

Applicant Submission



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February 14, 2024

Summary

Address: 1633 & 1635 13 Av SW
Current Zoning: M-CGd72
Proposed Zoning: H-GO

This is an applicant's planning overview detailing specific information about this parcel, the proposed use of the parcel, the intended zoning, and other pertinent information with regards to a land-use amendment proposal at 1633 & 1635 13 Av SW.

Ellergodt Design is submitting this application for a land-use amendment on behalf of the landowners, Yongquan (Frank), Junxian (Jun), and Amy Han. The existing zoning is M-CGd72 (multi-residential – contextual grade-oriented) and the proposed zoning is H-GO (housing – grade-oriented). This new zoning will allow more flexible densification in a key area within the establish city area, following council-approved principles in the Municipal Development Plan (MDP), Calgary Transportation Plan (CTP), the Guide for Local Area Planning, and the Calgary Climate Strategy - Pathways to 2050.

Subject Parcel

This proposed land-use amendment is for a rectangular parcel of land in the community of Sunalta in Calgary's central Southwest. The parcel is relatively flat in nature, rectangular in shape, and approximately 26.67 x 39.62m in dimension (87.5' x 130'). This property is a mid-block parcel along 13 Av SW between 16 St and 15 St SW, located 300m from 14th St SW bordering the Beltline. Currently existing on the land are two bungalows built in the 1920s, two detached garages, with access to a rear lane. There is currently some fencing, mature trees, and landscaping within the property, and one curb cut accessing a driveway on the front street.

This property within Sunalta is in an area that has seen significant public investment through infrastructure upgrades nearby, public amenities, and transit inclusions, and further private investment through redevelopment, local businesses, and real estate within the community and especially along the primary avenues of 10th, 11th, and 12th Streets.

Transit: Notably, located 380m to the North is the Sunalta LRT station (blue line). Located 120m to the North is the #90 bus route, and 300m to the East are the #6, 7, 22, and 414 bus routes. Additionally, within 500m are the bus routes #2, 65, 66, and 90, representing consistent and varied transit routes.

Road Networks: Sunalta is extremely central in the city and is well served by road networks in the area. Access through downtown is through 10th Av, 12th Av, or 17th Av. Bow Trail, Crowchild Trail, 14th St, and 17th Av SW allow access to all directions, and connections to Glenmore Trail, Sarcee Trail, Stoney Trail, and 16th Avenue NW.



Public Green Spaces: Within approximately 1km, there are 14 public green spaces with various amenities accessible by walking or bicycling. Notably, the bow river pathway is within walking distance allowing connections to the Riverwalk, Prince's Island Park, and beyond. Amenities include the Millennium Park, Sunalta and Scarboro Community Associations, and the Calgary Tennis Club.

Schools: Within 1-2km are 10 primary or secondary schools. The closest post-secondary school is the SAIT and AUArts 2.7km to the North, within bicycle or LRT commute.

Employment Centers: Countless employment centers are nearby which might include main street businesses along 10th Av SW or 14th St SW, adjacent commercial centers to the North, South, or East, the downtown Core to the East, and the SAIT and AUArts campuses to the North.

With proximity to good road networks, excellent public transit access, various green spaces and public amenity sites, schools, and employment centers nearby, this site is in a great location for densification in line with MDP principals. This supports a zoning specifically targeted at "missing middle" housing to help build more housing alternatives and options for Calgarians as the city grows.

Local Context

A broader view of the local vicinity is helpful in understanding the compatibility of this type of zoning. Throughout Sunalta is a variety of housing and mixed-use stock, including single family and semi-detached dwellings, duplex dwellings, low-rise multi-family dwellings, mid-rise multi-family dwellings, townhomes, apartments, and even a 26-storey residential tower on the north side of the community, in addition to several commercial, retail, community, and light-industrial buildings. Zonings of land nearby include M-CG, M-C2, M-H1, CCOR, and several DC sites based on Centre City mixed use districts. In the adjacent community of Scarboro to the Southwest, most properties are zoned R-C1 with single family dwelling development.

Though there are still original (and some historic) single family dwellings in the area, due to its central location, Sunalta is has seen more intensive multi-family development over the past several decades, of which an H-GO style development would fit right in due to a lower density, height, and FAR requirement. Sunalta is very diverse in nature and has a broad mix of housing types and styles, including newly developed and existing.

The H-GO District

The HGO district was developed by the City to provide development opportunities for more housing choices for Calgarians in an effort to help combat housing shortages city-, province-, and country-wide.

An H-GO zoned property would allow a development with the following characteristics:

- 12m building height maximum (3-storeys) with height chamfer restrictions to adjacent low-density zoned parcels,
- Floor Area Ratio of 1.5,
- 60% parcel coverage maximum,



limited land. Council-approved plans such as the North Hill Communities and Westbrook Communities local area plans as well as the Guidebook for Great Communities offer urban planning solutions and guidelines for redevelopment in existing communities. There are currently other communities that are receiving new Local Area Plans that will be approved by council in upcoming months and years, including the community of Sunalta as apart of the West Elbow communities.

This land-use amendment is proposing a zoning that can only support up to approximately 9 dwellings and it will by no means solve housing shortages. However, by following council-approved frameworks such as the MDP, CTP, and LAPs under review and in progress, this development will be one of many throughout several communities and areas throughout the City which will help contribute to bringing more housing units to the market. With the growing population, more residential units are needed in all areas of the city and in a variety of forms and sizes.

Allowing modest densification within established communities rich in existing infrastructure means a more efficient use of that existing infrastructure, as opposed to requiring new infrastructure to be built to support housing in new communities. More dense housing in areas like Sunalta and neighbouring communities which are close to Main Streets, amenities, and transportation networks allows future occupants use of existing transit options, existing schools and recreation areas, and existing community services, while allowing more people to live closer to employment centers such as the downtown core.

Conclusion

The approval of this land-use amendment for 1633 & 1635 13 Av SW to the H-GO zoning will follow previous council-approved policy with the MDP, CTP, and the Guide for Local Area Planning (formerly Guidebook for Great Communities). This will lead to small-scale densification through the development of a new 9-unit development that will aid in bringing housing options for a growing Calgary in an amenity and infrastructure rich community. On behalf of the property owner, Ellergodt Design respectfully requests support of this land-use amendment.

Regards,

Ryan Cairns
Residential Designer

Ellergodt Design
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