



# MARDA LOOP

*where life connects*

September 28, 2020

To: Members of City Council

Re: October 5, 2020 Public Hearing  
Item LOC2019-0156

Land Use Change at 1632, 1636, 1640, 33<sup>rd</sup> Avenue SW

The Marda Loop BIA is supportive of the Main Streets program for 33<sup>rd</sup> and 34<sup>th</sup> Avenue SW, and this project is another example of quality redevelopment that reflects the Main Streets vision. Others on 33<sup>rd</sup> from this developer of similar scale include Avenue 33, Harrison (under construction), and Coco, which bookends the eastern end of this block.

This is an important location at the corner of 16<sup>th</sup> Avenue which connects the main street and amenities including the South Calgary pool, the Marda Loop CA hall and cSpace at King Edward school. This project can create a better tie between the main street and those amenities. The commercial element should be viable at this location.

The BIA feels that residential density nearby is beneficial and good for business, providing customers and neighbours that don't have to drive to patronize local businesses.

We also note that site will be served by, and support, the much improved (since late 2019) bus service near this location, including the new 22 Richmond Road and Max Yellow.

Thank you for the opportunity to comment.

Sincerely,

Bob van Wegen  
Executive Director

cc. The applicant  
MLCA