

Policy and Land Use Amendment in Sunalta (Ward 8) at 1633 and 1635 – 13 Avenue SW, LOC2024-0050

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 0.11 hectares \pm (0.26 acres \pm) located at 1633 and 1635 – 13 Street SW (Plan 5380V, Block 212, Lots 3 to 5 and a portion of Lot 2) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Housing – Grade Oriented (H-GO) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 JULY 18:

That Council:

1. Give three readings to **Proposed Bylaw 71P2024** for the amendment to the Sunalta Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 245D2024** for the redesignation of 0.11 hectares \pm (0.26 acres \pm) located at 1633 and 1635 – 13 **Avenue** SW (Plan 5380V, Block 212, Lots 3 to 5 and a portion of Lot 2) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Housing – Grade Oriented (H-GO) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2024 July 18:

“A clerical correction was noted in the Recommendation box in Report CPC2024-0802, in Recommendation 2, by deleting the word "Street" and by substituting with the word "Avenue".”

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for grade-oriented development in a range of housing forms in a scale that is consistent with low density residential districts.
- The proposal represents an appropriate increase in density of a residential site, allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Sunalta Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposed land use amendment would allow for greater housing choice within the community and more efficient use of existing infrastructure and amenities in the community.
- Why does this matter? The proposed Housing – Grade Oriented (H-GO) District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.

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DISCUSSION

This application, in the southwest community of Sunalta was submitted by Ellergodt Design on behalf of the landowners, Amy Han, Yongquan Han and Junxian Li, on 2024 February 16. The approximately 0.11 hectare (0.26 acre) mid-block parcels are located on the south side of 13 Avenue SW between 16 Street SW and 15 Street SW. The subject site is currently developed with two single detached dwellings and two detached garages that are accessed from the rear lane. No development permit has been submitted at this time.

As indicated in the Applicant Submission (Attachment 3), the proposed policy and land use amendment is to accommodate a potential nine-unit development on the subject site.

The proposed land use amendment would require approval of a policy amendment to change the Land Use Policy Map 2 within the ARP from 'Conservation and Infill' to 'Medium Low Density' (Attachment 2).

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 reached out to the Sunalta Community Association (CA), as well as hand-delivered letters to residents within proximity to the subject site, as per the map in the Applicant Outreach Summary (Attachment 4).

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/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 from the public. Administration also received an unsigned petition submitted by residents of Sunalta that outlined further concerns to development. The letters of opposition and petition comments included the following areas of concern:

- street parking capacity issues;
- concerns for safety for children;
- increased noise and dust due to construction;
- concerns for lack of adequate space for waste removal;
- loss of community character;

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- privacy of neighbouring lots with concerns related to potential height, lot coverage and shadowing impacts of future development;
- concerns with the alignment of the proposed land use to MDP;
- concerns with setting a precedent with approval of the proposed land use; and
- concerns on environmental implications, particularly regarding the removal of mature trees on the property.

The letters of support received included the following comments:

- neighbourhood would benefit to increase amount of housing and types of housing; and
- support for development of housing in an urban context neighbourhood such as Sunalta.

The Sunalta Community Association provided comments (Attachment 5) of neither opposition or support on 2024 May 27, identifying the following concerns:

- development setback considerations with current context and retaining mature public tree canopy;
- timing of the application while the community is undergoing creation of the West Elbow Communities Local Area Plan (LAP);
- development permit and general development concerns;
- concern on abandoned homes and development delays;
- contextual street facing design;
- retain trees as possible and provide replacement within the landscaping; and
- thoughtful approach to waste management that reduces the impact and physical space needed.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the policy and land use amendments 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.

IMPLICATIONS

Social

The proposed application would allow additional housing types that may better accommodate the housing needs of different age groups, lifestyles and demographics.

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Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The ability to moderately increase density in this location would enable more efficient use of existing infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

No anticipated financial impact.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 71P2024**
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response
6. **Proposed Bylaw 245D2024**
7. **Public Submission**
8. **CONFIDENTIAL Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform