

**Policy and Land Use Amendment in Sunalta (Ward 8) at multiple addresses,
 LOC2023-0334**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Sunalta Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.21 hectares \pm (0.52 acres \pm) located at 1707, 1709, 1711, 1713 and 1717 – 12 Avenue SW (Plan 5380V, Block 218, Lots 11 to 17) from Multi-Residential – Contextual Grade-Oriented (M-CGd111) District to Multi-Residential – Contextual Medium Profile (M-C2f1.5) District.

HIGHLIGHTS

- This application seeks to redesignate the subject parcels to allow for higher density multi-residential development.
- The proposal would allow higher density development near the Sunalta LRT Station that compliments existing residential developments in this area. The proposal aligns with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposal will facilitate more housing opportunities in the inner city, within walking distance to primary transit, and a more efficient use of existing infrastructure.
- Why does this matter? The proposal would provide additional housing options in this area with convenient access to transit and a wide range of community amenities.
- An amendment to the *Sunalta Area Redevelopment Plan* (ARP) is required to accommodate the proposal.
- A development permit for a multi-residential development has been submitted and is currently under review.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This policy and land use amendment application in the southwest community of Sunalta was submitted by CivicWorks on behalf of the landowner, Westcrest Developments Ltd., on 2023 October 27.

The approximately 0.21 hectare (0.52 acre) midblock site is located two and a half blocks west of 14 Street SW and two blocks south of 10 Avenue SW. The site is currently occupied by five single detached dwellings and is surrounded by single detached and low-profile apartment buildings.

As indicated in the Applicant Submission (Attachment 3), the proposed M-C2f1.5 District allows for greater overall density, close to the Sunalta LRT Station, whilst ensuring appropriate contextual fit and alignment with local area policy. A minor map amendment to the ARP is required and accompanies this land use amendment application. A development permit

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(DP2023-07409) for a 48-unit grade-oriented multi-residential development was submitted on 2023 October 19 and is under review.

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

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 respective community association was appropriate. In response, the applicant attended a Sunalta Community Association meeting, met with the Councillor's Office and delivered postcards to approximately 200 surrounding neighbours to discuss the application. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

Administration received three letters of opposition and two letters of support. The letters of support identified the need for more housing to be available in the community, housing affordability and support for reduced parking requirements. The letters of opposition included the following areas of concern:

- increased traffic and lack of parking;
- not fitting the character of the community; and
- shadowing impacts.

The Sunalta Community Association provided a letter of support dated 2024 February 23 (Attachment 5).

Administration considered the relevant planning issues specific to the application and has determined the proposal to increase density while maintaining a low height building form is appropriate. The building and site design, number of units and on-site parking are being reviewed and determined with the development permit application.

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

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IMPLICATIONS

Social

The proposal would allow for additional housing choices for Calgarians within an established neighbourhood that already offers a wide range of community amenities with convenient access to transit.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. The associated development permit application proposes electric vehicle capable stalls which will align with the *Calgary Climate Strategy – Pathways to 2050* (Program F: Zero emissions vehicles – Accelerate the transition to zero emissions vehicles).

Economic

The subject site is located in close proximity to the 14 Street SW Main Street, which features a mix of retail, dining, cultural, and employment opportunities. The proposal will also help support transit use and allow future residents to live local and support local businesses.

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 Sunalta Area Redevelopment Plan
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform