

Community Association Comments



Sunalta Community Association
1627 – 10th Avenue S.W. • Calgary, Alberta • T3C 0J7
P: (403) 330.8594 • E: info@sunalta.net

Attn: Dino Kasparis
Re: LOC2018-0087

The Sunalta Community Association (SCA) is providing this updated letter in response to Land Use Amendment Application LOC2018-0087

The SCA has recently met with the applicant, spoke with the ward councilor and Dino Kasparis at the City of Calgary and reviewed the currently proposed land use.

Based upon the information we have seen from the applicant and their consultants, as well as what we have heard from members of our community, we want to share both our excitement and concerns.

1. The SCA is not fundamentally opposed to redevelopment or densification of the site. In fact it is seen as an exciting opportunity to kick off the revitalization 14th Street.
2. A mixed-use development, particularly if the commercial uses are community centric (ie grocery) is seen as appropriate and the SCA believes that significant residential is required to energize the street and support the at grade commercial.
3. As this is a prominent site at a gateway location and is an appropriate location for significant density and a well-designed, high quality building. However, the SCA has concerns with the amount of density that the proposed land use allows.

The images and renderings that the SCA has been shown by the developer suggest an approximate density of 6 FAR or perhaps a little greater. The proposed land use allows up to 12 FAR. This difference between 6ish and 12 FAR is very significant and the SCA believes that the FAR allowances in the upper tier of density outlined in the proposed land use is not appropriate at this location. While the SCA sees the renderings provided as generally acceptable we believe there is an orchestrated disconnect between them and the top tier of FAR proposed.

4. The SCA is concerned with traffic generation along 14th ST and to a lesser degree along 17th Ave. 14th ST is significantly backed up much of the time and at rush hour is already a significant challenge. As one looks at how much density is appropriate on this site it is also essential to examine the traffic generation that will come when full buildout occurs at all corners of 14th and 17th and other sites in the area. It is anticipated that the increased traffic will not only be terrible for motorists but will also have a negative impact on the quality of the pedestrian realm.
5. The SCA would like to see very clear requirements about the urban / pedestrian realm built into the land use and that the set back of the building is significant, even after any future road widening, to provide active uses in front of any commercial uses at grade. Tower developments are experienced by the person walking right beside it or the person 3 miles away. It is essential to get both right. Calgary has seen a large number of towers built recently, particularly but not exclusively, along 10th and 11th Ave which have failed at getting the experience at grade right. The SCA believes that getting this right can begin at land use and hopes that the applicant, the planning department, CPC and ultimately Council agree that the seeds for this begin with the rules and requirements set out in the DC.

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6. The SCA must point out that it has heard, from several members of the community, concerns about the proposed height and the shadow the development will cast. The SCA shares this concern and is hopeful that some defined transition to the single-family neighborhoods of Scarborough and Sunalta can be built into the land use.

Please keep the Sunalta Community Association informed on the progress of this application.

Courtney Clarke

Sunalta Community Association

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