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I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Kyle
Last name (required)	Heier
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	ITEM 18. Policy Amendment and Land Use Amendment in Richmond LOC2021-0017
Date of meeting	Jul 26, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing IN SUPPORT of RNDSQR and their development proposed along Marda Loop's 33rd avenue main street. As a business owner setting up shop in the Courtyard 33 building directly adjacent the proposed development, I welcome the extra density and population to support my business. I've chosen Marda Loop as the location for my business because of its exciting transformation to a more vibrant destination. This building will add to the attractiveness of the neighbourhood for residents, other small businesses and visitors. In closing, RNDSQR is bringing much needed vision and creativity to a main street area that is yet to reach its full potential.



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First name (required) Gaurav

Last name (required) Gupta

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) Item 18. Richmond Bylaw 122D2021

Date of meeting Jul 26, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing in support of RNDSQR's ARC33 application (Policy Amendment and Land Use Amendment in Richmond (Ward 8) at multiple addresses, LOC2021-0017, CPC2021-0895 Bylaws 44P2021 & 122D2021).

As the owner of Leela Eco Spa, a Calgary based small business, I am writing in support of the ARC 33 application. The new project ARC 33 is designed beautifully and with the high quality architectural and design and materials, would be a great addition to the the 33rd Avenue. The project has inviting social spaces and attractive retail options which will enhance the 'aging' look of the 33rd ave and bring to par the high quality which such a thriving part of the city should be. I have good confidence that RNDSQR will execute another outstanding project for our city for decades and I hope it gets allowed to be built.

Date: May 17, 2021

To City of Calgary Councillors and the Mayor,

As the owner of Leela Eco Spa, a Calgary based small business, I am writing in support of the ARC 33 application (LOC2021-0017). The new project ARC 33 is designed beautifully and with the high quality architectural and design and materials, would be a great addition to the 33rd Avenue. The project has inviting social spaces and attractive retail options which will enhance the 'aging' look of the 33rd ave and bring to par the high quality which such a thriving part of the city should be. I have good confidence that RNDsqR will execute another outstanding project for our city for decades and I hope it gets allowed to be built.

Any feedback, please let me know.

Thanks,



Gaurav Gupta,
40 Evansfield Manor NW,
Calgary, AB, T3P1J9



GAURAV GUPTA
OWNER

C: 587-224-4287
gaurav@leelaecospa.com
leelaecospa.com

5 LOCATIONS IN CALGARY | BRIDGELAND | CALGARY PLACE | BELTLINE | BOUTIQUE | UNCOMMON



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I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Mike
Last name (required)	Ward
What do you want to do? (required)	Submit a comment

Public hearing item (required - max 75 characters)	(18) Richmond Bylaw 122D2021
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Date of meeting	Jul 26, 2021
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please see attached letter of support regarding application #LOC2021-0017
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Office of the City Clerk
The City of Calgary

To City of Calgary Councillors and the Mayor,

I am writing in support of the ARC 33 application (LOC2021-0017).

The Brewer's Apprentice is a retail merchant of specialty beers in Calgary. Our mission is to simplify the craft beer experience by providing the best beers in the city and connecting the people of Calgary to our many great craft breweries. We pride ourselves on creating incredible experiences for all craft beer lovers, from the long-time enthusiast to the new beer explorer.

As an owner of The Brewer's Apprentice, a recent tenant of Courtyard 33, and homeowner in North Glenmore, I am very excited about the vision of ARC 33. Its architectural design, the increased density the project will create, and its contribution to the neighborhood's vibrancy are all very exciting for a small business owner.

Sincerely, The Brewer's Apprentice Inc

A handwritten signature in blue ink, appearing to read 'Mike Ward', is written over the typed name.

Mike Ward

The Brewer's Apprentice Inc.

448 8th Ave SE

Calgary, Alberta

Upcoming Marda Loop Address:

#260 - 2240, 33 Ave SW

Calgary, Alberta



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I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Billy
Last name (required)	Friley
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	Public Hearing Item #18
Date of meeting	Jul 26, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please find attached a submission of support from Village Ice Cream on this item.



July 15, 2021

Village Ice Cream
Garrison Corner, 2406 34 Avenue SW
Calgary, AB, T2T 2C8

Attention: City of Calgary Councilors and the Mayor

Re: Village Ice Cream's Support for ARC 33 (LOC2021-0017)

This letter is to support RNDSQR and their application for a 6-story mixed-used block along the developing 33 Avenue main street, just one-block away from our Marda Loop storefront.

From the beginning, RNDSQR has been a supporter of our local business and we are thrilled to have chosen our new location within their Bridgeland building next to Murdoch Park. We applaud their vision for building better communities and have witnessed first-hand the positive transformational change their projects can bring to neighbourhoods.

As a nearby business to their current proposal, I have seen major changes in the area. Most changes have been positive and have made the area much more vibrant. We have several 6-story buildings in the neighbourhood, and it has been my experience that these are comfortable streets perfectly aligned with our goals of creating places to gather and connect while also increasing our local population to support businesses.

I fully support the ARC 33 project and hope the approval moves forward.

Kind regards,

A handwritten signature in blue ink, appearing to read "w. Friley", is written over the "Kind regards," text.

Billy Friley, Founder
Village Ice Cream



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I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Ryan
Last name (required)	Turbide
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	18 - Policy Amendment and Land Use Amendment in Richmond
Date of meeting	Jul 26, 2021
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please find attached a letter in support of LOC2021-0017 (BYLAW 122D2021) for a mixed use block on 33 avenue SW.



BREAKFAST • LUNCH • DINNER

Where Good Food & Good People Meet

July 16, 2021

July 16, 2021

Diner Deluxe
2232 33 Ave Sw

Dear Mayor Nenshi and Councillors,

To build and maintain an experientially rich and vibrant city, Calgary must have diverse and unique neighbourhoods. Proposals like RNDsQR's ARC 33 project in particular add significantly to this experience.

Diner Deluxe is a proud new tenant in the CY33 project next door, drawn by RNDsQR's design creativity and intent for this Marda Loop location. We like to think of ourselves as your second home, and as a business work very hard at creating welcoming spaces for our clientele. We recognize and value RNDsQR's vision to revitalize this block and create a new and improved neighbourhood destination.

We are very excited for the ARC 33 project. We support vibrant communities and projects that bring vitality and life to an area.

Kind Regards,

Ryan Turbide
Owner, Diner Deluxe Restaurants
ryan@dinerdeluxe.com



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First name (required)	Jocelyn
Last name (required)	Harris
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC 2021-0017 – ARC 3
Date of meeting	Jul 26, 2021

I am against the approval of ARC 33. My comments are below:

1. The new "traffic calming measures" on 33 Avenue reduce the enjoyment of living on 32 Ave. 33 Avenue is always backed up – regardless of time of day. Turning left onto 20 street is madness. And because everyone knows this, 32 Avenue has become the 33 Avenue alternative – what was supposed to be a quiet residential street. If the street already needs these types of measures, adding another large building will only compound the problem.
2. There is no parking in Marda Loop and both Courtyard and ARC 33 will make it worse. Again, like the traffic point in #1, 32 Ave has essentially become parking for the community.
3. The height of the building materially decreases the enjoyment of the residents on 32nd Avenue and the value of their homes.
4. ARC 33 will not provide the community with a new or unique housing option given the condo mania Marda Loop has experienced the last 5 years. Supply vastly outstrips demand for these buildings which has resulted in many being converted to rentals.
5. Because 33 Avenue was never intended to be built up the way it is, there is

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

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Jul 18, 2021

11:02:50 AM



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no room for Arc and Courtyard 33 to be set back from the road, the way large buildings should be. Both of them will therefore create a “wall of buildings” and reduce the overall aesthetic of the community – not to mention reducing natural light.

Notwithstanding the community's disapproval of the project, I know it is likely the City will approve it - as they have with all other RNSQR projects. I would therefore only ask that the City require RNSQR to build something with a material likeness to what their rendering shows, using materials which will not cause the community nuisance or hazardous conditions. (like intense glare). My view is that Courtyard 33 satisfies neither of these "asks" and that ARC 33 likely won't either.

On the bright side (pun intended), I am happy there will be a Diner Deluxe – though, that probably would have happened with a building a few metres shorter, with a bit more parking, and using better suited building materials. To close, I am pro-development. I just think it should be responsible.





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First name (required)	Josh
Last name (required)	McLeod
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC 2021-0017 – ARC 33
Date of meeting	Jul 26, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As I understand it, the Marda Loop Streetscape plan is intended clearly define land use in the area, reducing mistrust between the community and developers. Yet, here we are, with an immediate request to change the land use and adjust the height of this development with one of the very first project proposed since completion of the streetscape plan. Allowing 22m for this developing (and also setting a new precedent) makes the Marda Loop Streetscape plan a joke, a waste of money, and spits in the face of the community on the issues that have always mattered most to residents - building height and density.

This change in height will have significant impact on all the houses backing the development (those along the south side of 32nd Avenue), by impacting the shadow lines (home owner's access to sun on their own property), as well as impacting parking (the proposed development does not included nearly enough parking for the number of units or density). Additionally, they have pushed their outdoor social spaces onto the edge of the alley - impacting the noise residents will have in their homes and backyards.

I ask that council reject the application for additional height, and follow the Marda Loop Streetscape Plan, which states buildings cannot be taller than 16m.



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I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) Patricia

Last name (required) Hayes

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) LOC 2021-0017

Date of meeting Jul 26, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)
This is a serious stretch of the height bylaws and will impact the look and character of the area. It will also block the sun from some homes. I am vehemently opposed to this project.



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First name (required)	Tim
Last name (required)	Shore
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC 2021 - 0017 - ARC 33
Date of meeting	Jul 26, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I along with everyone I know living in South Calgary/Richmond is against building over-height and over the planned density condo buildings and for obvious reasons. There is no good reason to allow this type of building to go be built in this neighborhood. Everything about it negatively affects the community. There are no positive effects at all. For builders to be allowed to destroy the positives in a community for short term profit and leave an economic disaster behind is incomprehensible. Every house along 32 ave. will have their property values reduced by a minimum of six figures as these monstrosities are allowed to continue to dominate high value single family homes. All the homes along 31 Ave and 30 Ave and on 29 Ave whose values were partially based on having a view to the south will have their home values reduced by as much as 250,000. I have done studies of the values of equal homes with and without views and those are the correct figures. Therefore any value you think might be creating by building more condos than was originally planned for will be lost by existing home owners. Why would you sell out the interests of people who have invested a lifetime in the community for wealthy developers profit when they have no interest in improving the community. In fact the value lost will outstrip any value created. There are already homes along 32 ave. that have been for sale for more than a decade with no buyers in sight. Already the traffic in the area is borderline gridlock. If you continue building over-height after over-height I can't even imagine how bad it will get. What will happen to street parking in the neighborhood? Will home owners be able to park anywhere near their homes? I doubt it. How bad will crime get with these condos becoming rental slums. The planners of this community have the main road as two lane traffic. When you look



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at the nightmare scenario of buildout of this policy all along 33rd it is obvious why it wasn't planned for. 33rd simply can't handle it. In fact this type of density should only be built where you have mass transit and that has only been planned elsewhere. Nowhere else in the city would there be density like this without LRT to support it. That is ripping up the good plans that the city had for the area and turning it into a bad planning disaster. I am saddened by the city's willingness to sell out the interest of local communities for outside interests. Please stop bad planning from destroying our neighborhood.



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First name (required) Brendon

Last name (required) Muller

What do you want to do?
(required) Submit a comment

Public hearing item (required -
max 75 characters) LOC 2021-0017 – ARC 33

Date of meeting Jul 26, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

It has recently come to my attention that the city is considering abandoning a key feature of the Marda Loop area plan by allowing another six story building in our community.

I am very opposed to the city ignoring their own area development plan by allowing developers to build multi-family buildings above four stories because:

The increase in population density has steadily increased traffic in Marda Loop (especially along 33rd and 34th avenues). The increased traffic over the years has significantly increased risk to pedestrians and vehicles. The presence of non-stop construction activities further increases this risk.

I invested in this community based on an existing Marda Loop development plan. I think it's irresponsible for the city to ignore its own development plan for the area and continue to allow developers to do whatever they wish.

I believe these higher buildings reduce property values for existing landowners by blocking sunlight, reducing privacy and putting more pressure on parking.

We do not have strong transit links in Marda Loop to support higher population densities.



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This is a great community and I hope the city continues to support the original area development principles.



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First name (required) Raqeeb

Last name (required) Mawani

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) LOC 2021-0017 – ARC 33

Date of meeting Jul 26, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)
I am vehemently against the ARC 33 development. If developers continue to densify this current area, the traffic concerns will become catastrophic. Moreover, this specific developer has continued to request relaxations to height guidelines that will dwarf neighboring residential homes. The last thing we need in this area are massive apartments that block the views and sunlight for the rest of the residents. No No No



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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Paul
Last name (required)	Kenney
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC 2021-0017-ARC33
Date of meeting	Jul 26, 2021

Hello,

I am opposed to ARC33 going ahead in the present form.

-at 6 stories, it is too big. With the 6 floor CY33 on the other end of the block, further development with 6 stories will make 33rd Ave a congested area. The massing of ARC33 along with CY33 already built, plus what RND5QR wants to put in the middle of the block is too large. This size/height of bldg would make more sense one block south, where there are bldgs that are higher plus more condo complexes.

-with the size of the building proposed, it will be increased congestion to an already busy neighbourhood. Street parking to the area immediately north of the development is already congested. I know that the developer has added another floor to the parkade, but we know that people will still park on the street, especially visitors. Traffic on 33 Avenue is congested at the best of times, but particularly during rush hour. Large scale residential bldgs such as this will increase that congestion as people stop to pick up and drop off at the front door. No stopping signs won't help, people already ignore them at the Lyfe building one block west.

Comments - please refrain from providing personal information in

-a large bldg immediately next to a mostly single family residential area brings congestion. There's no transition from single family to large scale ones. With businesses on the main floor and the high number of residential units, there will be big trucks, delivery

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Jul 18, 2021

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vans, etc., always around. They will not only be accessing the bldg via 33 Ave., but also via 32 Ave where it is single family. Drivers figure out shortcuts and 32 Ave will be one of them, parking there, and walking in half a block to get to the bldg during busy times. Visitor traffic will do the same.

-RNDSQR got a let on the bldg on the opposite end of the block, CY33, with 2 extra floors. If we allow this again, it means that the developers can plan on always getting what they want. They should be told that they've used their one waiver, they must respect the guidelines from now on. Is keeping the quality of life in an area no longer important?

-Bldgs that high weren't in the Area Redevelopment Plan. I look at lower Mount Royal and see similar bldgs but they're mostly 4 stories. Why does this area end up with such large bldgs, when areas with more of a high street (17 Ave off of Lwr Mt Royal) have smaller bldgs?

Calgary wants more density & I support that. Too many animals in a cage start to turn on each other. Density shouldn't be at a cost to quality of life.



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I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Declan
Last name (required)	Olien
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	LOC 2021-0017 – ARC 33
Date of meeting	Jul 26, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

In the Marda Loop Area Redevelopment Plan, section 4.2 talks about maximum building height limits. For the block between 22nd and 21st St SW and between 33rd and 32nd Ave SW the limit was set to 16 metres (4 stories). The current plans have buildings going up to 22 metres (6 stories). The only areas allowed to be 22m tall was between 33rd and 34th Ave and 20th and 18th St. Reason being as the tallest buildings will be in the center of the redevelopment Area. However the redevelopment plan has said that for corner sites on the north side of 33 Avenue SW and adjacent 22 Street SW, the Development Authority may consider an increase in the maximum building height to a maximum height of 22 metres. This was later confirmed by BYLAW 74P2018. In this bylaw many communities were against this land changed and brought up several concerns. I believe that these concerns were not properly met and would like the council and the applicant to readdress these concerns.



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First name (required) Marie-Astrid

Last name (required) Levert

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) LOC 2021-0017 – ARC 33

Date of meeting Jul 26, 2021

I do not support RNDsqR's request to change the zoning from 16m to 22m for their ARC33 building project. Living in Marda Loop means supporting and encouraging new development and densification- particularly when it will be a benefit to all neighbours. The city's own streetscape master plan and ARP for Marda Loop state a building zoned height of 16m which supports this fine balance of revitalization and maintaining character. Inner-city densification is an important part of revitalization- but a balance must be sought in order to align with the city's own master plan for Marda Loop to be a successful and desirable neighbourhood without negatively affecting existing neighbours.

32nd avenue is low-density residential homes and changing the zoning to 22m will create a monolithic-type streetscape on 33rd. It would impact the entire block by acting against the varied building height and design that the city's own streetscape master plan and ARP propose. These are new documents done with recent studies and recent community engagement. I do not understand what would qualify RNDsqR's Phase 1 development to change the current height restriction of 16 metres to 22 metres. Their other project CY33 does not and should not set a new height precedent for the entire block as it was considered an exception to the height zoning because of its "gateway" status. Neighbourhood densification and contemporary redevelopment can occur within 16 m without negatively impacting neighbours living in adjacent homes. We will be directly impacted by significant shadowing for a large portion of the year if the zoning is

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Jul 18, 2021

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changed to 22m. Improving the pedestrian experience and community feel through diversity in development is paramount to keeping a neighbourhood like Marda Loop contemporary and desirable to live in, but it cannot come at the cost of existing neighbours.

Having buildings with varied heights is an important part of keeping Marda Loop's character while having positive neighbourhood densification and revitalization. An entire block of 22m buildings which is what RNDSQR proposes would create a monolith which is not revitalizing.

The intersection of 33rd Avenue and 21st street is not a primary gateway and thus does not warrant the requested zoning change. It directly contradicts the Marda Loop ARP, and there is no reason RNDSQR cannot make a contemporary mixed-use building that is a positive addition for the whole neighbourhood within the current (and recently updated) zoni



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I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Aaron
Last name (required)	Brazel
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	ARC 33 Development of a 6 storey building
Date of meeting	Jul 19, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing in regards to the development application on 33rd Ave SW in Marda Loop (between 22-21st street).
 I live on 32nd ave just off the corner on 21st.
 I have lived in Marda Loop area for the past 18 years, just recently having purchased the house I am in now.
 Part of the reason I love Marda Loop is the development and services and community, even having spent 10 of those years in a 4 storey on 34th.
 That said, I do not believe 6 story development is the right decision for this area. 4 storeys, similar to the blush lane building keep the community without blocking sun and shawdowing over the homes in the area. The 6 storey buildings in the area have the feel of a high rise and with the extra height start to impact the sun and views of nearby houses (like mine).

I am all for improved and continued development... in fact I look forward to the new design for the street scape and the CO-OP center development on 33rd, and can't wait for some new restaurants etc, but I think the community should stick with max 4 storey developments when possible, and try and maintain some of the feeling and vibe of Marda Loop... this isn't downtown. The current new building going up across from the Petro Can is too high in my opinion. A more European, walkable, community centric feeling is what I hope to see Marda Loop grow into, not another mini downtown.

Thank you,



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Aaron Brazel



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I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) Brendan

Last name (required) OConnell

What do you want to do?
(required) Submit a comment

Public hearing item (required -
max 75 characters) LOC 2021-0017 – ARC 33

Date of meeting Jul 26, 2021

Comments - please refrain from
providing personal information in
this field (maximum 2500
characters)

I would like to register my recommendation to reject the proposed application, LOC 2021-0017 - ARC 33, to increase the height of the proposed multi family dwelling on 33rd in Marda Loop from 4 floors to 6 floors. Due to the massive increase in multi family units in Marda Loop recently and the severe lack of parking and access and egress, the congestion and amount of traffic is becoming a safety and environmental hazard (cars idling in traffic). Traffic on sidestreets is a real hazard. Pls REJECT this amendment.



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First name (required) Marina

Last name (required) Cathcart

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) LOC 2021-0017 – ARC 33

Date of meeting Jul 26, 2021

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When is it enough? What is so troubling about these types of applications is that they set a precedence, and soon the diversity within the neighborhood all but disappears and we are left with a concrete jungle. As someone who will live through the construction, it is also painful. All the various trucks, workers who have varying degrees of professionalism, inconveniences of road closures when trying to get in or out of my street, traffic knots on main roads, limited parking to actually support any shop or service that goes into the building. The area is wonderful for walking ... weather permitting. In the winter; it is not conducive to walk to the various shops and services as someone who lives here locally. We have a lot more winter than we do summer. Please reject the HEIGHT of this building. Lower profile would be preferred and appreciated.



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First name (required)	Garth
Last name (required)	Wong
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC 2021-0017
Date of meeting	Jul 26, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

RNDSQR, the developer of this project, is using the height of the Courtyard 33 (CY33) project at the corner of the 33 Ave and 22 St SW to justify the rezoning and increased the allowed height of new buildings to be constructed on adjacent projects (ARC33). RNDSQR was also the developer of the CY33 project and requested that this property be rezoned to allow for a building that was unique to Calgary as it included a public courtyard in the centre of the building. The rezoning requested for the ARC33 project doesn't include any unique architectural features and is based solely on the developer's desire to increase the height, and therefore the density, on the space. The increased height doesn't conform with the recently completed Main Streets - 33/34 Avenues S.W. Land Use Planning and land use changes that were approved by City Council on May 27, 2019. Increasing the height would result in a mass of 6 story building mass that creates a physical and visual tunnel on 33rd Ave and not the Main Street streetscape that the residents of Marda Loop and the surrounding communities expected when the Main Street program was designed and approved. This application should not be approved as it doesn't comply with the 33/34 Avenues S.W. (Marda Loop) Streetscape Master Plan.

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First name (required)	Kelly
Last name (required)	Hartman
What do you want to do? (required)	Request to speak, Submit a comment
Public hearing item (required - max 75 characters)	public hearing item is LOC 2021-0017 – ARC 33 -meeting date July 26th 2021
Date of meeting	Jul 26, 2021

To whom it may concern:
 Thank you for your time in reading this letter. I am writing to express my opposition to the request by RNDSQL to amend the Land Use Designation currently in place for the property on the north corner of 33rd Ave SW in Marda Loop (item #LOC 2021-0017 – ARC 33).

I live directly behind this proposed development on 32nd Ave SW and have since 2004.

The current zoning of this property aligns with the height restriction in the current 2019 Marda Loop Streetscape Master Plan that was developed and implemented by the City of Calgary with extensive consultations with the community. This plan allows for a maximum height of 16 metres and Floor area ratio of 3.0. Which is reasonable.

As mentioned, I have been a resident in this area since 2004 and am directly behind this proposed new development –ARC33. When I moved into the neighbourhood I did my research on the area, the development plans and vision for the neighbourhood. At the time the height restriction allowed for a 14m build height. I chose this area for its community feel, its lower buildings, its independent businesses (of which I am one), it's history and character, it's sky views (sun) and it's walkability to list a few.

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I attended the community engagement sessions when the 2019 Marda Loop Streetscape Plan was being developed. After many discussions, I (and many others) were convinced that the change from the 14m height restriction to the current newly defined 16m would still preserve the character of this fantastic neighbourhood and allow for more densification. This Streetscape plan was intended to guide us (this neighbourhood) well into the future. So why is it that there seems to be a complete disregard for this plan, for the wants of this community and for the City's own research and strategy? Why is it that we now feel we have no say in our neighbourhood or that the community engagement process (done by the City) means nothing?

The developer RNDSQR is currently developing the other end of this block along 33rd Ave SW and had applied for an exemption to the above mentioned 2019 Marda Loop Streetscape plan for their current development (underway) – the CY33 building. This CY33 building received an exemption to this height restriction based on the notion that this would be a "Gateway" building. This exemption to increase the height to the CY33 building now seems to be used by the developer RNDSQR to now apply for an exemption again for this new proposal ARC 33. How can a

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It is also worth noting that the CY33 building originally presented to the public (the renderings) are not the same as the current build. So even if we are presented with a rendering to view this new ARC33 development there is no clear guarantee as to what the final outcome will indeed look like.–

I - and my neighbours - will lose our privacy with this new build. There are balconies and windows that look directly into my house and down into my yard. I will lose my all lights in the winter months – which we know is half the year. I have looked at the proposed shadowing renderings and I have physically seen what happens with the current CY33 build and there is no question on this point. I chose a south facing yard for this very reason and it is important to me. As is my privacy.

It appears that RNDSSQR is trying to use the “Plaza” scenario as an opportunity to further its argument for an exemption with ARC33. If you have physically seen this corner of Marda Loop you will know this “plaza” may consist of a few tables and chairs. It is not big enough to create a “plaza”. And that is not the definition of what a plaza means. And how is a few table and chairs furthering the community cohesiveness?

They are also suggesting they have carved out part of the massing on the back of the building to create a courtyard for its residents. A courtyard that will be stuck behind this tall building facing north and onto a laneway. How is that in anyway appealing for its residents? I currently

face this laneway and for 17 years have seen the kind of usage it gets. There is little doubt this will be of no value and again feels like a tactic to circumvent the ARP plan.

Why can the developer RNDQR not simply align with the current ARP plan and the 16m height to actually add value to the neighbourhood and respect its current residents, its community intentions and its community wants. I understand this is driven by capital but money should not be the single driving force.

It is unclear what the parcel of land – also owned by this developer between the CY33 building and the proposed ARC33 building on this same block will be but the current renderings suggest a height of 20meters as well. Are we really creating a mass wall along this block as you enter Marda Loop? A wall that creates tremendous mass, shadowing and how can this in anyway be appealing?

Please note that I am not anti-development but am about responsible and reasonable development that coincides with community wants.

And please consider carefully our future. I would like to believe that the City of Calgary and its elected officials listen to its residents and aren't driven solely by developers. That plans that YOU put in place such as the 2019 Marda Loop Streetscape Plan done in consult with the community – matter and are adhered to.

I would also like the opportunity to speak at the Planning meeting.

Thank you for your time.
Regards,
Kelly Hartman

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Requestor information

First name (required)

Donna

Last name (required)

Dempsey

Email (required - not included in the public record)

switzer_land@hotmail.com

What do you want to do? (required)

Request to speak Submit a comment

Public hearing item (required - max 75 characters)

LOC2021-0017 and DP2021-2435- ARC33 Marda Loop

Date of meeting

2021-07-26



Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please see attached

Attach a supporting file (maximum 3 MB per pdf document, image, video)

Attach

[ARC33_2021.docx](#)



Submit

LOC2021-0017 and DP2021-2435

Dear Mayor Nenshi and City Council,

In learning of this application in the Marda Loop area, it was disheartening to see that developers continue to push for land use amendments in their new projects even as the City and City officials promote their recent work with the Marda Loop community ie. the 2019 Marda Loop Streetscape Master Plan. The City, as a result of this work, also recently reviewed and revised the land use in Marda Loop ARP for these specific parcels to MU2 with modifiers of 16m height and FAR 3.0. The executive summary of the Streetscape Plan discusses how the plan has **“been designed to be implementable, financially achievable, technically sound, and rooted in community feedback”** and is a document that developers and communities along with the City had input into.

In their vision brief for ARC33, RNDSQR believes that the height amendment needed to allow the ARC33 development is a “minor text-based amendment” (from “ARC 33 Vision Brief 1.0 Section: Application-triggered ARP amendment”). I would argue that the neighbouring residents and development process with business input that developed the revised guideline would not be pleased at the trivialization of their concerns and the work that was done to establish the revised ARP policy.

In the recent engagement, the developer’s agent Civic Works told me that since the developer had amalgamated the block, that was a good reason to support the need for the shift to a 22m height and FAR 4.0. I do not believe that ownership of land entitles a developer to disregard the community guidelines that were designed to be the “backbone of the area: setting the tone for future development and a clear vision” (from the 2019 Streetscape plan).

Further, in a conversation on September 22, 2017 at a community open house for CY33 (adjacent RNDSQR development), Al Devani justified the 22m height and 4.0 FAR due to the buildings gateway location and innovative architecture with a carved out interior courtyard. He told me that RNDSQR could develop a boring cube at 16 m in this location (100 m away from the location in this application) but it would be much less interesting than the a landmark building that “pushes the boundaries of what was originally contemplated in the current ARP” (see RNDSQR comments from CPC2018-0812) . As a result, I chose to trust in this vision of a single taller building in this location. The City agreed but only for this specific design as DC land use was granted. It

In addition to the amalgamation of the land on the block, Civic Works has also told me that there is a “plaza” to be developed on this new site as part of the justification for the extra height. A plaza by definition is a central open gathering place- on the public street faces there appears to be seating for a patio, but no area to gather. If the plaza is the rear cut-out courtyard in the laneway, I’d argue that is not a plaza as it requires visitors to leave the public street and enter via a primarily car-centric laneway that accesses commercial parking and the adjacent local residents.

Transitions and Shadowing:

No further 22m buildings should be approved on the north side of 33 Ave SW, as even with rear setback and step-backs, the shadowing and invasion of privacy of the ARC33 building (and eventually Phase 2 at 22m) over the low-density residential homes to the north of the laneway will occur over a significant

time of year based on studies done for CY33. Shadowing also affects homes on the north side of 32 Ave which are not included in the shadow studies. Since CY33 has reached maximum height, we have seen a change in the amount of shadowing in the late afternoon at our home (100 m diagonal distance). If the whole block is between 21-22m tall, shadowing will occur the entire day over portions of the year even for those living on the north side of 32 Ave SW.

Approving 22m as the new norm, also does not recognize the context of the adjacent residential neighbourhood. The north side of 33 Ave SW is adjacent to a residential community of lower density homes (historically RC-2: average max height 10m) that will be in place for at least 30-50 years as many are infills and redeveloped lots. This RNDSQR land use proposal is an outright rejection of the recommendations put forth by the City's Urban planning and Development's recent report.

Pollution and pedestrian realm:

Further effects related to increased height and the resulting massing are the effects of the urban canyon and the development of micro-climates. The predominant wind direction in Calgary is West-East and the 33 Ave SW corridor is aligned in this direction and by building taller buildings, we deepen the urban canyon. Urban canyons are linked with higher street pollution at street level and building height is directly linked to worsened air quality (2015, Capturing the urban canyon effect on particle number concentrations across a large road network using spatial analysis tools- <https://doi.org/10.1016/j.buildenv.2015.05.004>). Our seasonal Chinook winds will lower the pollution at times but will also result in a poor pedestrian experience as wind velocity becomes amplified in the canyon. As a result, there will be increased pollution or it will be uncomfortable for pedestrians to linger on the street and both effects can simply be diminished by reducing the building height and increasing height variations.

Parking and Traffic:

My personal experience is that the developers and even City officials and planners suggest at council that TOD and near-TOD buildings need only minimum parking numbers as they will be accessed by fewer people with cars. The city's own data shows that Calgarians including residents of Richmond and South Calgary are most likely to drive to work daily. With occupancy of Lyfe building (adjacent to BRT) increasing, I have witnessed a significant increase in the number of single-vehicle commuters coming to and from a true TOD building along with deliveries and other vehicle traffic accessing that building. With completion of CY33 and then Phase One and Two on the 2200 block, traffic will become even more worrying in the area. As a parent with small children and having neighbours with small children, I worry that 21 ST and 32 Ave intersection will become even more problematic with illegal movements (speeding and U-turns/ turning around in the intersection). These things need to be addressed in whatever development is approved in this location regardless of height. A unbiased traffic study by the City has yet to be initiated for the area.

Conclusion:

I do not support the land use redesignation of LOC2021-0017 as it simply does NOT conform with the 2019 Marda Loop streetscape master plan and is not a minor amendment. The RNDSQR application in fact clearly shows the disregard of developers to the City's directives. RNDSQR was actively developing in this specific area between 2017-present (their sales office is located on the 2200 block) and are completely aware of the updated Marda Loop master plan and the lack of support for 6-story

buildings on these parcels. RNSQR would have been asked for their input prior to completion of that plan. I respectfully ask that you REJECT the land use amendment LOC2021-0017 and that development of these parcels falls under the recently amended guidelines of 16m height and FAR 3.0.

Sincerely,

Donna Dempsey



FORM TITLE

Header text

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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) Lolly and Mike

Last name (required) de Jonge

What do you want to do? (required) Submit a comment

Public hearing item (required - max 75 characters) ARC 33 Land Use Amendment (LOC2021-0017)

Date of meeting Jul 26, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We are opposed to the re-designation of the land located at 2202, 2206, 2212, 2216, 2222 and 2226 - 33 Avenue SW from Mixed Use Active Frontage (MU-2 f3.0h16) to Mixed Use Active Frontage (MU-2f4.0h22) District. The proposed increase in height and size will be damaging generally to the community from an aesthetic perspective. The developer had previously sought and received an exemption to another property on 33 Avenue SW arguing that it was a gateway building to the community. The building for the proposed re-designation is NOT a gateway building.

Further, we live directly across the lane from the proposed development. If the proposal is approved, it will have an egregious affect on our privacy, property value and sunlight.

Please do not approve the proposed land designation. Thank you for your consideration.



FORM TITLE

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First name (required)	Nick
Last name (required)	Thompson
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC 2021-0017 – ARC 33
Date of meeting	Jul 26, 2021

I have been made aware of the recent land use change application at 2202 – 2226 33 Ave SW and am submitting this letter as opposition to it. As a resident of Marda Loop, and in close proximity to the 2202-2226 33 Ave SW address, I strongly object to this application.

I understand that RNDSQR has applied for a land use change for the remainder of the block between 21st and 22nd Street/33 Ave SW to allow a maximum height of 6 stories from the current 4 story max height. This application is disappointingly predictable following the approval of the RNDSQR's 6 story Courtyard33 development at the west end of the 2200 block. That approval was granted on the basis that the west end of the block was a special "gateway" location and the residents of this area (myself included) were assured that the relaxation of the 4-storey height limit for the Courtyard33 project would not set a precedent for future development on 33rd Ave. Despite these assurances, here we are with another land use change application.

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We are extremely concerned about the short and long term ramifications of more 6 story buildings on this block. These concerns cover 5 main areas:

- Blocking of sunlight/overshadowing and increased loss of privacy for single family homes backing onto this block and for several streets over.
- Increased traffic which is already very problematic on 33rd Ave.
- Decreased local parking (again, already a problem).
- Pedestrian safety issues.

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Jul 19, 2021

10:28:23 AM



FORM TITLE

Header text

-
- Obstruction of south/southwest views and the negative impact to property values this will ultimately create.

The old Area Redevelopment Plan (ARP) that set a maximum height of 3 stories was discarded in favor of a new Marda Loop streetscape Master Plan in 2019. At that time, the height zoning was amended to 4 stories/16 m. As a resident, I fail to see any clear benefit to this community by once again allowing 2 extra stories on buildings and, as outlined above, there are a number of severe consequences that may result if the change is approved by your team.

I would like to request that you seriously consider rejecting the land use change and hope for more community engagement on this matter.



FORM TITLE

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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required) Richmond Knob Hill Community Association

Last name (required) Gary Sarohia

What do you want to do? (required) Request to speak, Submit a comment

Public hearing item (required - max 75 characters) LOC 2021-0017 – ARC 33

Date of meeting Jul 26, 2021

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

March 18, 2021

Jyde Heaven
Planning Development and Assessment
City of Calgary
Jyde.Heaven@calgary.ca

Dear Jyde Heaven:

RE: LOC2021 - 0017

The Richmond Knob Hill Development Committee ("RKHDC") has reviewed the above noted land use amendment application requesting a change from MU-2f3.0h16 to MU-2f4h22, which proposes a change from a maximum height/FAR of 16 meters/3 to maximum height/FAR of 22 meters/4.

To begin, I would like to highlight the fact that the Richmond Knob Hill Community is very progressive when it comes to development:

- The RKHDC supports the Marda Loop Main Streets Program and the resulting 33rd and 34th Avenues SW Marda Loop Streetscapes Master Plan / Amended Marda Loop Area Redevelopment Plan.
- The RKHDC supports the redevelopment / revitalization of Marda Loop.
- The RKHDC always works together with developers to ensure that our community continues to evolve and flourish in line with the City's densification/growth/housing diversification policy (Municipal Development Plan) while maintaining the qualities of a great community.
- The RKHDC always maintains a positive relationship with developers and we are not against any sort of specific housing type, whether it be single family, duplex, infills, rowhomes, basement suites, townhomes or apartments.

The objective of the RKHDC is to ensure that each new development in our community helps our goal of maintaining and growing a great community.

We support the applicants desire to redevelop the property in question because it is currently being underutilized. The resulting increase in residents and commercial space will help local businesses and provide residents with more walkable retail options.

Although we support the redevelopment of this site, we do not support the land use amendment submitted by the applicant. The RKHDC noted the following issues:

Main Streets - Land Use Bylaws / FAR

During the development of the Marda Loop Main Streets Master Plan, which was finalized and passed by council in 2019, less than 2 years ago, a complete analysis was done of the area, which included a detailed analysis of feedback from stakeholders, review of the existing policy, land use districts and parking requirements. It also looked at current and future market demand and growth forecasts, infrastructure capacity within the Main Street areas and costs to redevelop streets and sidewalks that align with the Calgary Transportation Plan (CTP) and the Complete Streets Guide. Based on this analysis City Administration determined the best land use bylaws for each property / block in the area. At that time administration recommended the approval of the land use bylaws because, “they responded to the Council direction to action the Main Streets Implementation Plan, provide additional direction and **certainty for area residents, landowners and applicants** and allow for and enable an appropriate scale of development and intensity within the context of Marda Loop”. (This is directly from the Urban Strategy Report to Calgary Planning Commission 2019 April 04).

Since significant analysis was done to determine the appropriate land use bylaws for each property/block in Marda Loop and one of the main reasons for adopting them was to provide certainty for area residents, landowners, and applicants – it doesn’t make any sense to allow changes to property zoning so soon after it was designated. The only situation in which it may be appropriate would be if there had been significant changes in numerous factors that best determined land use bylaw for particular property and that is not the case in this situation.

Main Streets - Erosion of Trust with Citizens

During the development of the Main Streets initiative a significant number of citizens were involved. A total of 800 people attended engagement events in February, May and September 2018. In addition, approximately 350 pieces of feedback from in person and online opportunities were received. (Data from Urban Strategy Report to Calgary Planning Commission 2019 April 04 – Final Engagement Summary Report). This does not include time community associations spent on the initiative. After investing considerable time/energy on the initiative only to have important parts changed within 2 years will upset people and any trust they have with City Administration will be lost. The City will have a very difficult time trying to work with citizens in this community in the future if a initiative that was suppose to provide certainty is changed in a short period of time.

Traffic

The Applicant has provided a transportation impact assessment that determined that the development would not have a significant impact on the surrounding transportation network. But, after a review of the details there have been errors identified in the underlying data which determined their findings. Specifically, the number of units in the area, the Lyfe building, were not accurately represented. As result the findings cannot be relied on.

The RKHDC frequently gets complaints about traffic in the area and the City is doing a traffic calming pilot at 21st St and 33rd Ave SW. Therefore, any additional units will compound the recognized existing traffic problem.

As there is disagreement with regards to the traffic impact as a result of the proposed development – perception by the community vs the Applicants traffic impact assessment, I request a proper comprehensive traffic impact assessment be undertaken by the City. The study should include adjacent communities and determine the traffic impact if theoretically all the Main Streets 33rd/34th was redeveloped to the current zoning in the Marda Loop MDP. Doing this assessment is important as It is very short sighted not to not consider traffic generated from future development.

Parking

The applicant is calculating the number of parking spots required for the 6 Story (22 Meter / FAR 4) building they want to build using the bylaw permitting a 25% reduction for proximity to frequent bus service. Based on their own measurements – as outlined in their TIA Section 6.1 – The site is outside the standard distance to frequent bus service identified in the bylaw (150m bylaw vs. 180m to Route #7 and 300m to MAX Yellow). Based on their own admission they don't meet the requirement and without the 25% reduction they don't have enough parking spots to support a 6 Story (22 Meter / FAR 4) building.

In addition, the Marda Loop ARP 4.1.3 requires that a reduction of parking requirements will only be considered with the submission of a parking study. The City did a parking assessment for Marda Loop as a part of the Main Streets Project, and it was determined at that time there were some blocks that were over utilized and there was an overall perception of limited parking. They are assuming that if they do a parking study it will not determine there are parking issues, even though when one was done for Main streets issues were identified.

With the current number of parking spots the Applicant is including in their development – without a relaxation of the parking spot bylaw and hoping there are no issue that results from a parking study – they will not have enough spots to support a 6 Story (22 Meter / FAR 4) building.

Neighbors

The Property owners to the North of the site will be impacted too adversely if the increase in height is allowed. The properties on the North side are a maximum of 10 meters and the applicant is asking to develop a building at a height 22 meters – this will result in a severe lack of privacy and shadowing issues. The applicant has provided a shadowing analysis which is an estimate based on the interpretation of the proposed architectural design. In the analysis provided there is significant impact to some neighbors during certain times of the year, but, the shadowing analysis cannot be relied upon because we do not know what the actual architectural design will be as they haven't submitted it. Therefore the shadowing impact to neighbors could be more of an issue than represented in their report.

Thank you for taking our analysis into consideration. If you have any further questions feel free to contact me.

Regards,

A handwritten signature in black ink, appearing to be 'GS', with a long horizontal flourish extending to the right.

Gary Sarohia
Director of Development
Richmond Knob Hill Community Association

cc: Councillor Evan Wooley
Development Advisor Ward 8
Member of the RKHCA Executive Committee



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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Lanna
Last name (required)	Thompson
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC 2021-0017 – ARC 33
Date of meeting	Jul 26, 2021

I have been made aware of the recent land use change application at 2202 – 2226 33 Ave SW and submit this letter in opposition to the same. As a resident of Marda Loop, and in close proximity to the 2202-2226 33 Ave SW address, I strongly object to this application.

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We are extremely concerned about the short and long term ramifications of more 6 story buildings on this block. These concerns cover 5 main areas:

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Jul 19, 2021

11:09:38 AM



FORM TITLE

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-
- Obstruction of south/southwest views and the negative impact to property values this will ultimately create.

The old Area Redevelopment Plan (ARP) that set a maximum height of 3 stories was discarded in favor of a new Marda Loop streetscape Master Plan in 2019. At that time, the height zoning was amended to 4 stories/16 m. As a resident, I fail to see any clear benefit to this community by once again allowing 2 extra stories on buildings and, as outlined above, there are a number of severe consequences that may result if the change is approved by the City.

I would like to request that you petition the City to seriously consider rejecting the land use change and hope for more community engagement on this matter.

Kind regards,

Lanna Thompson, BComm.

From: [libby hancock](#)
To: [Public Submissions](#)
Subject: [EXT] Fw: LOC 2021-0017-ARC33
Date: Monday, July 19, 2021 12:06:41 PM

I have read and agree with my comments, and contact info being made public as part of agenda etc.

From: libby hancock
Sent: July 18, 2021 6:16 PM
To: publicsubmissions@calgary.ca <publicsubmissions@calgary.ca>
Subject: LOC 2021-0017-ARC33

Deeply concerned with what developers are getting away with in going higher and higher in residential districts. Albeit that Marda Loop now has many businesses sometimes enough is enough and working within environmental concerns ought to be of primary consideration.

More and more sun is being taken away, hence in chinooks and spring dangerous ice on sidewalks, interesctions and man eating ruts are a concern sometimes for months. I have lived here for 30 years and it didn't use to be like this then. Also builder taller (more stories) means more people and more parking issues which is already at a premuim, and when you live here and can't let visiting guest know that they can park by your house because there just isn't enough parking space.

If you who are making the decisions lived here you would see the impact of ever increasing traffic here plus the above concerns and you too would be most unhappy with loosing your community. Even more frustrating, when these developers get approval for lets say 3 stories then apply for allowance to add another story AFTER everything has been approved and then get to go ahead.

NO CONSIDERATION FOR THOSE OF US WHO LIVE HERE. Please do not allow these "exceptions" to happen. The almighty \$\$\$\$ should NOT be the basis of approval. We are supposed to have advanced in the outlook of enviromental design and create buildings that contribute to the overall wellbeing and success of all communities.

I appreciate your time in reading and sharing my submission and hope it creates some reflective thinking.

A reply to this letter would be greatly appreciated.

Sincerely, Libby Hancock 403-874-8125
andyandlibby@hotmail.com



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- I have read and understand that my name and comments will be made publicly available in the Council agenda. My email address will not be included in the public record.

First name (required)	Stacy
Last name (required)	Miller
What do you want to do? (required)	Submit a comment
Public hearing item (required - max 75 characters)	LOC2021-0017
Date of meeting	Jul 26, 2021

PLEASE SEE ATTACHED EMAIL FOR THE SUBMISSION.

"AGAIN, I DEMAND THAT CITY COUNCIL RECUSE THEMSELVES FROM VOTING ON THE APPLICATION FOR LOC2021-0017. Civic Works is in CONFLICT OF INTEREST and provided a BIASED Engagement Study, therefore City Council cannot make an UNBIASED DECISION BASED ON BIASED DATA. I provide ample evidence in my email of March 13, 2021 to the City as attached.

The Mayor and all Councillors have been copied in on this correspondence so if they do not RECUSE themselves from voting, they will knowingly be making decisions WITH BIAS if they continue to rely on DEVELOPERS' LOBBYISTS for DATA AND INFORMATION in Development Decisions.

Mr. Josh White, City of Calgary Approvals Director, told me the City follows The Municipal Development Act. What he and the City fail to recognize is that the Act does not stand alone as an island. It is meant to enforce Natural Justice for Citizens of Calgary. You cannot deny us our legal right to Natural Justice in the Municipal Act. Natural Justice includes the right to be heard and the right to adjudicators free from bias.

Comments - please refrain from providing personal information in this field (maximum 2500)

Similarly, the Police Act enforces the Criminal Code. The Police Act does not redefine crimes. They don't change the definition of a theft in the Police Act. Or a murder. And they don't ignore the whole basis of their entire existence.

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Jul 19, 2021

1:43:27 PM



FORM TITLE

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characters)

Yet the City of Calgary does exactly that with the Municipal Development Act. Everyone at the City of Calgary involved in Planning and Development in any way, especially the Lawyers, should know that they are tasked with preserving and enforcing Natural Justice for the Citizens of Calgary. Instead, all these people are actively engaged in preventing Citizens from being heard and preventing us from getting fair hearings. It's not only unlawful but it's unconscionable.

RNDSQR's CY33 is the result of the unjust decision-making catastrophe at the City of Calgary. RNDSQR must be stopped. They are ruining not only our neighbourhoods and our City but making us the laughing stock of Canada.

Here are two Reddit threads showing unbiased comments from people who have nothing to gain or lose from objectively criticizing RNDSQR's CY33 "the ugliest building". https://www.reddit.com/r/Calgary/comments/nrbpl0/new_building_in_marda_loop_calgary_corrugated/ & https://www.reddit.com/r/Calgary/comments/o5svma/instagram_vs_reality_in_marda_loop/ To summarize, well over 95% of comments are not only extremely critical but extremely embarrassing for all Calgarians.