

Background and Planning Evaluation

Background and Site Context

The subject site is in the southwest community of Sunalta on the north side of 12 Avenue SW, 40 metres east of 17 Street SW. The subject site is comprised of two parcels, which together are approximately 0.06 hectares (0.15 acres) in size and are approximately 15 metres wide by 40 metres deep. The west parcel is currently developed with a two-storey single detached dwelling and the east parcel is currently developed with a bungalow and a detached garage. Both parcels have rear lane access.

Surrounding development is characterized by a mix of low to high-density multi-residential development. The parcel to the west is designated Multi-Residential – Contextual Medium Profile (M-C2) District and is developed with a four-storey multi-family residential development. The parcel to the east is designated M-C2 District and is developed with a three-storey multi-family residential development. The parcel to the north is designated Multi-Residential – High Density Low Rise (M-H1) District and is developed with a four-storey multi-residential development. The parcel to the south across 12 Avenue SW is designated Multi-Residential – Contextual Grade-Oriented (M-CG) District and is developed with single-detached dwellings.

The site is well served by public transit, a number of parks, and a range of commercial and retail amenities. A bus stop serving Route 90 (Bridgeland / University of Calgary) is located approximately 185 metres (a four-minute walk) to the west on 12 Avenue SW. The Sunalta Light Rail Transit (LRT) Station is located approximately 400 metres (a seven-minute walk) to the northeast. Sunalta Cottage School Park is located approximately 100 metres (a two-minute walk) to the east and Sunalta Park is located approximately 270 metres (a five-minute walk) to the northeast. A range of commercial and retail amenities are located approximately 260 metres (a five-minute walk) to the north along 10 Avenue SW.

Community Peak Population Table

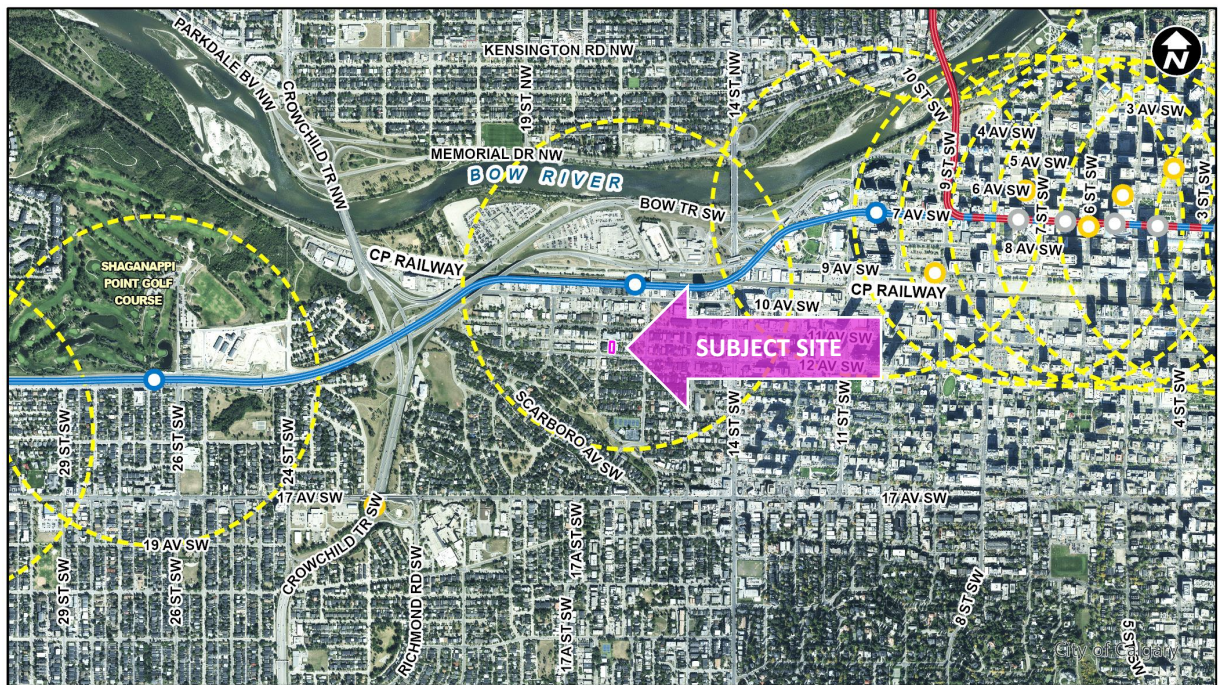
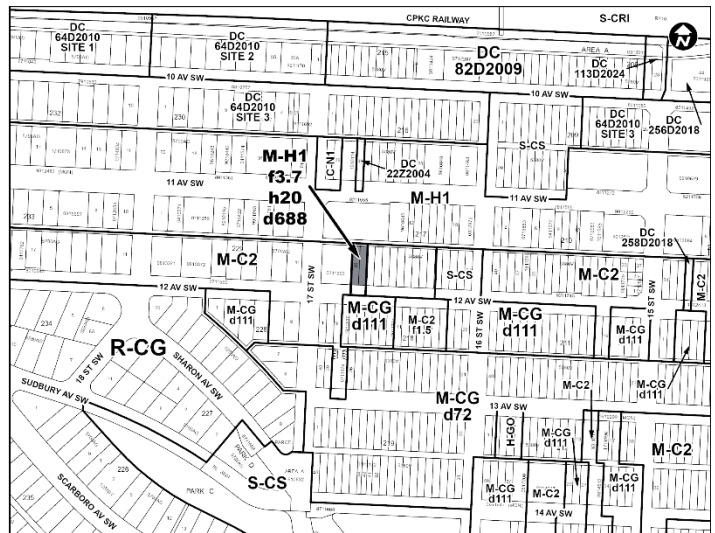
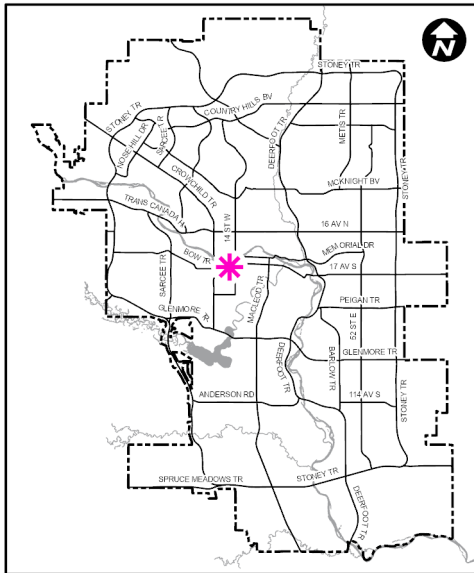
As identified below, the community of Sunalta reached its peak population in 2015.

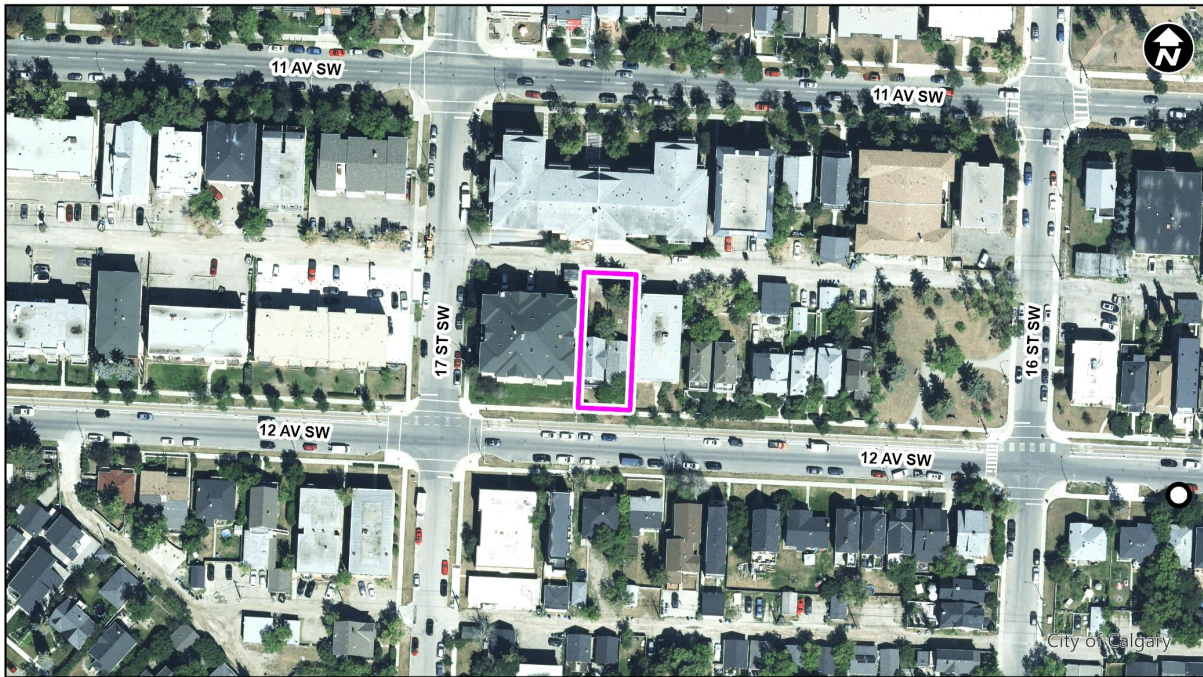
Sunalta	
Peak Population Year	2015
Peak Population	3,454
2019 Current Population	3,239
Difference in Population (Number)	- 215
Difference in Population (Percent)	- 6.22%

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-C2 District is a multi-residential designation in the developed area that allows for higher numbers of dwelling units with higher traffic generation than low density residential and lower profile multi-residential land use districts. The M-C2 District allows for a maximum building height of 16 metres, or approximately five storeys, and a maximum floor area ratio (FAR) of 2.5.

The proposed M-H1f3.7h20d688 District enables low-rise multi-residential development. The M-H1 District is typically located near transportation corridors and nodes. The proposal includes a FAR modifier of 3.7 (an increase from the current 2.5), a height modifier of 20 metres (an increase from the current 16 metres) which allows for a maximum of 6 storeys, and a density modifier of 688 units per hectare. Based on the subject site parcel area, this would allow up to 41 dwelling units. The proposed land use district requires the portion of the building over 10 metres to step back from the property line, decreasing the massing adjacent to neighbouring developments to be responsive to the local context. The district also includes landscaping rules to improve site aesthetics as viewed from nearby parcels. Commercial uses are limited in the district and are discretionary.

Development and Site Design

The rules of the proposed M-H1 District would 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 midblock site, additional items that will be considered through the development permit process include, but are not limited to:

- providing an engaging building design and interface along 12 Avenue SW;
- addressing the interface with the lane, including parkade access;
- ensuring appropriate amenity space for the residents; and
- mitigating shadowing, overlooking and privacy concerns to the neighbouring properties.

Transportation

The site is currently accessed via an existing sidewalk on 12 Avenue SW, is serviced by a rear lane and is also well served by Calgary Transit. The subject site is approximately 185 metres (a four-minute walk) from a bus stop serving an eastbound Route 90 (Bridgeland / University of Calgary). It connects through the Beltline, and into the downtown core with further access to LRT stations and other transit routes. The Sunalta LRT Station is approximately 400 metres northeast (a seven-minute walk) of the site.

12 Avenue SW is classified as an Arterial Street. In accordance with the City's Design Guidelines for Subdivision Servicing, two-metre separate sidewalks are to be provided at developer's expense at the development permit stage.

There is a 2.134 metre public realm setback required on each side of 12 Avenue SW. This area is to be free and clear of all development or to have a public access easement registered on it.

The subject site is within Residential Parking zone "SNA", and there are currently no on-street parking restrictions.

Environmental Site Considerations

No environmental concerns were noted and no reports were required for the proposed land use.

Utilities and Servicing

Water, storm and sanitary sewers are available to service this site. Waste and recycling are serviced via the rear lane.

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.

Municipal Development Plan (Statutory – 2009)

The subject site is within the "Neighbourhood Main Street" area identified in the [Municipal Development Plan](#) (Map 1: Urban Structure). The applicable policies encourage ground-oriented housing, low-scale apartments and mixed-use retail buildings with the highest densities occurring in close proximity to transit stops or Activity Centres. An appropriate transition between the Neighbourhood Main Street area and the adjacent residential areas is required to ensure a consistent scale, form and character of surrounding areas, while still creating opportunities to enhance the connectivity with the community.

The proposal is consistent with the applicable policies in the MDP as it creates higher densities residential close to transit station and encourages public transit ridership.

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.

West Elbow Communities Local Area Plan (Statutory – 2025)

The [West Elbow Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Flex category (Map 3: Urban Form) with a Mid building scale modifier (Map 4: Building Scale), which allows for up to 12 storeys. The LAP encourages a mix of commercial and residential uses in the area. Buildings should be oriented to the street and units may accommodate commercial or residential uses. The site is located within a Heritage Guideline Area which provides further guidance on design to ensure multi-residential redevelopment is consistent with the overall character in the area. The site is not listed as municipal or provincial historical resource. The site is also located within the Sunalta LRT Station Area (Sunalta Core Zone). Development within the transit station area should implement recommended Always Available for All Ages & Abilities (5A) Network enhancements and improve connections to the station. The proposal is consistent with the applicable policies in the LAP as it creates multi-residential opportunities close to transit station.