

# Background and Planning Evaluation

## Background and Site Context

The subject site is located on the south side of 13 Avenue SW and comprised of two parcels developed with two single detached dwellings with two detached garages that are accessed by a laneway to the south. It is located mid-block and approximately 0.11 hectares ± (0.26 acres ±), measuring approximately 27 metres (along 13 Avenue SW) by 40 metres (in depth).

The subject site is designated Multi-Residential – Contextual Grade-Oriented (M-CGd72) District. Surrounding context is primarily developed with single detached dwellings and is similarly designated M-CGd72 District. Multi-residential developments are located within the same block of 13 Avenue SW, approximately 60 metres (a one-minute walk) east of the subject site. Two multi-residential developments designated M-CGd111 District are situated directly south of the subject site, separated by a laneway. A community garden is located at the northeast corner of 14 Avenue SW and 16 Street SW, approximately 65 metres (a one-minute walk) from subject site.

The site is approximately 135 metres west (a two-minute walk) of Sacred Heart School (Kindergarten to Grade 6), which is located near the intersection of 13 Avenue SW and 15 Street SW and approximately 70 metres northeast (a one-minute walk) to Royal Sunalta Park, which includes the Calgary Tennis Club and Scarboro Community Association. There are multiple bus stops within close proximity and the Sunalta LRT Station within 375 metres (a six-minute walk) from the subject site.

## Community Peak Population Table

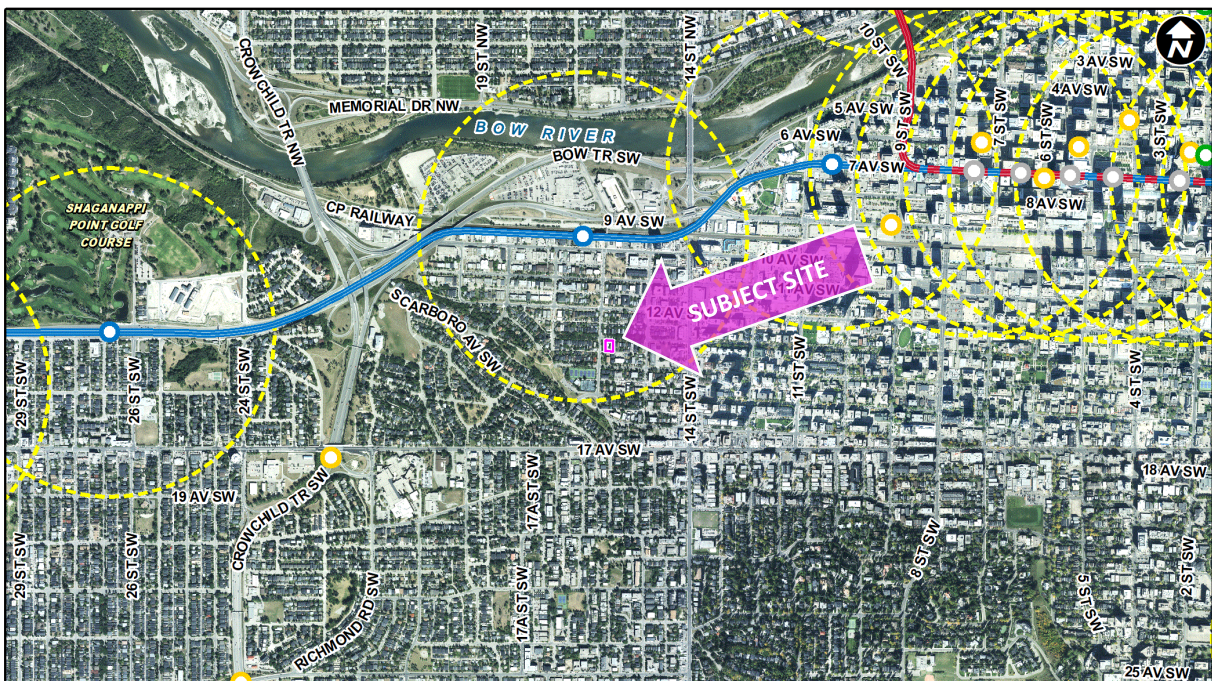
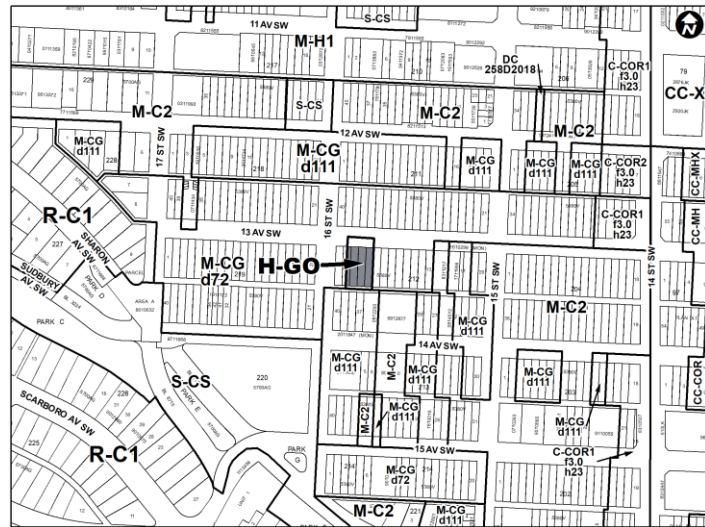
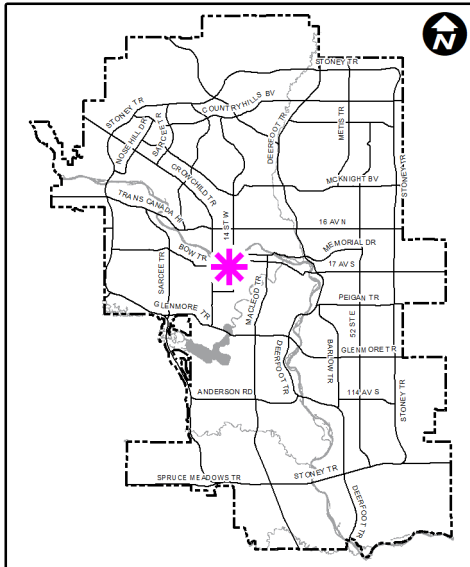
As identified below, the community of Sunalta reached its peak population in 2015.

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

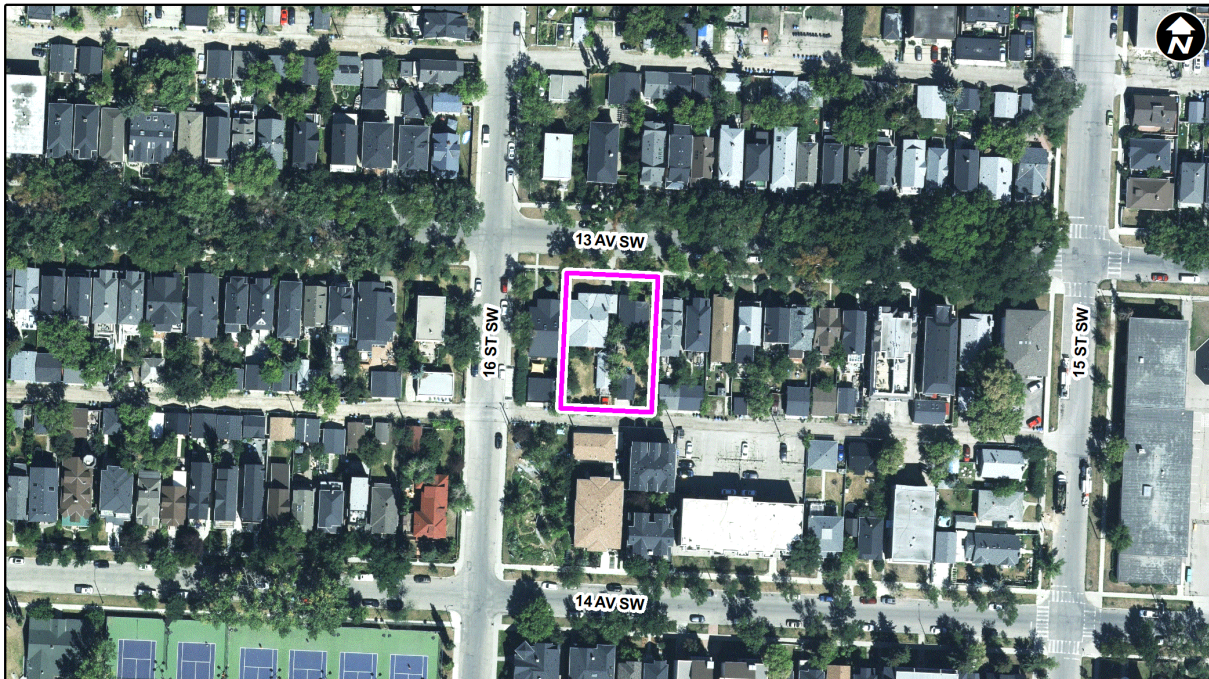
Source: *The City of Calgary 2019 Civic Census*

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-CGd72 District accommodates low height and low density development in the form of duplex dwellings, semi-detached dwellings, single detached dwellings and multi-residential development with units having direct access to grade. The M-CGd72 District allows for a maximum of seven dwelling units and a maximum building height of 12 metres on the subject site. Secondary suites are permitted uses within the M-CGd72 District.

The proposed Housing – Grade Oriented (H-GO) District is intended to provide an opportunity for dwellings to be developed in a wide range of housing forms where dwellings may be attached including rowhouse, townhouse and stacked townhouse units. The H-GO District offers a balance of compatibility with the adjacent residential districts and greater design flexibility. The H-GO District supports the applicant's intent to develop up to nine dwelling units.

There is no maximum density under the H-GO District. Development scale and intensity are managed through a combination of:

- a minimum building separation of 6.5 metres between a residential building at front and a residential building at the rear of a parcel to ensure functional courtyard amenity space;
- a maximum floor area ratio (FAR) of 1.5;
- a maximum building height of 12.0 metres; and

- a minimum of 0.5 motor vehicle parking stalls per unit or suite.

Section 1386(d) of the Land Use Bylaw 1P2007 provides location criteria for where the H-GO District may be considered appropriate. If the parcel is not in a location with an approved Local Area Plan (LAP), it must be in the Centre City or Inner City and meet one of the location criteria. The subject site is located approximately 375 metres (a six-minute walk) of an existing LRT platform, and as such meets the criteria established in Section 1386(d).

### **Development and Site Design**

If approved by Council, the rules of the proposed H-GO District provide guidance for the future redevelopment of the site, including appropriate uses, building height and massing, landscaping and parking. Given the specific context of this site, additional items that may be considered at the development permit stage include, but are not limited to:

- the layout and configuration of dwelling units and secondary suites;
- an engaging built interface along public frontages;
- mitigating shadowing, overlooking and privacy concerns with neighbouring parcels;
- access, parking provision and enabling of mobility options; and
- appropriate landscaping and amenity space for residents.

### **Transportation**

The subject site is well-served by Calgary Transit. The parcel is located 375 metres (a six-minute walk) south of the Sunalta LRT Station (Blue Line). The nearest transit stop is an eastbound Route 90 (Bridgeland/University of Calgary) bus stop, located approximately 140 metres north (a two-minute walk) of the site on 12 Avenue SW. There are also additional bus stops for Route 22 (Richmond Rd SW) and Route 6 (Killarney/26 Av SW) located within 350 metres (a six-minute walk) of the subject site.

The subject site is located within the Residential Parking Permit (RPP) Zone “P”, where on-street parking adjacent to the site is presently restricted to only resident parking.

At the time of development permit, all required parking/loading and bicycle/mobility storage (amount and size) is to be situated on site and all vehicular access is anticipated to come from the lane.

### **Environmental Site Considerations**

There are no known environmental concerns with the proposed land use amendment application at this time.

### **Utilities and Servicing**

Water, sanitary and storm utilities exist adjacent to the site within public road rights-of-way. Servicing requirements will be determined at the time of development.

## **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 subject site is within the Developed Residential – Inner City area as identified on Map 1 (Urban Structure) of the [Municipal Development Plan](#) (MDP). The proposal complies with the MDP which encourages modest intensification of the Inner City area. More efficient use of existing infrastructure, public amenities and transit represent incremental benefits to climate resilience.

### **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 – 1983)**

The site is subject to the [Sunalta Area Redevelopment Plan](#) (ARP), which classifies the site as part of the 'Conservation and Infill' area (Map 2: Land Use Policies). This land use classification allows redevelopment to include detached and semi-detached dwellings and small multi-dwelling infill projects that are contextually compatible.

To accommodate the proposed H-GO District, a minor amendment to Map 2 of the ARP is required to change the land use classification to 'Medium Low Density', which allows for contextually appropriate townhousing and stacked townhousing with access to grade level or a landscaped area. The amendment is considered appropriate in this location as it will act as a transition between the conservation areas to the south and higher density areas to the north while providing alternative accommodation at slightly higher densities than in the conservation area.

### **West Elbow Communities Local Area Planning Project**

This site is located in Area 2/3 (West Elbow Communities), which includes Sunalta and surrounding communities. Administration is currently developing the [West Elbow Communities Local Area Plan project](#). Planning applications are being accepted for processing while the project is in progress, however, applications are reviewed using existing legislation and Council approved policy only, including the existing [Sunalta Area Redevelopment Plan](#) (ARP).