

Planning and Development Services Report to
Calgary Planning Commission
2025 July 24

ISC: UNRESTRICTED
CPC2025-0661
Page 1 of 3

**Land Use Amendment in Sunalta (Ward 8) at 1730 and 1732 – 12 Avenue SW,
LOC2024-0294**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 1730 and 1732 – 12 Avenue SW (Plan 5380V, Block 217, Lots 35 and 36) from Multi-Residential – Contextual Medium Profile (M-C2) District to Multi-Residential – High Density Low Rise (M-H1f3.7h20d688) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JULY 24:

That Council give three readings to **Proposed Bylaw 151D2025** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 1730 and 1732 – 12 Avenue SW (Plan 5380V, Block 217, Lots 35 and 36) from Multi-Residential – Contextual Medium Profile (M-C2) District to Multi-Residential – High Density Low Rise (M-H1f3.7h20d688) District.

HIGHLIGHTS

- This application seeks to redesignate the subject properties to Multi-Residential – High Density Low Rise (M-H1f3.7h20d688) District to enable the development of a six-storey multi-residential building with a total of 41 residential units.
- The proposal is compatible with the surrounding land uses and developments and is in keeping with the relevant policies of the *Municipal Development Plan* (MDP) and *West Elbow Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed M-H1 District would allow for increased housing choice within the community and more efficient use of existing infrastructure, public amenities and transit.
- Why does this matter? The proposed M-H1 District would better accommodate the evolving needs of different age groups, lifestyles and demographics.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application, in the southwest community of Sunalta, was submitted by Manu Chugh Architect on behalf of the landowner, Mamdani Enterprises Ltd on 2024 December 4. No development permit has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), their intent is to build a six-storey multi-residential development with a total of 41 residential units.

The two parcels combined are approximately 0.06 hectares (0.15 acres) in size and are located on the north side of 12 Avenue SW, 40 metres east of 17 Street SW. The Sunalta Light Rail Transit (LRT) Station is approximately 400 metres northeast (a seven-minute walk) and a bus stop serving an Eastbound Route 90 (Bridgeland / University of Calgary) is approximately 185 metres (a four-minute walk) from the site. The proposed M-H1f3.7h20d688 would allow for a

**Land Use Amendment in Sunalta (Ward 8) at 1730 and 1732 – 12 Avenue SW,
LOC2024-0294**

maximum floor area ratio (FAR) of 3.7 (an increase from the current 2.5), a maximum building height of 20 metres (an increase from the current 16 metres), and a maximum density of 688 units per hectare.

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 multiple meetings with the Sunalta Community Association to discuss the application. 78 postcards were also delivered to neighbours on the adjacent properties to the north, east, and west of the subject site. The Applicant Outreach Summary can be found in Attachment 2.

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 four letters of opposition from the public. The letters of opposition included the following areas of concern:

- increased traffic and parking issues;
- reduced sunlight and privacy for neighbouring lots;
- proposed building height does not fit the character of the community; and
- loss of trees and amenity space;

The Sunalta Community Association (CA) provided a letter of support on 2025 June 02 which can be found in Attachment 4. The CA also provided additional development-related comments including density, height, setback and parking to be considered with the future development permit application.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposed M-H1f3.7h20d688 District enables multi-residential development, is compatible with the surrounding land uses and developments, and is being proposed near transportation corridors and nodes. The future building and site design, including tree retention, parking and number of units will be reviewed and determined at the development permit stage.

**Land Use Amendment in Sunalta (Ward 8) at 1730 and 1732 – 12 Avenue SW,
LOC2024-0294**

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

IMPLICATIONS

Social

The proposed land use district would allow for a higher intensity of housing development than the existing land use district. The proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

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 proposal would make more efficient use of existing infrastructure and services.

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. Applicant Outreach Summary
3. Applicant Submission
4. Community Association Response
5. **Proposed Bylaw 151D2025**
6. **CPC Member Comments**
7. **Public Submission**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform