

Community Association Response



Attn: Jay Gu
RE: **LOC2024-0294**

May 26, 2025

The Sunalta Community Association is providing this updated letter in response to the Land Use Application LOC2024-0294.

The SCA development committee has reviewed the package delivered via email and has the opportunity to meet with the applicant several times to better understand the intent of the project and share our concerns. The committee wishes to provide this letter with our response.

The SCA supports the land use change and recommends approval of the application.

We did have the opportunity to meet with the architect several times in December, February, and April to review the plans, and communicate the concerns from community members and committee. While many of our concerns have been acknowledged by the applicant – the majority can not be meaningfully addressed or acknowledged until the development permit phase.

Land Use Change Concerns

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We do still have a number of concerns to share with the land use with the goal of seeing them used by the applicant to improve their development permit application.

Heritage Considerations

The subject site lies within a Heritage Guideline Area and currently has two heritage eligible homes – one from 1910 (~115 years), and the other from 1924 (101 years old). Our development committee mourns the demolition of heritage buildings and wants to see each demolition count.

Density and Height Considerations

We are still challenged but not opposed to the intended density and lack of contextual height. The new proposal results in a density of 688 units per hectare – more than double the 4 storey multi-family building to the west of it, and higher than anything in our community with the exception of the 27 story Sunalta Heights tower.

Additionally the current intention of leveraging studio apartments to target a demographic less likely to require motor vehicles provides a tradeoff. This fits more with wanting to see transit-oriented development, but also is in the danger of creating a monoculture of family unit types. The community association and committee continue to advocate for a diversity of unit sizes in every development in the community.

Site and Relaxation Considerations

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The current site is a narrow lot at 16m wide which even in its current land use designation will likely need relaxations because the lot is too narrow to provide the sufficient parking requirements for even a 5 story M-C2 development. A move to M-H1 doubles down on these tradeoffs and a requirement in the design to incentivize less car dependent modes.

The SCA is supportive of exploring motor vehicle parking relaxations beyond those provided by the proximity to the train station.

The 12th Avenue Cycle Track is a well-used conduit into downtown and our riverside pathways. Construction of a building with direct access to the track must include accessible and meaningful mobility storage options – especially when individual units are as small as originally intended.

Proximity to the C-Train station and the Cycle Track reduce the need for vehicle parking, but does not entirely eliminate it. The proposal does not have dedicated space for any parking, including visitor spaces. We understand that a parking demand study will be conducted, and await their results.

Timing and WELAP Considerations

The timing of this application presented some challenges with the West Elbow Local Area Plan being approved at the start of May – this application does align with the new local area plan, and is part of the rationale for our support for the project.

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As said at the start of this section, all of these considerations can be mitigated and be part of the development permit application, but the decision on whether to make it possible or not is the land use change before us.

Setback Considerations

The existing M-C2 land use specifies 6m setbacks, while the proposed M-H1 calls for significantly less. The intended development plans show a 7.25m setback from the front, which would match the street scape. We would like to see this 7.25m setback maintained.

Other Design Elements

We strongly encourage consideration of the site's closest neighbours and impacts on shading and/or privacy. This is one concern that has been raised by Sunalta community members. We appreciate recognition of the benefits of murals or other art to minimize the dead wall effect in conversation with the architect, and hope to see this commitment incorporated in the potential DP.

Public Tree Removal

There are a handful of mature trees along the 12th Ave in front of the two existing homes and along the curb. Any removal of these trees is not ideal.

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Thank you for your consideration of our input to the proposal,

Micheal Jones
President and Director of Planning and Development Committee

Sarelle Azuelos
Planning and Development Committee Member

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