

Community Association Letter

3130 16 Street SW
Calgary, AB, T2T 4G7

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Circulation Control
Planning & Development #8201
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Calgary, AB, T2P 2M5
Email: CPAG.Circ@calgary.ca

Attn: Dino Civitarese, Dino.Civitarese@calgary.ca

SENT BY EMAIL

Dear Mr. Civitarese;

RE: Community Association Feedback for LOC2020-0007 @ 3511 15a ST SW

Thank you for providing us the opportunity to offer feedback on this application that reflects the vision of the Marda Loop Communities Association (MLCA). The following comments have been written with consideration towards what is best for our communities.

The MLCA Planning and Development Committee does not support the land-use change application. The current M-C1 designation allows for a more contextual fit with the immediate area, and while an M-H1 designation has been identified as potentially appropriate for the north side of 34 AV SW via the 33/34 AV SW Main Streets process, this application falls outside of the boundary identified in that plan.

To date the MLCA has received feedback from 6 residents in strong opposition to this application. Concerns include, but are not limited to:

- Massing of building and impacts of privacy on adjacent parcels to the north,
- allowable height not a contextual fit to current streetscape,
- Contextually inconsistent with surrounding built form,
- Increase of parking pressures and traffic congestion,
- Pedestrian and cycling safety and crossings along 34 AV SW,
- Lack of current local traffic calming measures,
- Increased pressures on existing infrastructure (i.e. utilities, library, schools),
- Negative impacts to existing affordable housing stock,
- Lack of demand for proposed scale of housing/saturation of current market,
- Negative impacts on neighbouring property values,
- Recent low-rise developments unlikely to be redeveloped to a similar scale in the near future,
- Waste management and environmental impacts of demolition and construction,

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- Mis-alignment with the South Calgary/Altadore ARP.

The ARP classifies this area as Residential Medium Density, with the current district at M-C1. Without direction from a new statutory document for this area, the MLCA has concerns this land use proposal would not make an appropriate transition of land uses along 15a ST SW, from 34 AV SW to 36 AV SW.

The surrounding area has not seen redevelopment to the same extent as other locations within our communities, and while we recognize opportunities for redevelopment, the proposed application has the potential to be out of character within the streetscape and community.

The applicant has, to the best of our knowledge, advertised this project to the communities and given residents an opportunity to provide feedback through their project website and an open house, as advertised in the local newsletter and through a postcard drop. The community association was able to meet with the consultants for the applicant. We continue to encourage developers to engage with us and neighbours of proposed developments.

As South Calgary/Altadore continues to redevelop at a fast pace, there are concerns around the lack of a comprehensive review of how and where increasing the density of our community is appropriate. If approved, this application contributes to zoning creep, which is not in the best interest of the community. The MLCA looks forward to the Multi-Community engagement process that will inform areas for redevelopment, rather than the spot-zoning that continues to happen.

If there are any questions regarding these comments, please contact MacKenzie Kroeger at your convenience.

Regards,

MacKenzie Kroeger
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cc: Evan Woolley, Ward 8 Councillor, The City of Calgary; Evan.Woolley@calgary.ca