

Background and Planning Evaluation

Background and Site Context

The subject site is located in the community of Sunalta on the south side of 12 Avenue SW, between 16 Street SW and 17 Street SW. The site is comprised of five parcels that amount to approximately 0.21 hectares (0.52 acres), with dimensions of 53.3 metres width and 37.5 metres depth. The site is currently designated as a Multi-Residential – Contextual Grade-Oriented (M-CGd111) District and is developed with five single detached dwellings with vehicle access from the rear lane.

The surrounding context includes single detached dwellings and low-rise apartment buildings designated M-CG(d72 and d111) and Multi-Residential – Contextual Medium Profile (M-C2) District. Immediately to the north across 12 Avenue SW is the Sunalta Cottage School Park, which is designated Special Purpose – Community Service (S-CS) District.

The site is located approximately 260 metres (a four-minute walk) south of the Sunalta LRT Station and approximately 350 metres (a six-minute walk) to the 14 Street SW Neighbourhood Main Street. Bicycle lanes are available along the north side of 12 Avenue SW. There are a multitude of walkable amenities nearby including the Bow River Regional Pathway to the north and downtown Calgary to the northeast.

Community Peak Population Table

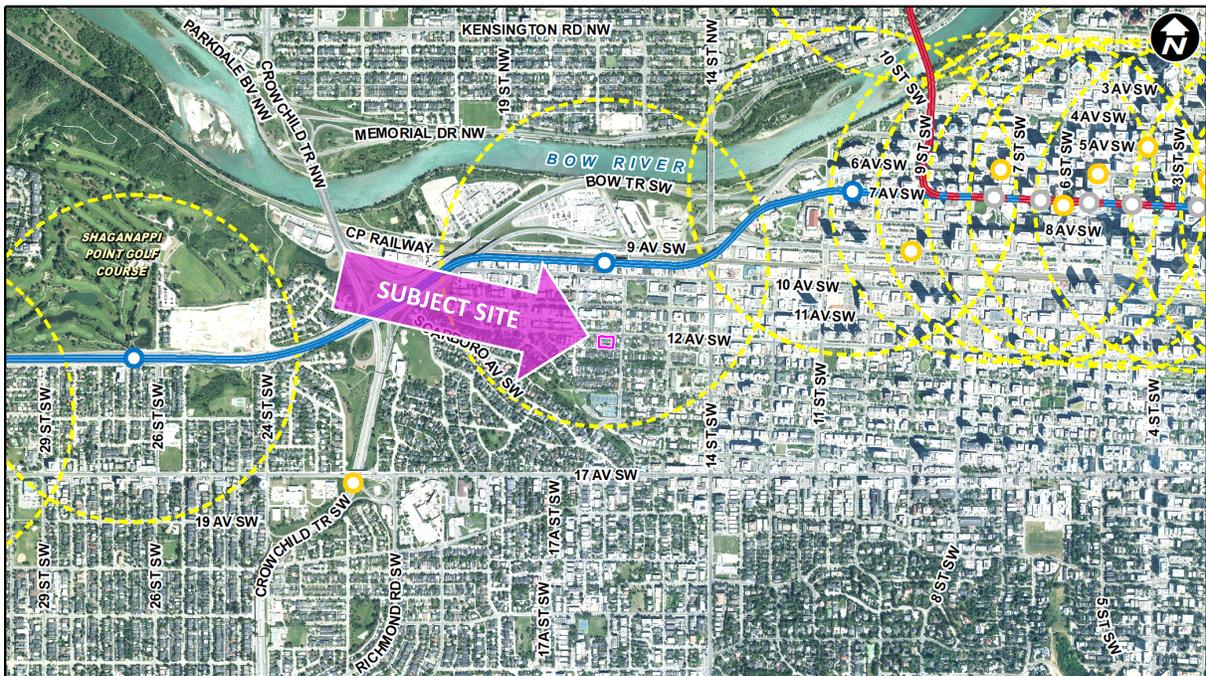
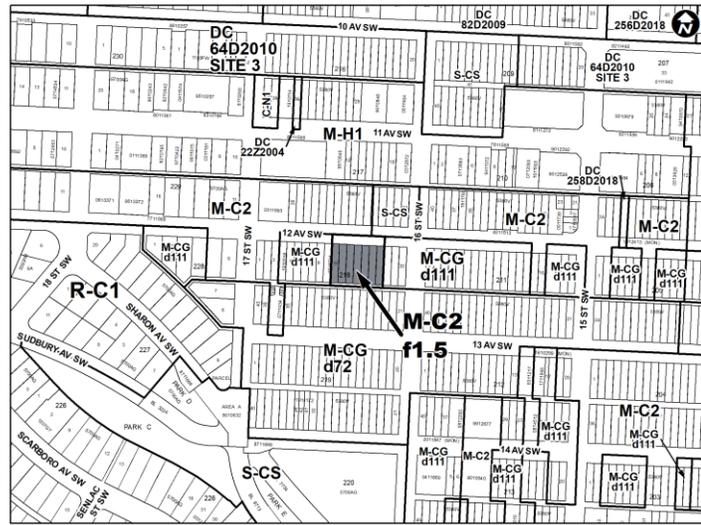
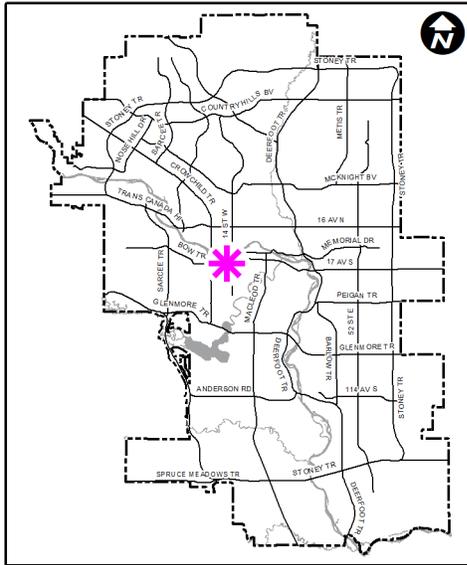
As identified below, the community of Sunalta reached its peak population in 2015.

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 M-CG District accommodates contextual grade-oriented multi-residential developments designed to provide some or all dwelling units with direct access to grade. The M-CG District accommodates development in a variety of forms of low height and lower density. The maximum height for M-CG is 12 metres (approximately 3 storeys). And the maximum density for M-CG District is 111 units per hectare, which equates to a maximum of 23 dwelling units across the five amalgamated parcels.

The proposed M-C2 District accommodates multi-residential development with higher numbers of dwelling units and higher traffic generation than the current M-CGd111 District. The proposed M-C2f1.5 District would allow for a maximum floor area ratio of 1.5 which equates to a building floor area of approximately 3,156 square metres and a maximum building height of 16.0 metres (approximately four storeys).

The floor area ratio and density modifiers are reflective of the density increase in the proposed development permit application. Although the M-C2 District has a maximum building height of 16.0 metres, the policies of the *Sunalta Area Redevelopment Plan (ARP)* will limit the building height to 12.0 metres. The proposed development permit application is in keeping with the maximum 12 metres height.

Development and Site Design

The rules of the proposed M-C2f1.5 District, along with the ARP (as amended), would provide guidance for the development of the site, including appropriate uses, building height and massing, landscaping, parcel coverage and parking. Other key factors that are being considered during the review of the development permit application include the following:

- interface with the lane, including parking access;
- public realm improvements within the 2.134 metre bylaw setback for public realm enhancements along 12 Avenue SW;
- building massing and relationship with the adjacent residential parcels; and
- appropriate amenity space for the residents.

Transportation

The subject site is located mid-block with lane access. The site fronts onto 12 Avenue SW, a one way (eastbound) arterial class road with less than 5,000 vehicle trips per day. On-street bike lanes are available along the north side.

The subject site is approximately 75 metres (a one-minute walk) from an eastbound Route 90 (Bridgeland/University of Calgary) bus stop. This route provides service through the Beltline and into the Downtown. The subject site is also approximately 260 metres (a five-minute walk) from the Sunalta LRT station. The Blue Line runs westbound to the 69 Street LRT Station, and eastbound into the Downtown with access to many other routes.

The subject site currently has no parking restrictions on 12 Avenue SW but is designated a snow route. When declared, no parking is permitted between 9:00 p.m. and 6:00 a.m.

Mobility considerations including parking, loading, and bicycle parking are being reviewed as part of the development permit application (DP2023-07409). Vehicular access will be required to be from the rear lane.

Environmental Site Considerations

No environmental concerns were noted and no reports were required for this application.

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 the 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 policy and 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 [Municipal Development Plan](#) (MDP) identifies the site as located within the Developed - Inner City area on the Urban Structure Map (Map 1). The proposal is consistent with the General Policies for Developed Residential Areas (Section 3.5.1) and Inner City Area policies (Section 3.5.2). The MDP's City-wide policies provide direction to encourage transit use, to make optimal use of transit infrastructure, and improve the quality of the environment in communities. The goals of these policies are to direct growth of the city in a way that fosters a more compact and efficient use of land, create complete communities, allow for greater mobility choices and enhance vitality and character in local neighbourhoods.

The proposed land use application allows for the site to develop at a higher density, close to Sunalta LRT Station, and is in keeping with the MDP policies.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#) programs and actions. The applicant has proposed the following climate measures on the development permit application:

- the installation of an electric-vehicle-ready wiring/conduit in line with the actions set out in Program F: Zero emissions vehicles – Accelerate the transition to zero emissions vehicles; and
- allow for more compact development and prioritize transit-oriented development Program H: Focus land use planning to prioritize zero emissions city design.

Sunalta Area Redevelopment Plan (Statutory – 1983)

The [Sunalta Area Redevelopment Plan](#) (ARP) Map 2: Land Use Policies identifies the subject site as 'Medium Low Density'. The intent is to accommodate a variety of housing types and act as a transition between the conservation area and higher density areas. In Map 3: Maximum Building Height identifies the subject site for buildings up to 12 metres.

A minor amendment to Map 2 is required to accommodate the proposed development. This amendment will identify the subject site in a 'Medium Density' land use policy area which is in accordance with the direction of section 3.1.3 of the ARP.

West Elbow Communities Local Area Planning Project

Administration is currently working on the [West Elbow Communities Local Area Planning Project](#) which includes Sunalta and surrounding communities. Planning applications are being accepted for processing during the local area planning process and are reviewed using existing legislation and Council approved policy.