



# Sunalta: Housing One Application

Final Engagement Summary  
July 2018

## Project overview

The Housing One project is a mixed-use development proposed along the north side of 10th Ave S.W., very near the intersection with 14th St. S.W., in the community of Sunalta. The application proposes to redesignate the six parcels that form part of this application to allow for a high density, mixed-use development which would accommodate retail on the main level, a three-storey above-grade parking structure and then residential units above in the form of two high-rise towers.

While there is general policy support for intensification at this location, the project will require a land use redesignation and policy amendment to the Sunalta Area Redevelopment Plan to allow for an increase in density and height.

## Engagement overview

The City-led engagement strategy was developed to facilitate multiple touch points and ensure inclusivity for all who wanted to provide input and learn about the project. Both in-person and online opportunities were offered for those who were interested in participating.

The Engage Spectrum level for this project was 'Listen & Learn' which is defined as "which is defined as "We will listen to stakeholders and learn about their plans, views, issues, concerns, expectations and ideas." Feedback collected through the City-led engagement program will be used to help inform Administrations detailed review of the application.

With other planning applications active in the area our strategy included hosting a joint open house for citizens to come and learn about multiple applications in the area at the same time.

## Engagement results

- Open House held on June 26, 2018 at the Sunalta Community Association
  - 59 people attended the Open House
- Online survey at [Calgary.ca/sunalta](http://Calgary.ca/sunalta) from June 25 – July 9, 2018
- In total we received 20 comments and ideas.

## What we heard

Citizens provided a diversity of comments and the main themes, ideas and concerns identified by citizens were as follows:

- Citizens were generally supportive of the application for the following reasons;
  - provides an opportunity for revitalization and to enhance 10 Avenue,
  - provides an opportunity for improved safety,
  - supportive of transit oriented development,
  - Supportive of mixed-use/ ground floor commercial.
- Citizens shared concerns about potential of unlimited FAR and want to ensure there is appropriate community benefits in place through density bonusing.
- Citizens shared concerns about the potential impact of this development on traffic congestion in the area.

## Communications overview

A communications plan was developed to inform the community about the project and the engagement opportunities. The tactics used to inform the public included:

- Project specific website ([calgary.ca/sunalta](http://calgary.ca/sunalta)) that shares information about the project and engagement opportunities.
- A project email newsletter, where interested parties can subscribe for project updates.

The following communications tactics were employed to promote participation in our various engagement opportunities:

- Facebook advertisement to area residents
- Postcard mail outs to 4,885 surrounding area residents and landowners
- Road signs located at high-traffic intersections sharing event details

## Next steps

Comments collected through this engagement process will be used by The City to inform the detailed review of the application and make recommendations to the applicant.

All engagement results will also be used to inform our reporting to Calgary Planning Commission and the Public Hearing of Council.

To stay up to date on future project details, please ensure you sign-up to receive email updates at [calgary.ca/sunalta](http://calgary.ca/sunalta).

## Verbatim comments

Content is captured as it was provided by citizens. No edits have been made unless there was personal information or offensive language which is removed with an indication that this has happened.

<b>What comments would you like to share with The City about the proposed application?</b>
I understand the density issues and support development of further mixed use development on 10 Avenue
Still needs better traffic direction, flow and calming features
The subsequent re-zoning now that the LRT has been put through lower Sunalta is timely and could revitalize the face of the neighbourhood Specifically at 10 Street and 14 Avenue intersection and would greatly improve fast traffic/ pan handling on the corners. Sooner the area increases in value we will see less panhandling
I support development along the train line. New buildings will really help give the area a face lift. Really like ground floor commercial
I think that redeveloping the proposed area is a great idea. The area/buildings, especially along 10 Ave are pretty outdated and don't appear to be put to great use. The location is close to downtown and the river and with some new business in the area could really feel more interesting, exciting and overall a little safer.
a blighted area that need development!
This application is a "slight of hand" which creates huge density precedent for Sunalta. Showing the parking above grade to be exempt for FAR calculation effectively gifts about 2 - 3 FAR at benefit to the community while creating a distinct disadvantage for the Beltline area which mx FAR for mix use is 8. In favour of 8 FAR max on this site. No extra without bonusing.
I see great value in this project as I have been working on 10 Avenue for over 10 years. I believe this would drive new members to the community and help local businesses along 10 Avenue and surrounding areas. Since the LRT has gone in there has been less parking and more foot traffic so

<p>there is great opportunity for many local shops to flourish, as well with the added perk of convenient parking as a local blue collar I would also love the opportunity to purchase a new condo in the area that I have worked for the last 10 years. Looking forward to seeing some progress and development in this area.</p>
<p>Please retain all the trees you can</p>
<p>This is a downtown community and needs to be developed as such, you can't expect to continue to have single family homes within a 5 minute walk of the western edge of downtown and right along a c train. That is unsustainable and for those complaining saying this is ruining this little suburb community, they need a serious reality check. If you want the community to succeed you need to diversify the housing choices available as no one will be able to afford a single family home in this area and you need a variety so a diverse population can move in and it can thrive well into the future. Now lets get this going.</p>
<p>Try to make Sunalta like Gastown in Vancouver with the spirit that "chains" aren't allowed</p>
<p>Keep Sunalta different while incorporating modern amenities will ensure it is kept diverse</p>
<p>Would like to see private cafes and juicereries.</p>
<p>Sunalta need swimming pool and skatepark.</p>
<p>I am excited to hear about the proposed project and hope the build comes to fruition. My preference is for the 2 buildings proposal. I have worked at a business in this community for 14+ years and would like to see the growth that this build will bring to our community. It is a great location to build as it is close to the LRT as well as the downtown core.</p>
<p>I am excited about this project.</p> <p>I work for a local business and I think that the project would benefit anyone in the Sunalta area!</p> <p>It is great to have the LRT right there!</p> <p>I love the 2 building proposal and think it would be the best route for this project to go.</p>
<p>Due to proximity to the LRT this is an excellent location to increase density. However, the site should be marketed as a no / limited vehicle property in order to limit the increase to traffic congestion in the area. The bylaw for height should not be 'removed' but instead a tradeoff should be allowed in exchange for criteria that benefit the community e.g building must exceed energy code by 30%, or developer must install renewables for community centre &amp; sunalta station etc. There must be some measurable ongoing benefit to the community in exchange for reducing regulation for commercial interests.</p>
<p>My name is *personal information removed*. I have lived in Sunalta for 40 years. I was one of the original authors of the Sunalta ARP. It is a valuable land use document and if we compromise it, we could lose everything that we have worked for in the last 40 years. Developers have often tried to change our ARP so that they could go ahead with one of their large developments. We have not compromised because to do so would be to open the floodgates on development of our little community. It is valued to this day by community and residents alike, and by the city, I think, for its close location to downtown and its family appeal. I live on 13th AV that is seeing a resurgence of at least the third generation of children playing on the sidewalks everyday. To put in high-rise towers would be to work at cross purposes to the idea of keeping a vital, historic community close to inner city. We are not afraid of change. We embrace medium density as long as the flavor and unique design of Sunalta is maintained. Thank you for your time.</p> <p>Sincerely, *personal information removed*</p>