

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Sunalta on the north side of 10 Avenue SW, west of 14 Street SW. The site is approximately 0.05 hectares (0.13 acres), 17 metres wide and 30 metres deep. The site is currently designated as a Direct Control (DC) District ([Bylaw 82D2009](#)), based on the City Centre Mixed Use District (CC-X), and is developed with a two-storey commercial building, with vehicle access from 10 Avenue SW.

The surrounding context includes the C-Train and freight train tracks immediately to the north, predominantly low-rise commercial buildings to the west and south and multiple high-rise mixed-use buildings to the east, two of which are currently under construction.

The site is located approximately 150 metres (two-minute walk) from the Sunalta LRT Station to the north, approximately 400 metres to the 12 Avenue SW bicycle lane to the south, and approximately 500 metres (10-minute walk) to the Bow River Regional Path to the north. Sunalta Park is located across the street from the subject site, in addition to a multitude of walkable amenities and downtown Calgary.

Community Peak Population Table

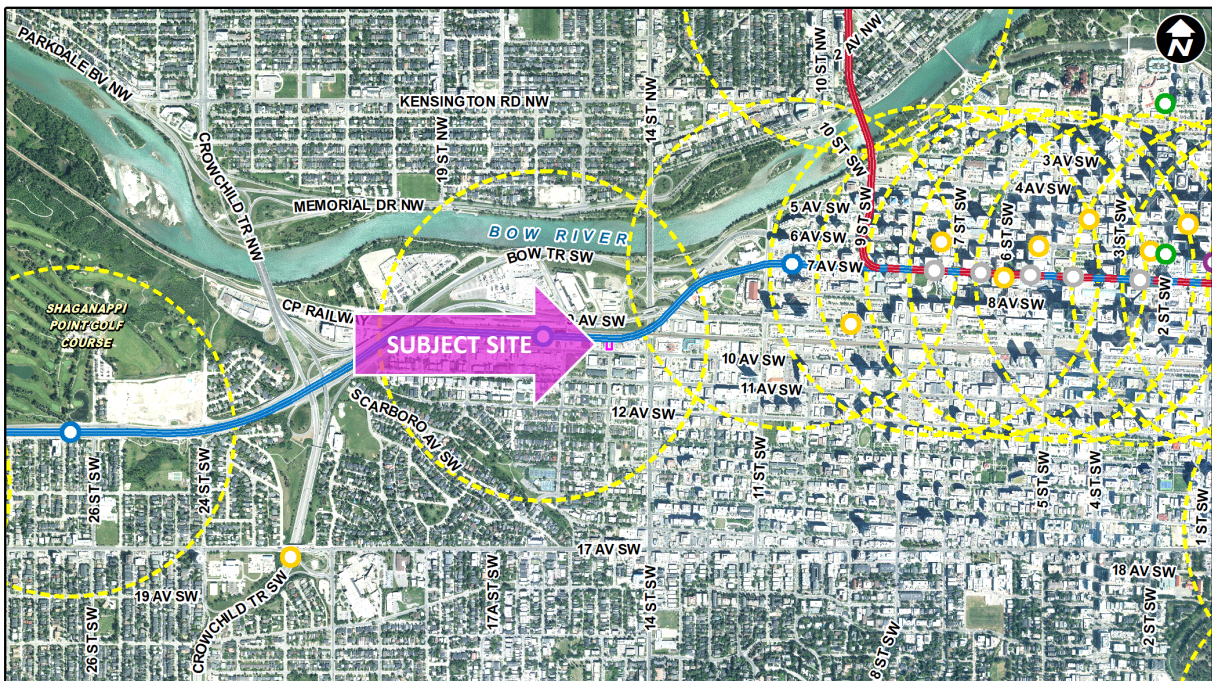
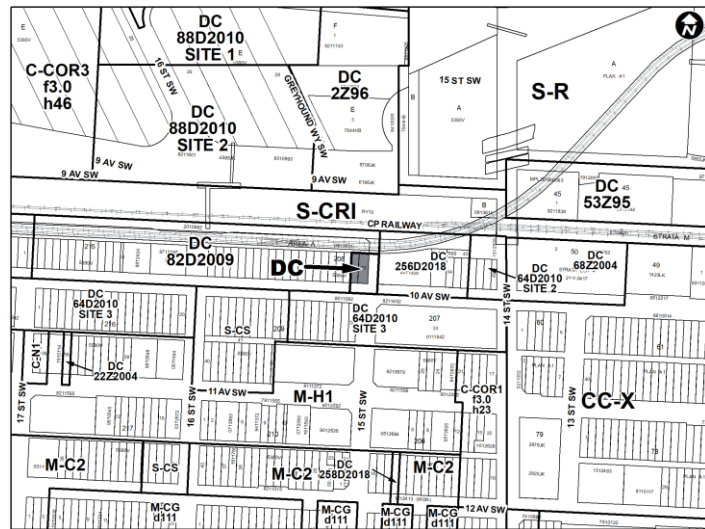
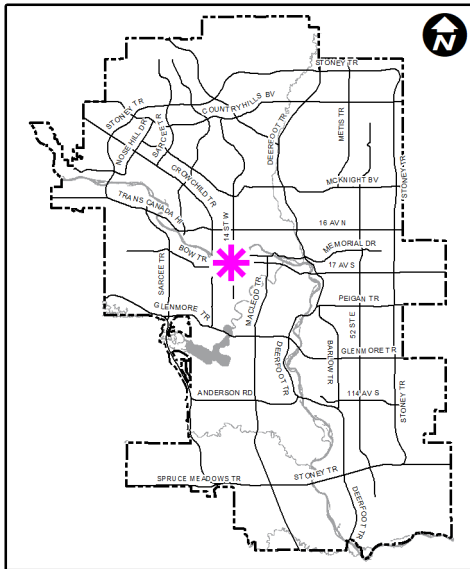
As identified below, the community of Sunalta reached its peak population in 2015.

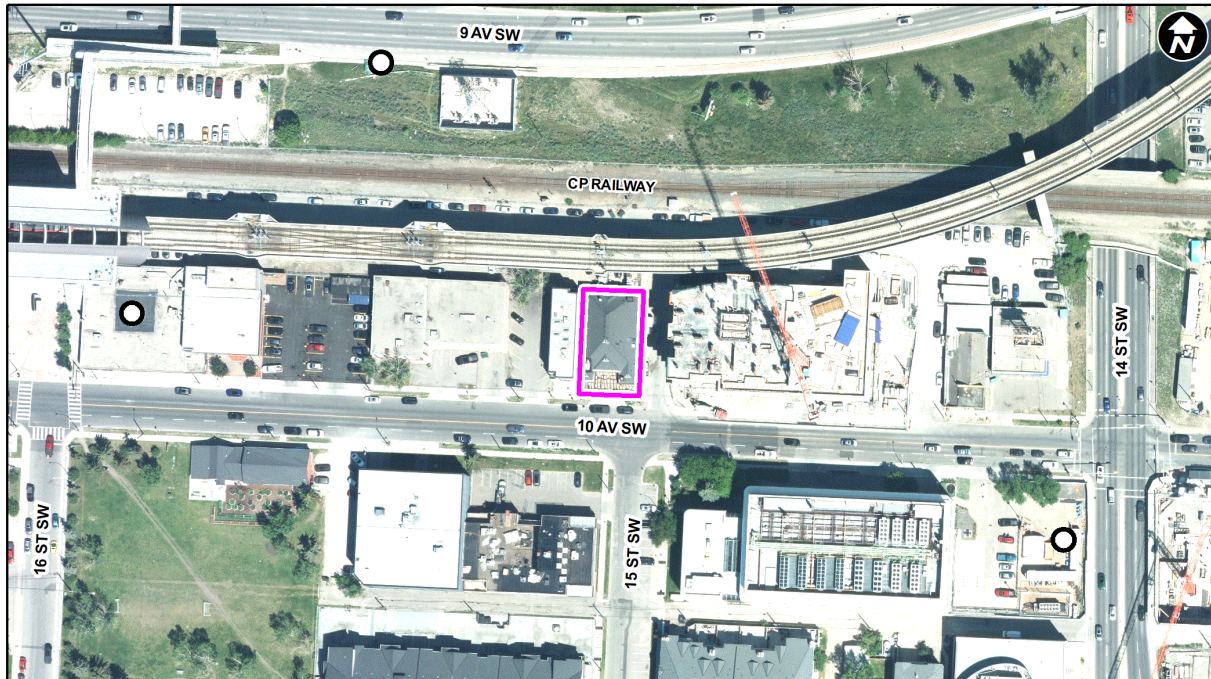
| Sunalta | |
|------------------------------------|--------|
| Peak Population Year | 2015 |
| Peak Population | 3,454 |
| 2019 Current Population | 3,239 |
| Difference in Population (Number) | -215 |
| Difference in Population (Percent) | -6.22% |

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Sunalta Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District is based on the CC-X District of Land Use Bylaw 1P2007, which has been modified for permitted land uses, floor area and building form to implement the *Sunalta Area Redevelopment Plan (ARP)* policies. This existing DC District allows a range of commercial and residential uses with a maximum floor area ratio (FAR) of 5.0 that may increase to 7.0 FAR with bonus density provisions. The maximum height is 75 metres. The existing DC District applies to the subject site along with the adjacent sites to the east and west between 16 Street SW and 17 Street SW.

The proposed land use application does not propose changing the intent and specific requirements of the existing DC District, but simply adds a relaxation clause. Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a Direct Control District is necessary to provide for the applicant's proposed development due to its unique characteristics as well as density bonusing provisions of the ARP. This proposal allows for the applicant's intended continuation of their business while maintaining the CC-X District base district to accommodate a café patio within the setback area. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Sections 7, 11 and 14 of the DC District Bylaw. Section 7 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

Sections 11 and 14 focus on front setback areas and landscaping. Relaxations to these sections would allow for future development permit renewals of the temporary patio structure as it is located within the setback area and requires relaxations these requirements of the DC District.

Development and Site Design

Any future developments for this site would be guided by the rules of the proposed DC District and the applicable policies of the *Municipal Development Plan* (MDP) and ARP. Items that will be considered for future development include, but are not limited to, building frontage and interface, building heights, setbacks, landscaping, parking and use compatibility.

Transportation

Pedestrian access to the subject site is available from sidewalks along 10 Avenue SW. The site is located 150 metres (two-minute walk) from the Sunalta LRT Station to the north, and 150 metres (two-minute walk) from bus stops for Routes 414 (14 St W) and 22 (Richmond Rd SW) on 14 Street SW.

Additionally, the site is well positioned to take advantage of the Always Available for All Ages and Abilities (5A) Network. An existing on-street bike route (signed, barrier separated) is situated on 12 Avenue SW, approximately 400 metres to the south, and the Bow River multi-use pathway is located approximately 500 metres (10-minute walk) to the north. Four bicycle parking racks are situated in front of the existing building, and on-street parking is currently permitted in front of the site on 10 Avenue SW.

A Transportation Impact Assessment was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Sanitary, storm and water mains are available to service the site.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes efficient use of land.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles

of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The City of Calgary [Municipal Development Plan](#) (MDP) identifies this site as part of the Developed Residential – Inner City area as identified in Map 1: Urban Structure. Section 3.5.2 of the MDP identifies opportunities for buildings to maximize front door access to the street and principal public areas to encourage pedestrian activity, as well as encouraging at-grade retail to provide continuous, active, transparent edges to all streets and public spaces.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Sunalta Area Redevelopment Plan (Statutory – 1992)

The [Sunalta Area Redevelopment Plan](#) (ARP) identifies the subject site as Mixed Use in Map 2 – Land Use Policies, with a maximum height of 75 metres. The objectives of the Mixed Use policies of the ARP are based on integrating the Sunalta LRT station and track into the community, creating high quality transit oriented development, increasing livability of the neighbourhood and creating a retail oriented high street along 10 Avenue SW. The proposed land use amendment is in alignment with applicable policies of the ARP.