

Applicant Outreach Summary

2025 April 30



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: MULTI-FAMILY RESIDENTIAL

Did you conduct community outreach on your application? YES or NO

If no, please provide your rationale for why you did not conduct outreach.

Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

For the answer to this question please see the following attachments:

- 1-Answer to: Outreach strategy, tactics and techniques question,(attachment No1)
- 2-Copy of community outreach package (attachment No 2)
- 3-Copy of notice posting pictures (attachment No 3)

Affected Parties

Who did you connect with in your outreach program? List all groups you connected with. (Please do not include individual names)

- 1-Sunalta Community Association
- 2-The condo building to the west (Sunalta Manor - 1110 17th St. SW) residents(mail drop)
- 3-The condo building to the north (Westport - 1735 11th Ave. SW) residents(mail drop)
- 4-The building to the east (1726 - 12th Ave. SW) residents (mail drop)

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Community Outreach for Planning & Development Applicant-led Outreach Summary

What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

for answering this question please see attachment No. 4

How did input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

No project decisions have been influenced for the following:
Many Sunalta residents mistakenly believe that these parcels are still designated for single detached houses. However, these two parcels are currently designated as MC-2, our proposal (MH-1) seeks only one additional story, resulting in minimal and barely noticeable changes to the current MC-2 designation
As per the main points that were raised by the Community residents. Rest assured; our proposal does not include removing the two mature trees. During construction all attempts would be made to safeguard those trees unless a crucial safety issue occurs. Also, a parking demand study is to be provided as required,

How did you close the loop ?

Provide a summary of how you shared outreach outcomes and final project decisions with those who participated in your outreach. (Please include any reports or supplementary materials as attachments)

Our community outreach revealed no major concerns or issues that required adjustments to the project. The concerns that we received from the community have been addressed and updated drawings were shared with the community association president during our last meeting on April 11, 2025, and no further feedback or recommendations for changes were received. Consequently, were cc'd on an email from from the SCA president to the project file manager, in which the SCA stated that they have changed their position and are now supportive of the land use change. However, we are dedicated to staying transparent and responsive to any concerns that may arise in the future

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Attachment No.1

Outreach Strategy: Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, of participants and any other relevant details)

ANSWER:

Our strategy was to provide clear and transparent information about our proposal to all affected parties, ensuring open communication, building trust, and addressing any misunderstandings.

Plan and Implementation Details:

Engagement with the Community Association:

We conducted our outreach by

- We initially contacted the SCA president via email, providing project details, including site photos and the updated design specifications (height, floor area ratio, building area, and density).
- We had a meeting in person with the Community Association President along with another representative on Monday, December 16, 2024. That step aimed to establish a positive relationship, foster trust, and address any concerns directly.
- On the Feb 14 we had another meeting with the community association president it was as follows. The meeting was held to discuss the concerns outlined in the SCA's letter to the City of Calgary, as well as the points raised in the SCA's email to Manu Chugh on February 3rd.
- Additionally, we had a productive follow-up meeting on April 11 with the community association
- president, during which we provided updates on how their concerns were taken seriously and have since been addressed

Targeted Communication with Nearby Residents:

Based on input from the Community Association President, we identified three key buildings most impacted by the proposal:

1. **Sunalta Manor (1110 17th St. SW)** to the west
2. **Westport (1735 11th Ave. SW)** to the north
3. **1726 12th Ave. SW** to the east

Community Outreach Package:

We prepared and delivered 78 letters, targeting all residents in these buildings. Each letter included comprehensive information about the project, addressing potential concerns, and inviting feedback. A copy of the letter is attached for reference. (Attachment No. 2)

Dates and Method:

Letters were mail-dropped on Thursday Dec,19,2025 as part of our transparent communication strategy.

The letters served as a proactive invitation for further engagement, signaling our availability to answer additional questions and maintain ongoing dialogue.

2. **Compliance with City of Calgary Notice Requirements:**

We consulted the City of Calgary's guidelines for notice posting related to LOC 2024-0-294. A specialized company was engaged to print and install the required notice at **1730/1732 12th Ave. SW** by December 27, 2024. The notice will remain posted for a minimum of 21 days, as per requirements. Photos of the notice are attached, (attachment No. 3)

By implementing these tactics, we ensured a thorough and inclusive approach to engaging with the community and meeting regulatory standards

ATTACHMENT 2- COMMUNITY OUTREAC PACKAGE



MANU CHUGH ARCHITECT LTD
401-1040-7th AVE SW Calgary AB.
T2P3G9

Dear Residents of the Sunalta Community,
Community of Sunalta,
City of Calgary,

Request for Feedback on Land Use Amendment Application for 1730/1732 12 Avenue NW

We hope this message finds you well.

At Manu Chugh Architect, we are currently working on a land use amendment application for the property located at **1730/1732 12 Avenue NW**. We are reaching out to seek your valuable feedback and input on this proposal.

The amendment aims to redesignate the property from the existing **M-C2 (Multi-Residential – Contextual Medium Profile)** to **MH-1 (Multi-Residential – High Density Low Rise)**. This change will allow for greater flexibility in commercial uses, enabling the property to better serve the needs of the community.

Please rest assured that this proposed change applies only to the property at **1730/1732 12 Avenue NW** and will not impact your property or lifestyle in any way.

Your feedback is essential to guide the decision-making process and to ensure that any changes reflect the needs and aspirations of the Sunalta community.

We are also in the process of establishing contact with the Sunalta Community Association to involve them in this discussion.

In the meantime, if you have any questions or need further information, please feel free to reach out to us. We sincerely thank you for your time, consideration, and input on this important matter.

Best regards,

Manu Chugh, AAA, MRAIC, AMAIA
Direct:403-605-7584
Email: manu@mcplusa.ca

Applicant Submission

Applicant's Name: Manu Chugh
Company Name: Banu Chugh Architect Ltd.
Client: I 1amdani Enterprises Ltd.
Date:

We respectfully submit this Land Use Amendment application to re-designate the property in 1730 & 1 732 12th Ave, SW, from its current Multi-Residential Contextual Medium Profile (M-C2) Land Use District to the proposed Multi-Residential High Density Low Rise (M-H1) Land Use District, with modifiers *as specified below*:

Proposed Designation: M-H1 f3.5 h20 d688

Legal Description:

- Lot: 35 & 36
- Block: 21 7, Plan 5380V
- Section sheet No. 17C

Purpose and Rationale

The requested amendment allows for a development scale that aligns with the broader goals of the Sunalta Community and the City of Calgary. The site currently houses two small, single-family homes that are underutilized and ready for redevelopment. This redesignation would enable a higher density, maximizing the potential of this well-situated site for community and citywide benefits.

Existing Zoning Limitations

Under the current M-C2 designation, allowable Floor Area Ratio (FAR) and building height limit the site's capacity. The proposed amendment seeks a slightly higher FAR of 3.5 (compared to the M-C2 FAR of 2.5) and an additional single storey, creating a maximum building height of 20 meters to achieve a six-storey structure, the maximum permitted under the current Alberta Building Code (2023) for combustible construction.

Community and City Benefits

The proposed amendment supports several key community and city objectives:

- **Transit-Oriented Development (TOD):** Located approximately 290 meters from the Sunalta LRT Station, this project would add transit riders and strengthen an existing

TOD zone, enhancing density and connectivity in an area where TOD success has been limited.

- **Enhanced Community Vibrancy:** Increased residential density will activate the streetscape, generating demand for nearby retail and services and supporting a more vibrant community environment.
- **Environmental Impact:** Increased density aligns with the City's carbon reduction goals by promoting sustainable urban living and reducing urban sprawl.
- **Alignment with Municipal Development Plan (MDP):** The proposed density will directly contribute to the density targets outlined in the MDP, advancing Calgary's growth objectives.
- **Affordable Rental Opportunities:** With more units, the development will provide an expanded inventory of affordable apartment rentals, supporting diversity and affordability in Sunalta.

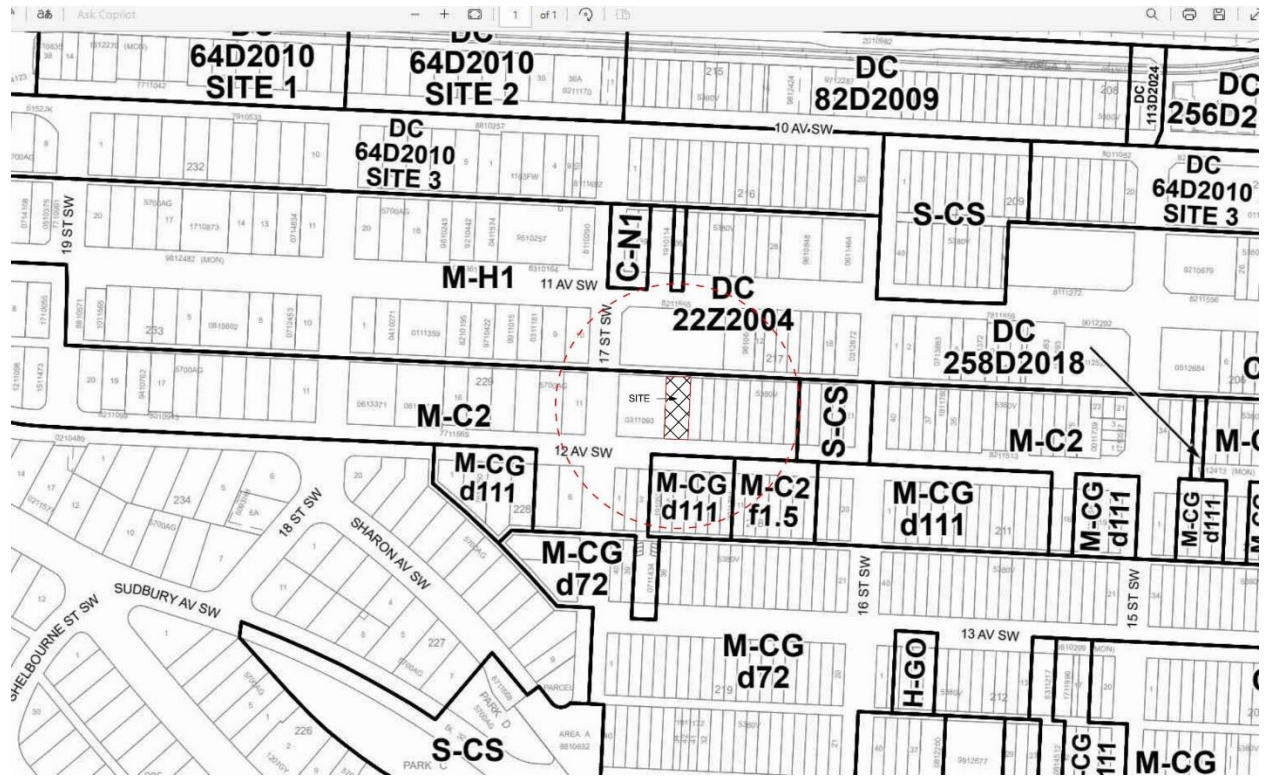
Requested Modifiers and Specifications

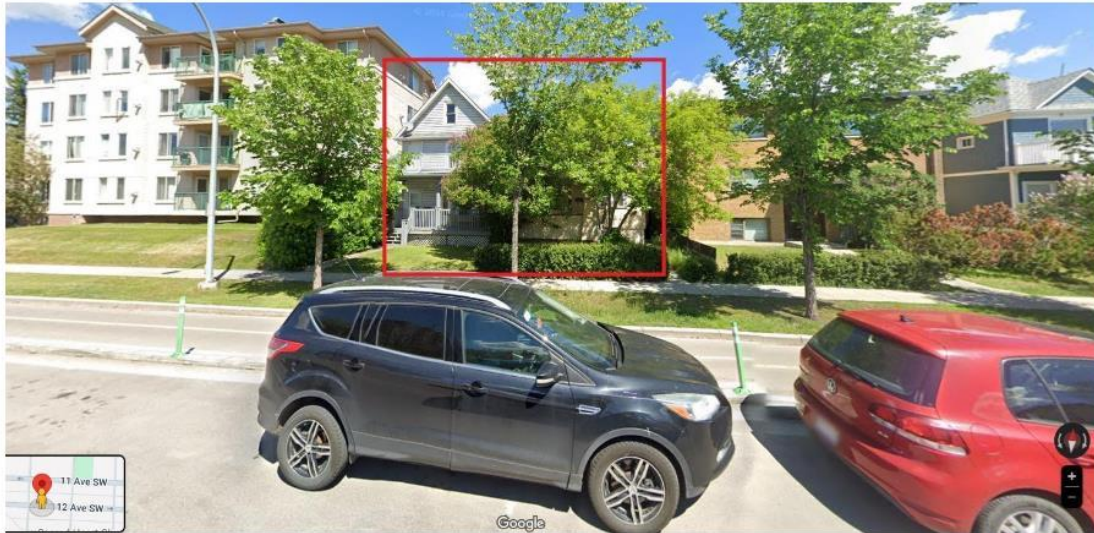
The M-H1 district allows for a maximum FAR of 4 and a maximum height of 26 meters; however, we are requesting:

- FAR of **3.5**
- Maximum building height of **20 meters**, enabling a six-storey development.

These modest increases—an additional 450 square meters of gross floor area and an increase in height by 3 meters—would allow for 41 units, compared to 35 under the current designation. Nearby developments have successfully incorporated similar six-storey structures, demonstrating compatibility with the area.

Based on the proposed community, environmental, and city benefits, we respectfully request support and approval from DART, the Calgary Planning Commission, and the City Council for this Land Use Amendment.

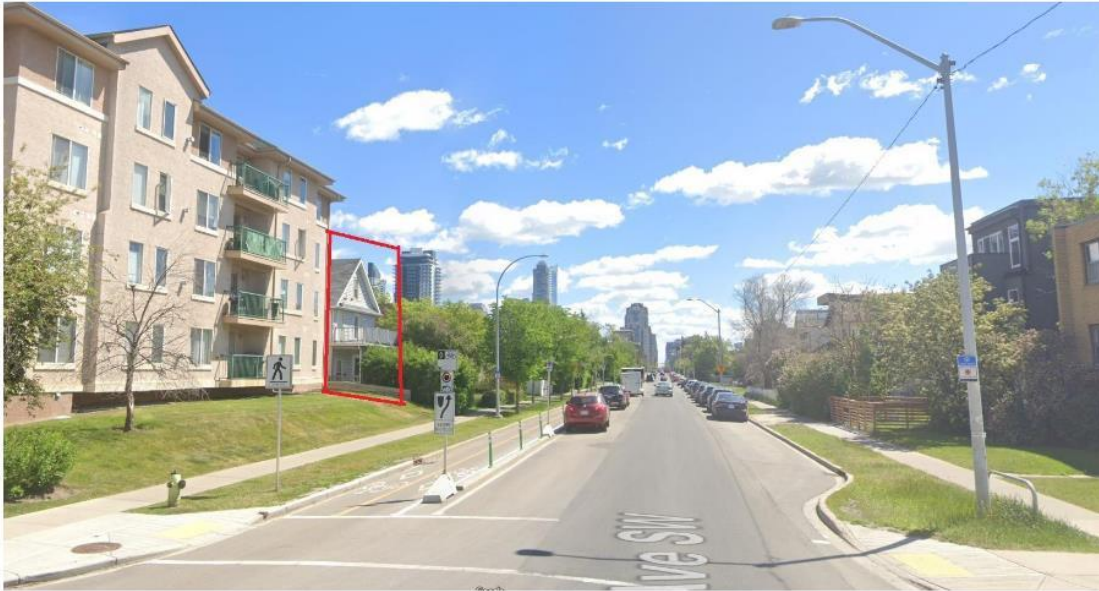




FRONT VIEW



SIDE VIEW- EAST



SIDE VIEW WEST



STREET VIEW



BIRD'S EYE SITE VIEW

Please share your thoughts
on the above-mentioned
contents by emailing us at
office@mcplusa.ca
taisiere@mcplusa.ca



Attachment 3

Notice posting pictures



Attachment (4)

What did you hear? Provide a summary of the main issues and ideas that were raised by participants in your outreach

We received an email from a community resident, as well as correspondence from SCA to our office and to the City of Calgary outlining residents' primary concerns listed below:

- Concerns over limited parking.
- Building massing blocks sunlight and limits open space.
- Insufficient tree protection and the City's lack of enforcement on preservation.
- Perception that unit density is prioritized over community needs
- Impacts related to the timing of the West Elbow Local Area Plan (WELAP) and Heritage Guidelines.
- Design concerns related to neighboring windows, balconies, and underground parking options.
- Importance of preserving heritage features.
- Support for the idea of a mural, which helped ease initial objections from the Community Association.
- Partial basement bicycle parking and the inclusion of bicycle charging stations.
- concerns about building height.

A detailed DTR response is attached addressing all concerns raised including responding to the SCA email to the City of Calgary dated the 16 of January, 2025