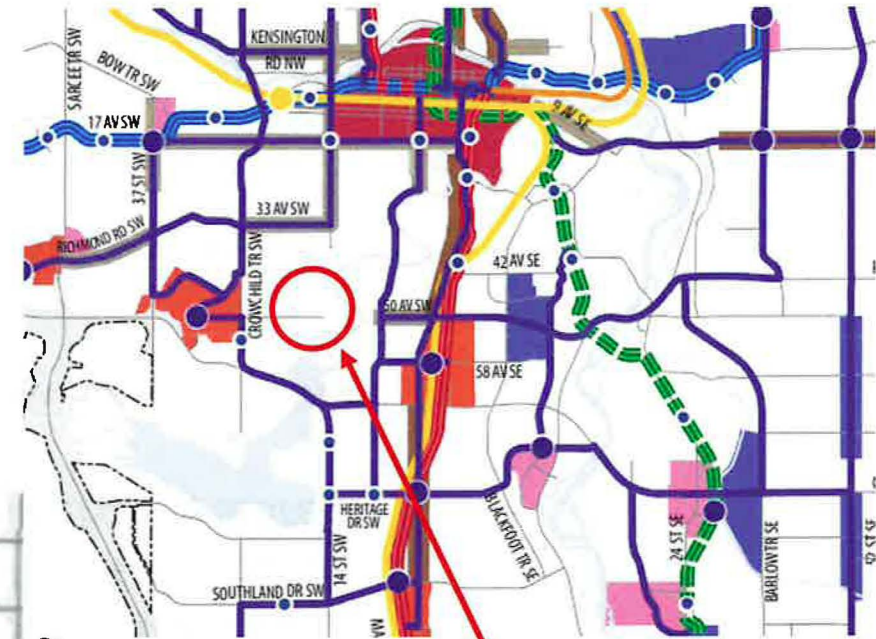
ROAD NETWORK



RETAIL NETWORK

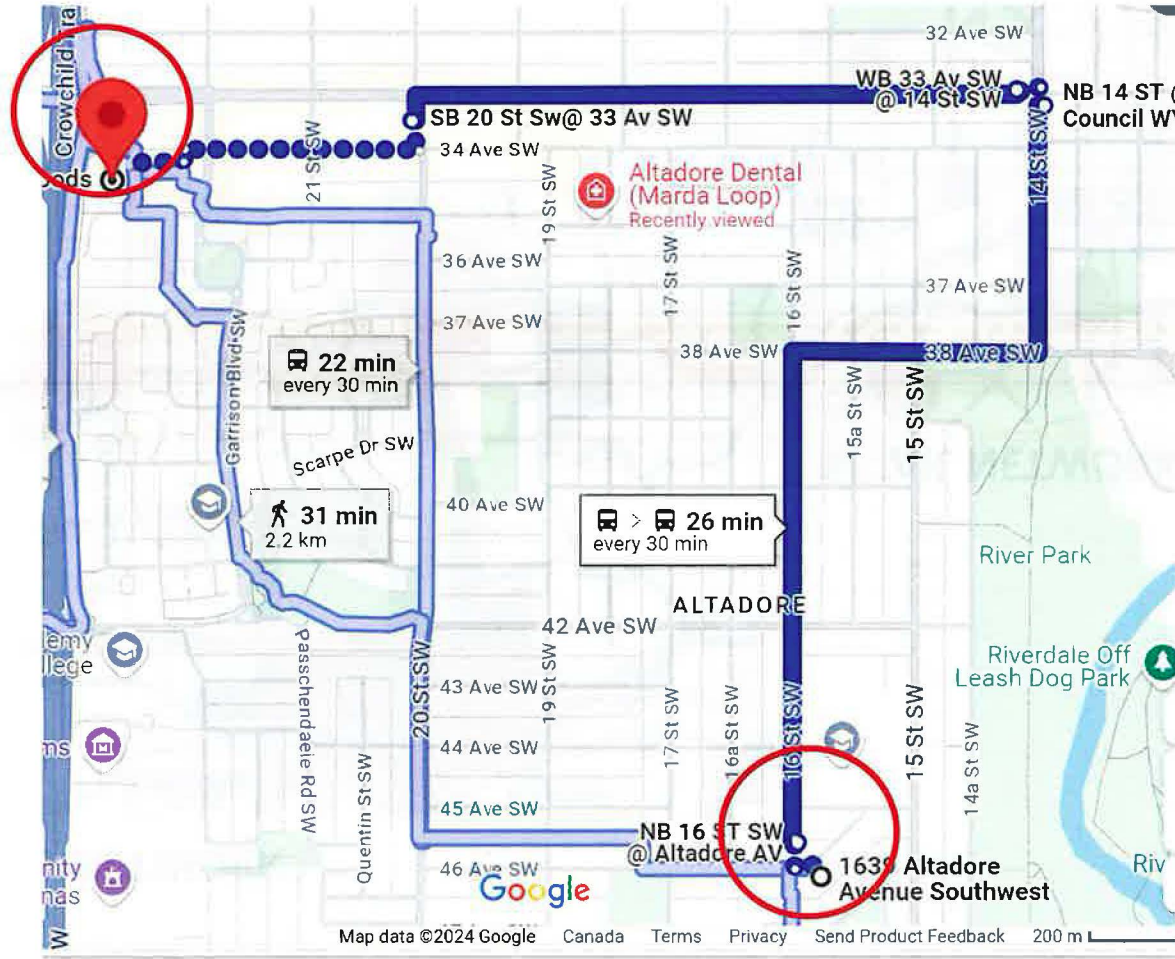


TRANSIT NETWORK



BUS ROUTE TO AMENITIES – 2 BUSES & 26 MIN COMMUTE

Grocery Stores



Requires two busses plus walking

1. Walk to bus stop
2. Catch #13 bus for 8 stops
3. Walk to next bus stop
4. Catch #7 bus for 6 stops
5. Arrive at grocery stores

26 mins later... with children?

9:06 AM - 9:32 AM
(26 min)



🚌 13 > 🚌 7 > 🚶

9:08 AM from NB 16 ST SW @ Altadore AV - **on time**

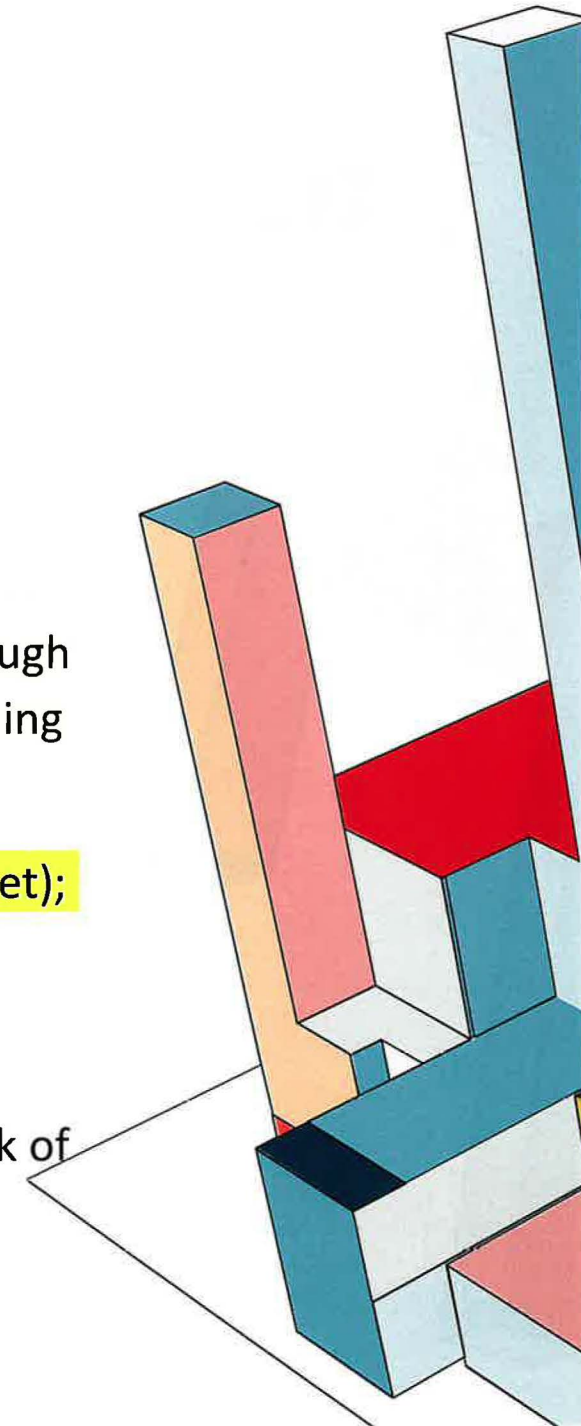
🚶 11 min every 30 min

1643 Altadore Ave

COMMUNITY CHARACTER

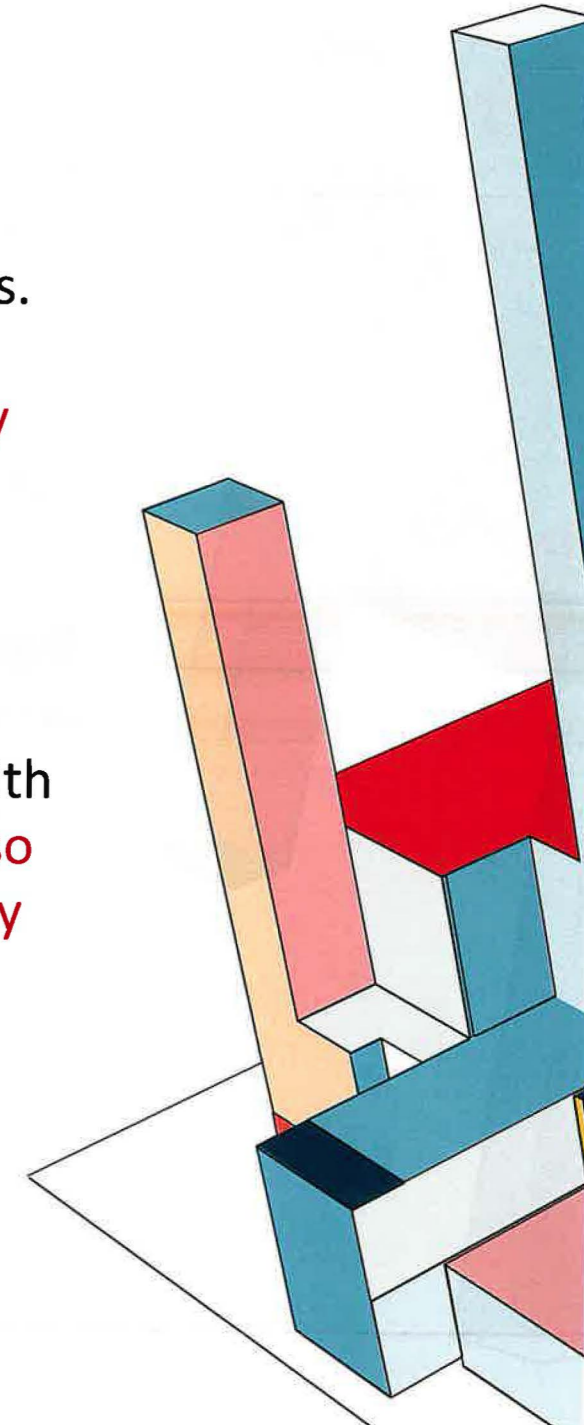
Proposal: Double townhouse row-style development (with up/down suites)

- **Height Discrepancy** (10m vs 12m)
- **Excessive Building Height + Tree Removal** (picturesque street with natural canopy; development will **tower over natural canopy and remove all trees** at that end of street)
- **Excessive Building Height + Impact on Surrounding Residences/ Shading** (shadows through most of spring, fall, winter, **compromises privacy**, start visual separation between adjoining houses, diminishing sense of community)
- **Design Discordance** (double row facing neighborhood street (**Altadore Ave not 16th Street**); architectural abnormalities, large mass)
- **Vegetation Removal** (loss of large mature trees, biodiversity, character of the street)
- **Lack of Setback** (block natural sunlight, create long shadows, intrude on streetscape, lack of spatial consideration = incongruity)



MLCA STATEMENTS

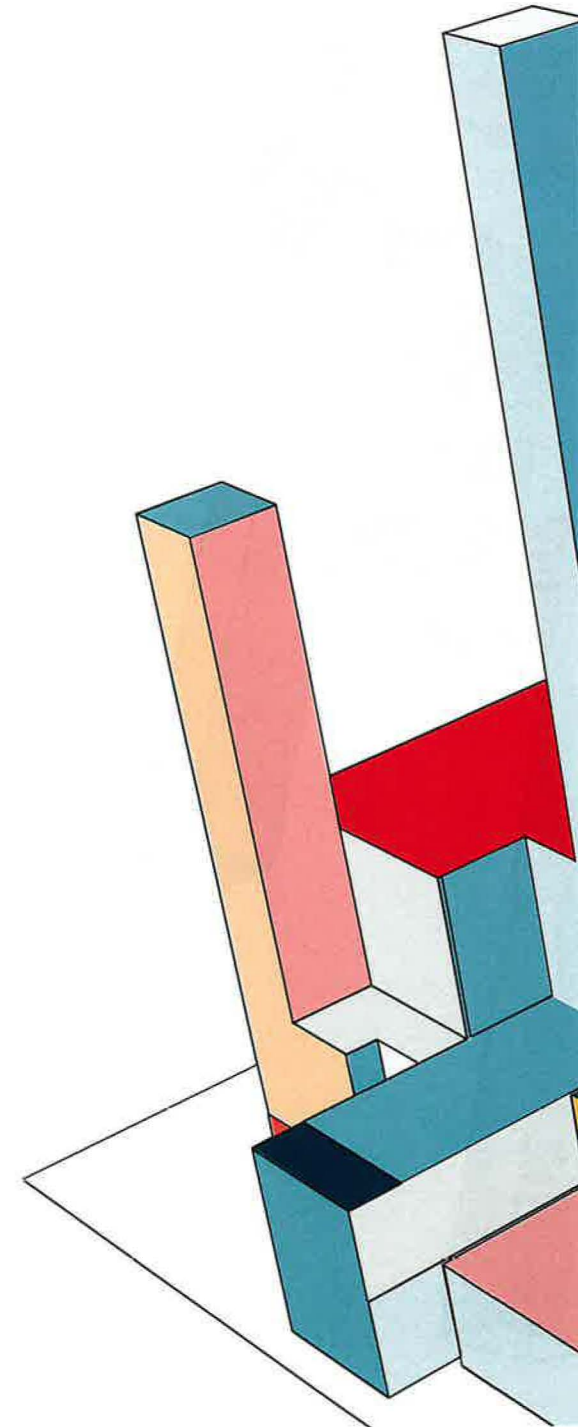
- “This location is **struggling with infrastructure** to support such huge increases. The over-populated schools, traffic, lack of amenities and lack of rapid, efficient transportation near by are a concern. **Most are in support of density in their neighborhood but fail to see how this MCG fits contextually.**”
- “We at the MLCA **advocate for a 1:1 ratio parking plus extra for visitors.** The community sees this property has a tremendous amount of traffic already with the school so close. **The proposed garages will not allow for a larger vehicle so there there will be cars from this property parked on the street causing safety issues for all.**”



COUNCILLOR WALCOTT'S RESPONSE

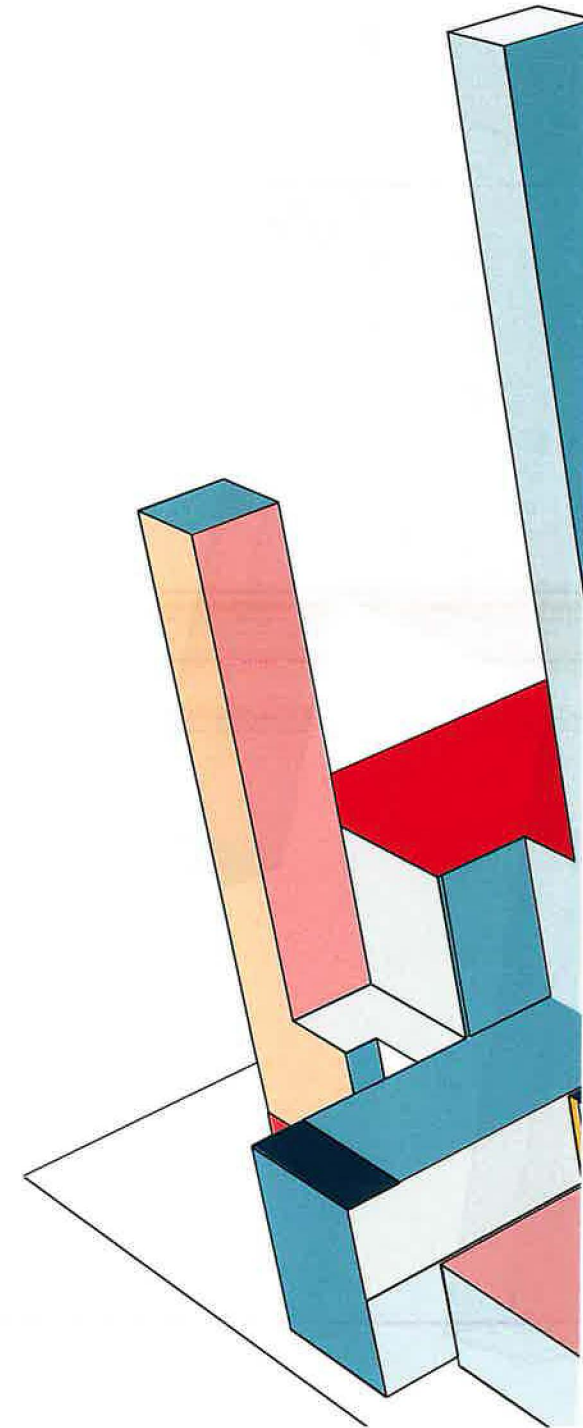
(Walcott's personal response to the community, Feb 21, 24).

- **In response to the small proposed garages and parking concerns:**
 - *"...people have too much stuff and store it in their garage'... 'park your car and get rid of your stuff"*
- **In response to rapid population growth concerns:**
 - *"The total population change in Altadore from 1968-2021 was 606 people. Growth in the community has not been exceptional..."*
- **In response to cars, transit and parking concerns:**
 - *"If it feels like there are more cars... that's because the population in Calgary own more cars than ever. There is a higher percentage of the population that is of driving ..."*

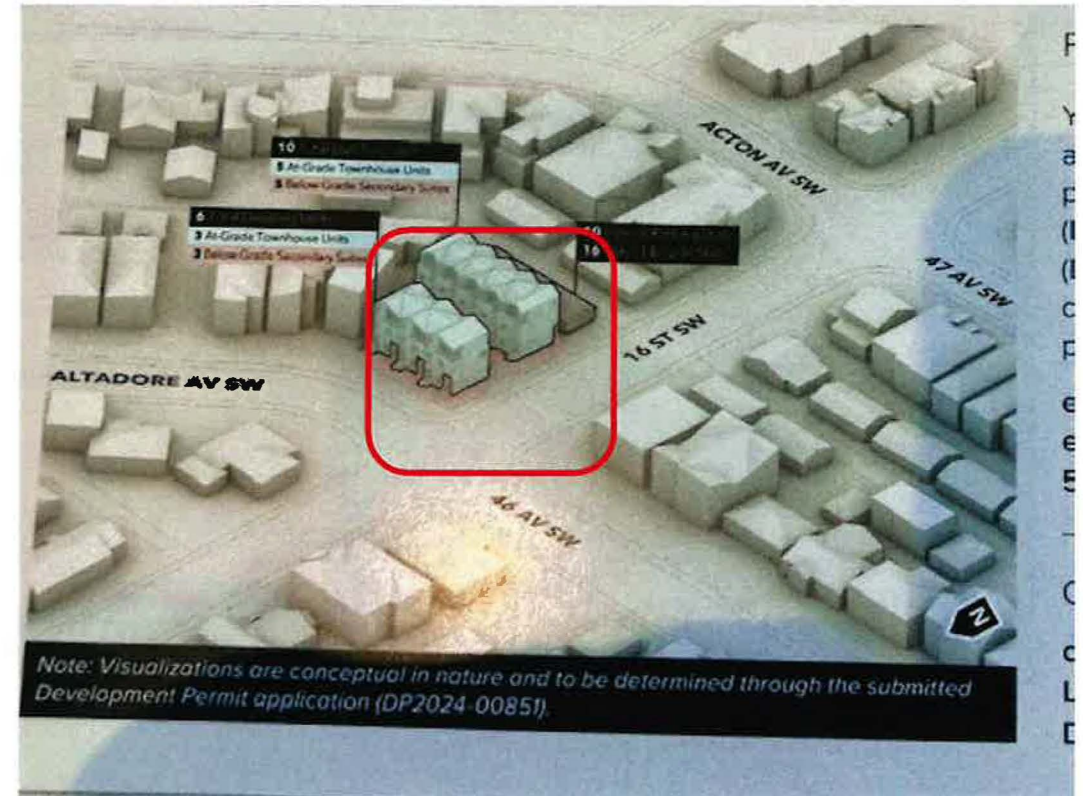


PERSONAL IMPACTS

- Safety of my children and neighbors' children
- Privacy
- Shading during most of the year – bought this property for the backyard sunlight
- Change the natural beauty of the street
- Change the peaceful and serene nature of the street that attracted us to it – 1 block long, not busy



WRONG PLACE... WRONG TIME...



Proposal would increase density on this street by OVER 100%.

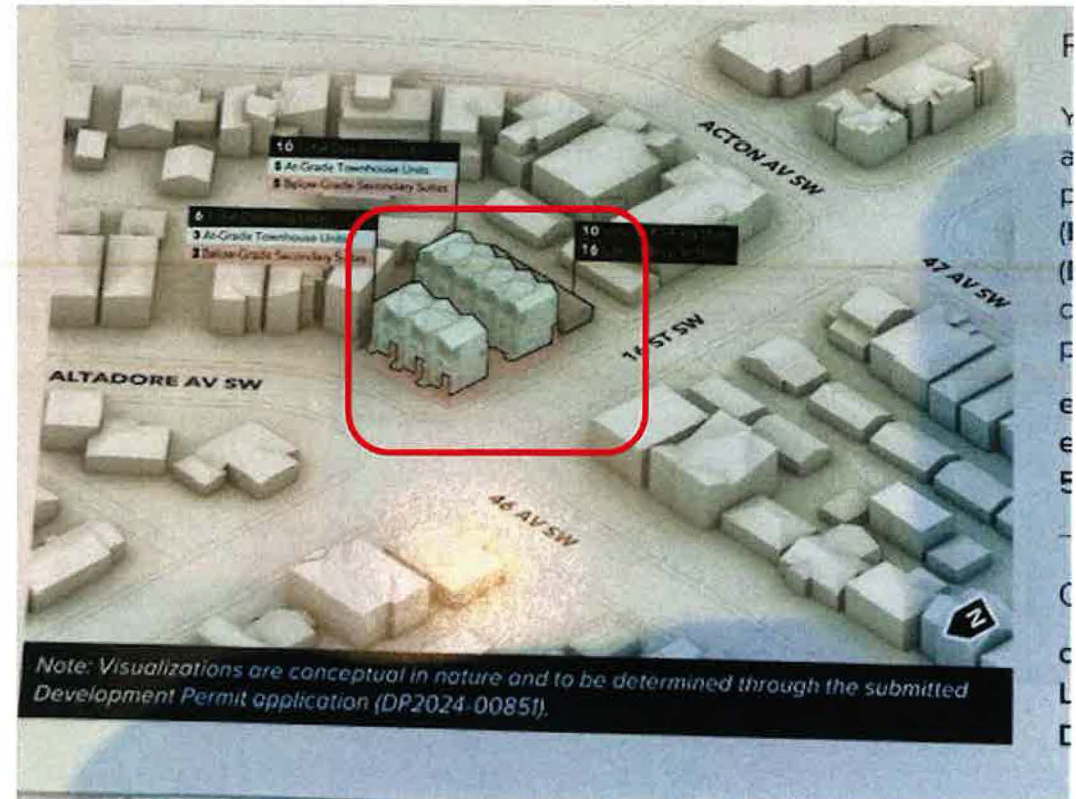
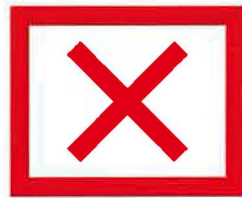
RECOMMENDATION

RCG



- Facing 16th St
- 3 or 4-plex

MCG



THANK YOU

