

1600 West



1632/1636/1640 33 Ave SW – LOC2019-0156 / DP2020-5707

Submitted for the Public Hearing of Council – October 05, 2020

sarinahomes

INTEGRAL PLACEMAKING INTERSECTION



South Calgary
Outdoor Pool



MLCA



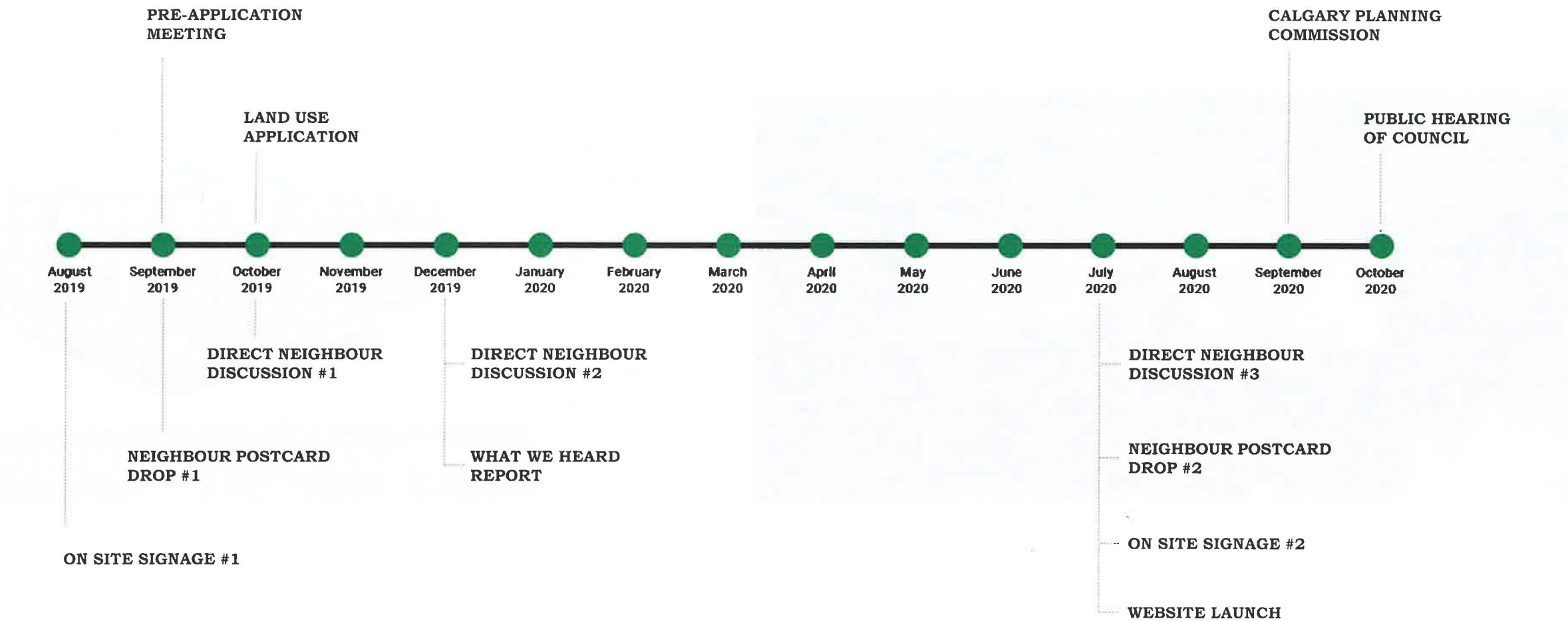
King Edward
&
cSpace



05 OCTOBER, 2020



NEIGHBOUR ENGAGEMENT TIMELINE



SITE SIGNAGE

PROPOSED NEW DEVELOPMENT



Sarina Homes is currently seeking the Land Use Re-designation of the 1632/1636/1640 33 Ave SW parcels from R-C2 to MU-1f3.5h20 to construct a contextually sensitive mixed-use building with street-oriented boutique work studios

JOIN US AT
OUR ONLINE COMMUNITY
ENGAGEMENT SESSION

Date: 30 July, 2020
Time: 7-8pm
RSVP: max.parish@sarinahomes.ca
for login details

ONLINE

Visit our website
engage1600.ca

EMAIL

Connect with Max Parish,
Development Manager at
max.parish@sarinahomes.ca



KEY MESSAGES

Theme	Community Feedback	Sarina's Response
Height	<div><div>1. Shadowing – Resistance to 5-stories as this would create large shadows on the neighbours behind and beside the project.</div><div>2. Privacy - Due to its height and scale, the neighbours directly behind and beside the proposed project are worried about losing their privacy.</div></div>	<div><div>1. Shadowing – The proposed building mass is being carefully considered with setbacks to minimize shadowing on adjacent sites. Sarina will review shadow study with adjacent neighbours.</div><div>2. Privacy - Introduction of a set back 5th storey and a 1 storey amenity building step down adjacent to the laneway provides a sensitive height transition to neighbouring homes.</div></div>
Density/ Product Type	<div><div>1. Project Scale & Type - With the potential for up to 60 units, some neighbours have felt that the proposal adds unnecessary density to the community.</div><div>2. Work spaces – Opposition and concern to the proposed Use of the ground floor as work spaces due to higher level of activity and being disconnected from the Commercial core of Marda Loop.</div></div>	<div><div>1. Project Scale & Type - Proposed density aligns with both the MDP and the Main Streets Initiative. Developments like this will allow for The City to achieve the intended growth targets in developed areas while allowing the interiors of the neighbourhoods to keep their current character and feel.</div><div>2. Work spaces – The development is uniquely situated on an urban placemaking corner connecting 33rd Ave up through 16th St to Community amenities of the Community Association and C-Space, allowing for thoughtfully placed small boutique work spaces as a transition from the larger Commercial core of Marda Loop, bringing additional services to the Community. Supported by the MLBIA.</div></div>
Mobility	<div><div>1. Vehicle Traffic – Many neighbours remarked issues with 33 Ave being a high traffic street.</div><div>2. Parking - The project worsens the parking situation in Marda Loop and the number of parking stalls isn't enough for future residents.</div></div>	<div><div>1. Vehicle Traffic – The number of vehicles on 33rd Avenue has actually been decreasing since a peak of 24,000 vehicles/day in 2000 to levels of 12,000 vehicles/day in 2018.</div><div>2. Parking – Currently, the development meets City parking requirements.</div></div>

