

Applicant Submission

Applicant's Name: Manu Chugh
Company Name: Banu Chugh Architect Ltd.
Client: Mamdani Enterprises Ltd.
Date: July 10, 2025

We respectfully submit this Land Use Amendment application to re-designate the property in 1730 & 1732 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 f3.7 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 3.7 (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 3.7
- 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.