

Policy Amendment in Altadore (Ward 8) at 4104 – 16 Street SW, LOC2024-0270

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2).

HIGHLIGHTS

- This application seeks to amend the *South Calgary/Altadore Area Redevelopment Plan* (ARP) to allow for semi-detached, duplex dwellings, rowhouses and townhouses, in addition to the building types already allowed under the ARP (e.g. single detached dwellings and secondary suites).
- The proposal allows for an appropriate increase in density on a corner parcel adjacent to commercial uses which aligns with the policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposed policy amendment would allow for an increase in housing choice in an area that is served by Calgary Transit and the site is located within close proximity to existing local businesses while efficiently utilizing existing infrastructure.
- Why does this matter? The proposal provides an opportunity for more housing options within inner-city communities with existing transit service and infrastructure that can support the evolving needs of different age groups, lifestyles and demographics.
- A map amendment to the *South Calgary/Altadore ARP* is required to accommodate the proposed development.
- A development permit for a four-unit rowhouse development with secondary suites has been submitted and is under review.
- There is no previous Council direction related to this proposal.

DISCUSSION

This policy amendment application, in the southwest community of Altadore, was submitted by Andison Residential Design on behalf of the landowner, Niro Developments Ltd. on 2024 November 5. The 0.06-hectare site is located on the southeast corner of 40 Avenue SW and 16 Street SW. The site is currently developed with a single detached dwelling and rear detached garage with vehicular access from 40 Avenue SW.

A development permit (DP2024-07280) for a four-unit rowhouse development with secondary suites was submitted on 2024 October 11 and is under review. The subject site is designated Residential – Grade-Oriented Infill (R-CG) District, which accommodates the development of semi-detached, duplex dwellings, rowhouses and townhouses. A policy amendment is required to align the ARP with the Land Use Bylaw 1P2007 rules for the R-CG District to support the submitted development permit application as noted in the Applicant Submission (Attachment 3).

A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

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ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. The applicant determined that no outreach would be undertaken as the proposal is in alignment with the draft *West Elbow Communities Local Area Plan*. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received one letter of opposition from the public, which mentioned concerns with height, density, parking and shadow impacts.

No comments from the Marda Loop Community Association (CA) were received. Administration contacted the CA to follow up and no response was received.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposal allows for an increase in density and greater housing choice within the community and the concerns regarding height, density, parking and shadowing impacts will be reviewed and determined through the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the policy amendment application will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed application enables the continuation of development in the community of Altadore and provides a selection of housing options for varying demographics.

Environmental

The proposed application does not include any strategies towards Climate Mitigation as outlined in the *Calgary Climate Strategy – Pathways to 2050*. The associated development permit application, DP2024-07280, includes rough-ins for photovoltaic energy generation and for electric vehicle charging.

**Planning and Development Services Report to
Calgary Planning Commission
2025 April 10**

**ISC: UNRESTRICTED
CPC2025-0371
Page 3 of 3**

Policy Amendment in Altadore (Ward 8) at 4104 - 16 Street SW, LOC2024-0270

Economic

This proposal would support the adjacent local commercial businesses and increase public transit ridership due to the proximity to nearby transit stops.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

- 1. Background and Planning Evaluation
- 2. Proposed Amendment to the South Calgary/Altadore Area Redevelopment Plan
- 3. Applicant Submission
- 4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform