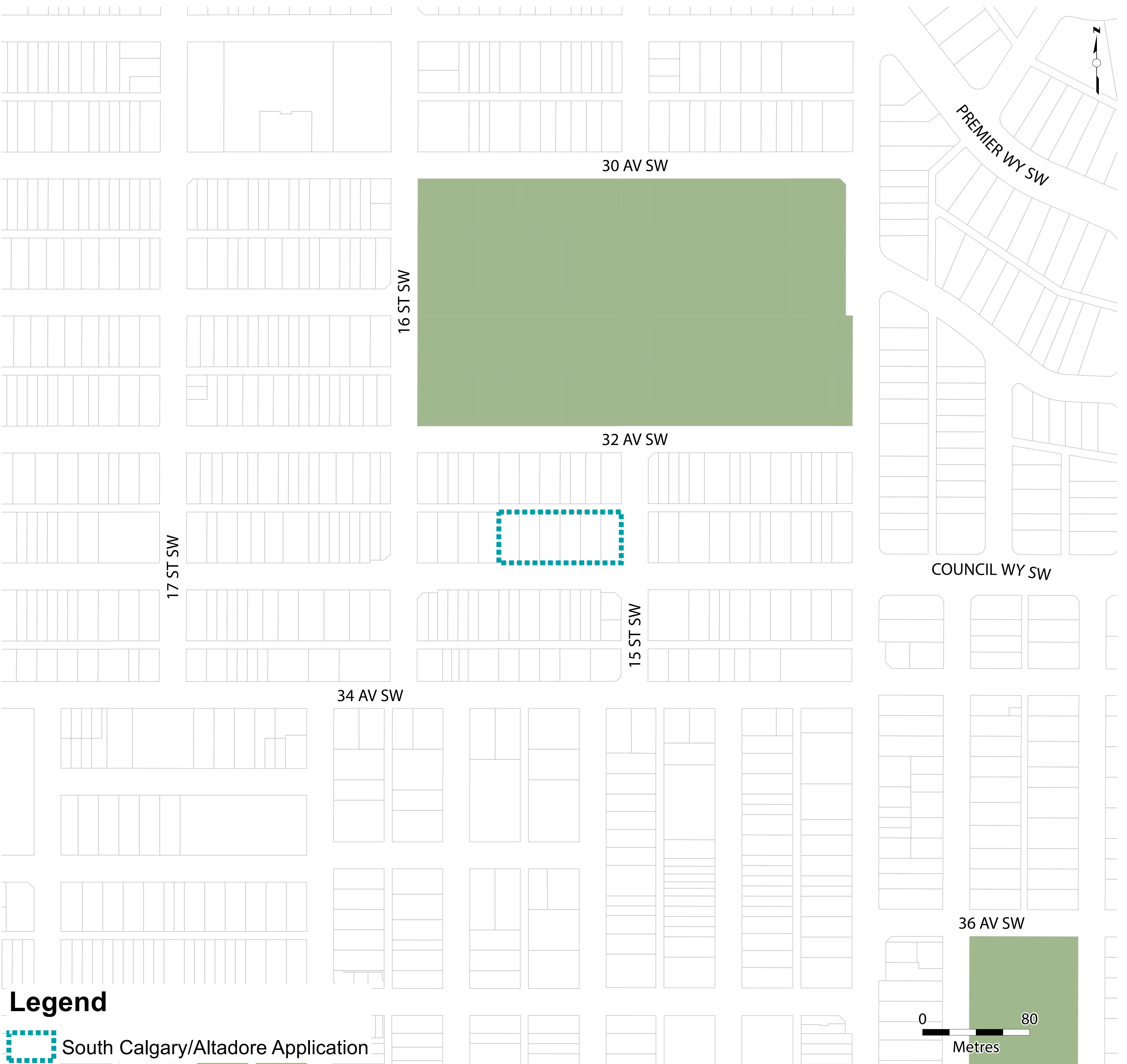


# Welcome

## South Calgary/Altadore information session

The City has received a land use amendment application for multiple properties located in the 1600 block of 33 Ave. S.W. (1602-1624 33 Ave. S.W.).

The City is now reviewing how the proposed land use amendment would update the existing South Calgary/Altadore Area Redevelopment Plan.



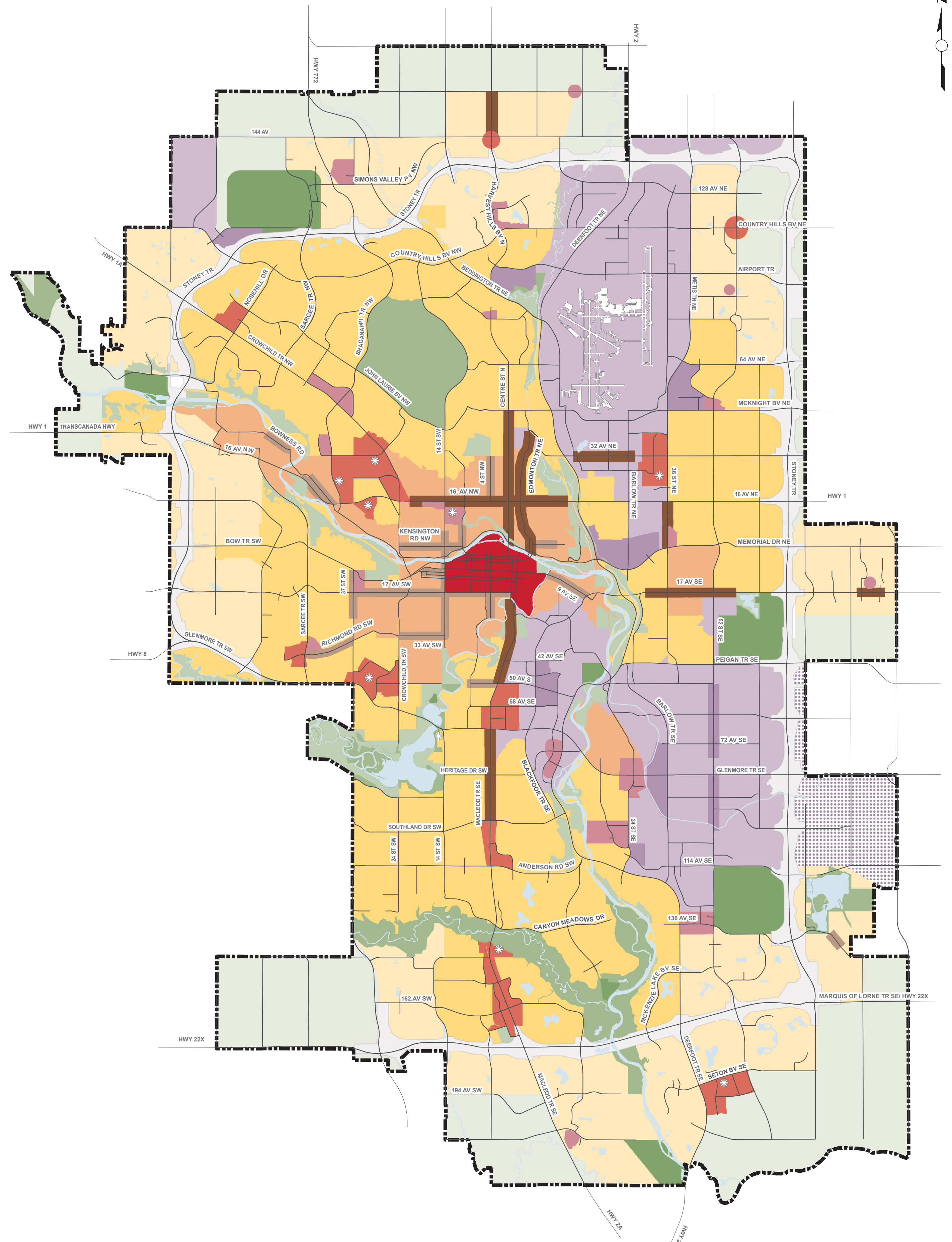


# South Calgary/Altadore information session

## Municipal Development Plan Urban Structure Map

The subject site is designated as 'Neighbourhood Main Streets' which provides for:

- mixed-uses within a pedestrian-friendly environment;
- opportunity for moderate levels of intensification of both jobs and population over time;
- different housing types and densities;
- ground-oriented housing, low-scale apartments and mixed use retail buildings; and
- highest densities occurring in close proximity to transit stops and in locations where they merge with Activity Centres.



### Urban Structure

(By Land Use Typology)

#### Activity Centres

- Centre City
- Major Activity Centre
- Community Activity Centre

#### Main Streets

- Urban Main Street
- Neighbourhood Main Street

#### Residential

- Developed*
  - Inner City
  - Established
- Developing*
  - Planned Greenfield with Area Structure Plan (ASP)
  - Future Greenfield

#### Industrial

- Standard Industrial
- Industrial - Employee Intensive
- Industrial Greenfield

#### Other

- Major Public Open Space
- Public Utility
- Major Institutions
- Transportation/Utility Corridor
- City Limits



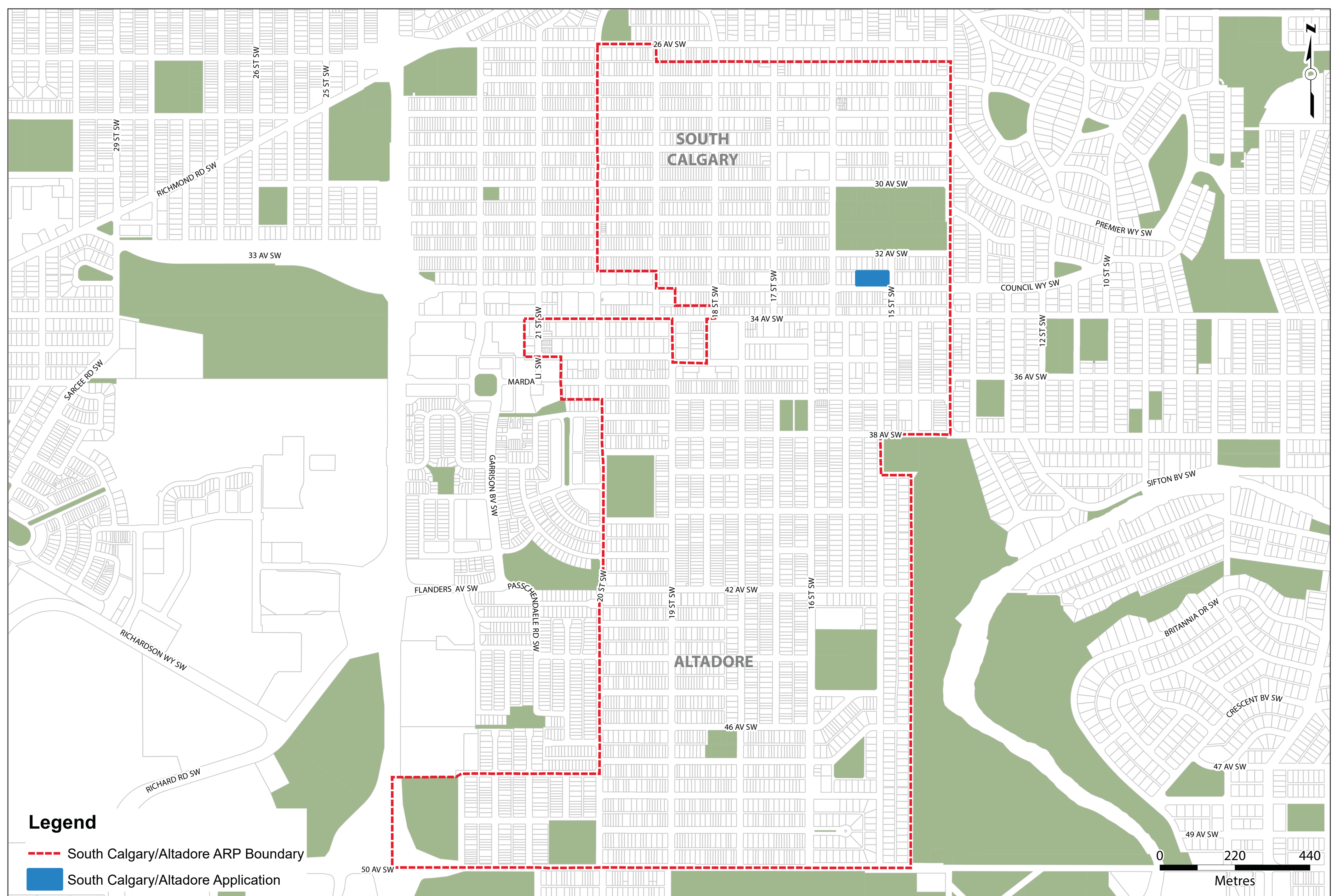
# South Calgary/Altadore information session

## What is an Area Redevelopment Plan?

An Area Redevelopment Plan (ARP) is one of the tools The City uses to guide development. It sets high-level requirements that future development will have to meet for an area. An ARP outlines:

- Where certain sizes and types of buildings should be located.
- Where amenity spaces and other public infrastructure should be located.
- How the land can be used and what can be built on the land (commercial, residential, retail, etc.).
- Improvements to infrastructure that are needed to accommodate changes.

Current boundary for South Calgary/Altadore ARP





# South Calgary/Altadore information session

## What we heard and what we did.

The following are the most common themes based on the feedback that was collected in-person on April 19 and online from April 19 to April 23.

Theme	What we heard	Recommendations based on what we heard
Building height	Up to six storeys is the least preferred option for this area.	The revised Land Use Amendment proposes a 15 metre height modifier, which is approximately four storeys.
	A maximum height of four storeys could be supported.	
	Development that remains between one and three storeys is preferred.	
Use of space	Majority prefer that this area remain residential only.	The proposed Mixed-Use Land Use District has no requirements for dedicated commercial space.
	If retail were to be added, additional cafés, restaurants and retail space would be acceptable.	The proposed Mixed-Use District would be able to facilitate such retail uses.
	Commercial use should be limited to the existing Business Improvement Area.	The Municipal Development Plan has designated that the 1600 block of 33 Ave. S.W. is a 'Neighbourhood Corridor'. Neighbourhood Corridors support uses for retail and services.
Concerns with increased density	Current traffic issues, parking concerns and impacts to roads need to be addressed.	The City requested a Transportation Impact Assessment be submitted by the applicant. The study looked at the impacts from the proposed development as well as other developments in the area. It will help The City understand the cumulative impacts of all development permits in the area.
	Increased density could negatively impact the current way of life for residents.	The revised land use proposal no longer includes a density modifier that would facilitate an 80 unit multi-residential development.
Community character	The proposed development does not fit within the context of the community.	The City expects further engagement to be done at the Development Permit stage of the application. This will allow for comments and input on density and design.
Process for amending the ARP	The Area Redevelopment Plan should be updated first and/or the Main Streets initiative should be completed for the area prior to new development occurring.	Administration requires direction from Council to update the entire ARP.

# South Calgary/Altadore information session

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	Development that remains between one and three storeys is preferred.	
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	If retail were to be added, additional cafés, restaurants and retail space would be acceptable.	The proposed Mixed-Use District would be able to facilitate such retail uses.
	Commercial use should be limited to the existing Business Improvement Area.	The Municipal Development Plan has designated that the 1600 block of 33 Ave. S.W. is a 'Neighbourhood Corridor'. Neighbourhood Corridors support uses for retail and services.
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# South Calgary/Altadore information session

## Amendments to the South Calgary/Altadore Area Redevelopment Plan

The following text amendments are proposed to guide development at the development permit stage.

### 2.0 Residential Land Use

#### 2.2 Context

##### \* Addition of:

##### (e) Community Mid-Rise

Provides for mid-rise building types (up to six stories) that may accommodate a range of retail, services, office, and residential uses. Community Mid-Rise is appropriate to accommodate mixed-use buildings (horizontal and vertical mixed-use). The MU-1 designation is appropriate for larger parcels on Neighbourhood Main Streets adjacent to low density residential development.

#### 2.3 Policy

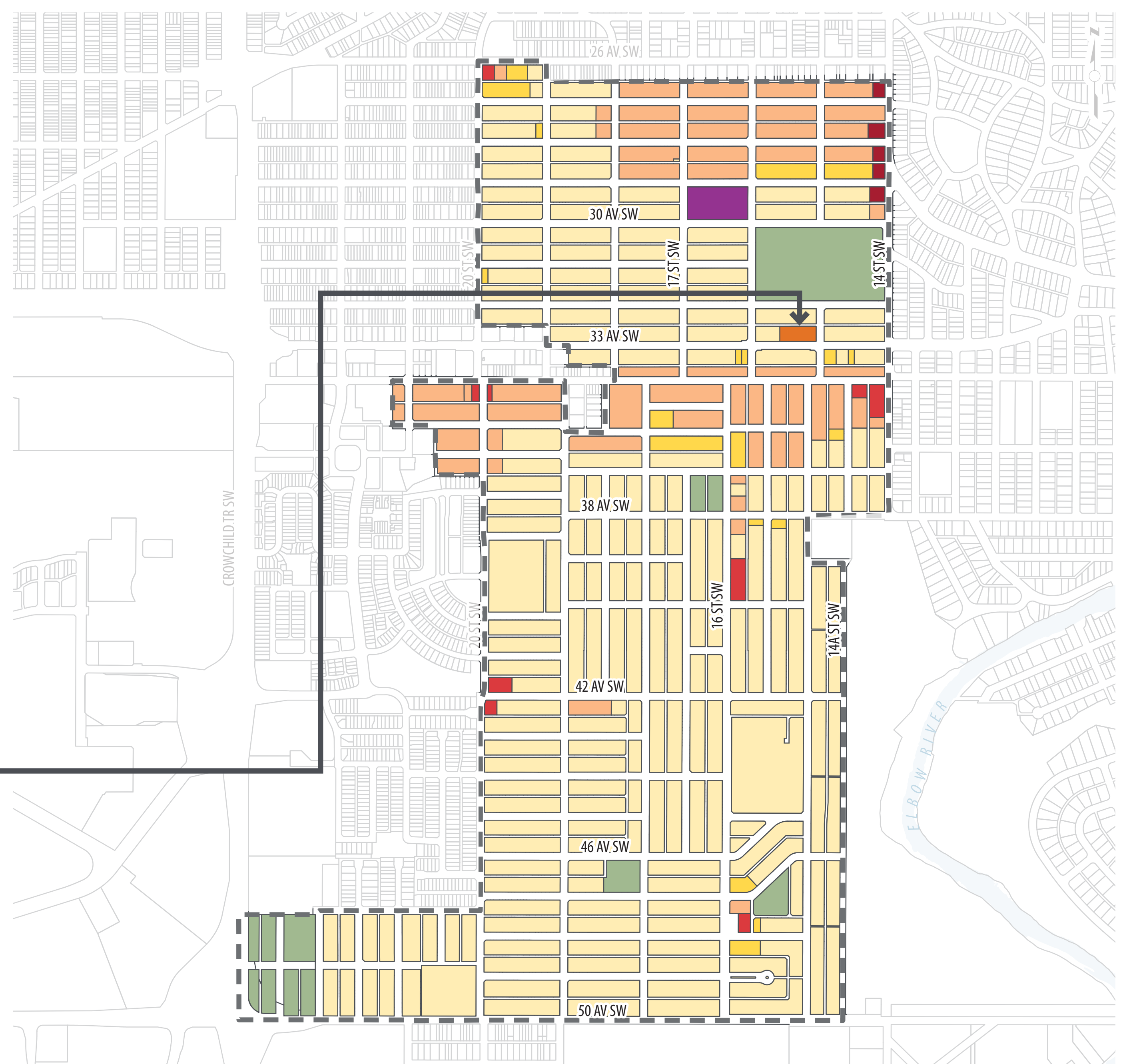
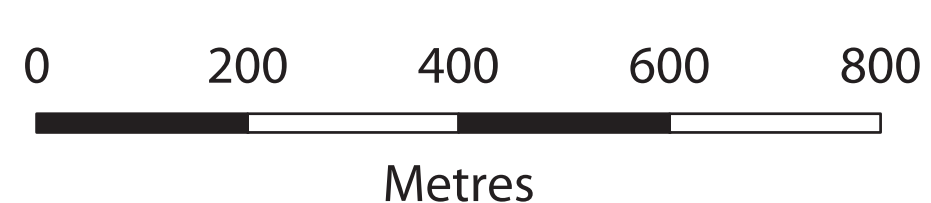
##### \* Addition of:

2.3.7 Encourage a variety of housing types through the use of mid-rise buildings that may also include retail, services, and office uses along Neighbourhood Main Streets (i.e., 14 Street S.W. and 33 Avenue S.W.).

Proposed map amendment

**Legend**

- ▬ Study Area Boundary
- King Edward School Site
- Residential Conservation
- Residential Low Density
- Residential Medium Density
- Community Mid-Rise
- Local Commercial
- General Commercial
- Open Space





# South Calgary/Altadore information session

## Amendments to the South Calgary/Altadore Area Redevelopment Plan

The following table is a textual addition to the ARP which provides development guidelines that may be applied during a development permit.

### 2.4 Implementation

#### 2.4.1 Development Guidelines

##### Addition of:

District	Land Use Policy	Development Guidelines
MU-1	Community Mid-Rise	<p>The following is to be encouraged:</p> <ol style="list-style-type: none"> <li>1. provision of residential development that has:               <ol style="list-style-type: none"> <li>a. a mix of unit sizes and types to provide diversity in housing choice;</li> <li>b. upper storeys massed and stepped back to minimize the appearance of scale and reduce shadow impacts where appropriate;</li> <li>c. common amenity spaces that allow for social and communal activities;</li> <li>d. residential uses at ground level with front entrances facing a street; and</li> <li>e. design features and spaces such as raised terraces, porches, steps, alcoves, forecourts or landscaping to provide a transition from the public street and sidewalk to at-grade residences.</li> </ol> </li> <li>2. provision of commercial development that has:               <ol style="list-style-type: none"> <li>a. active and ground-oriented uses at grade, such as retail uses that wrap the building edge along the lane or flanking street;</li> <li>b. commercial entrances distinguished from residential entrances (i.e., by elevating the residential entry, change in materials, integrated signage); and</li> <li>c. finer-grained building frontage with uses for developments that face a primary pedestrian street.</li> </ol> </li> <li>3. provision of a building design that has:               <ol style="list-style-type: none"> <li>a. buildings oriented to the street to create a safe, comfortable pedestrian environment;</li> <li>b. setbacks and building separation minimizing wind, sunlight and privacy impacts;</li> <li>c. amenity space for building occupants;</li> <li>d. neighbourhood scaled transitions, appropriate to the context of an individual neighbourhood; and</li> <li>e. narrower frontages to increase visual interest for pedestrians and to avoid long street walls with only single access points.</li> </ol> </li> <li>4. provision of materials, detailing, and entries with:               <ol style="list-style-type: none"> <li>a. high quality, durable exterior building materials and varied architectural materials that enhance and articulate street frontages;</li> <li>b. canopies and awnings along street frontages;</li> <li>c. primary entrances and prominent corners of mid-rise and higher intensity buildings, that are architecturally distinct, emphasizing a pedestrian scale and be clearly articulated on the street facing building;</li> <li>d. building entrances and accesses that face the street where transit service is provided;</li> <li>e. pedestrian entries to parking structures that are convenient and easy to find.</li> </ol> </li> </ol>



# South Calgary/Altadore information session

## Initial submission by Sarina Homes

Multi-Residential – High Density Low Rise (M-H1f2.55h18d276) District

- Maximum height of 18 metres (approximately 5 storeys);
- A maximum of 80 residential units; and
- Discretionary uses include: child care service, convenience food store and outdoor cafe.



Previous Proposed Zoning: M-H1 High Density Low Rise

Courtesy of Sarina Homes

## Amended submission by Sarina Homes

Mixed-Use – General (MU-1f2.5h15) District

- Maximum height of 15 metres (approximately 4 storeys); and
- Discretionary uses: retail, services, offices.



# Location criteria for multi-residential infill (PUD2016-0405)

In order to assist in the evaluation of a land use amendment application for multi-residential infill and associated local area plan amendments, Council has directed Administration to apply the 'Location Criteria for Multi-Residential Infill' and report on in reports to the Calgary Planning Commission. The subject application meets the following criteria:

## **Location Criteria 1 – On a corner parcel**

- The subject site is located at the corner of 15 Street S.W. and 33 Avenue S.W.

## **Location Criteria 2 – Within 400 metres of a transit stop**

- The subject site is directly adjacent to the #7 transit route.

## **Location Criteria 3 – Within 600 metres of an existing or planned primary transit stop**

- As mentioned, the subject site is directly adjacent to the #7 transit route which offers frequent service that connect the site to the downtown core, LRT stations and Marda Loop neighbourhood.

## **Location Criteria 4 – On a collector or higher standard roadway on at least one frontage**

- The subject site is on a 'higher standard' roadway, fronting onto 33 Avenue S.W. which is designated as a 'Neighbourhood Main Street' in the Municipal Development Plan.

## **Location Criteria 5 – Adjacent to existing or planned non-residential development or multi-unit development**

- To the south/west is a 4 unit multi-residential development;
- To the south/east, Administration is currently reviewing a Development Permit for a 2 building, 12 unit multi-residential development with a maximum 4 storey height.; and
- To the south/east is a 4 unit multi-residential development.

## **Location Criteria 6 – Adjacent to or across from an existing or planned open space, park or community amenity**

- The subject site is approximately 64 metres from South Calgary Park which includes: the South Calgary Swimming Pool, the South Calgary Community Centre and the Alexander Calhoun Public Library.

## **Location Criteria 7 – Along or in close proximity to an existing or planned corridor or activity centre**

- Main Streets has indicated that the subject site is located within the portion of 33 Avenue S.W. which will be the subject of the next phase of their review in early 2018.

## **Location Criteria 8 – Direct lane access**

- The subject site has lane access.



# South Calgary/Altadore information session

## Upcoming dates

- June 15, 2017
  - The City's recommendation on the land use amendment application will be presented to Calgary Planning Commission.
- July 31, 2017
  - The City's recommendation on the land use amendment application will be presented to City Council at a Public Hearing.

## Participate at the Public Hearing of Council

- This isn't the final decision for the application. You can still get involved by submitting your written comments to City Administration or members of Council, and by attending the Public Hearing of Council.
- You can speak directly to Council at the hearing or submit written comments to the City Clerk's office in advance of the hearing. To ensure you are prepared, please keep the following in mind.
  - If you attend the hearing in person, you are given five minutes to speak, excluding any questions Council members may ask you.
  - Your comments should be brief and address land use planning issues.
- Details about the date and time of the Public Hearing are advertised in the Calgary Herald and will be e-mailed to the project e-mail distribution list.

## Questions or comments?

- E-mail the project manager Jarred Friedman at [Jarred.Friedman@calgary.ca](mailto:Jarred.Friedman@calgary.ca)