

LOC2021-0054 / CPC2021-0827



CITY OF CALGARY
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ITEM: 3.1.19 CPC2021-0827
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CITY CLERK'S DEPARTMENT

1624 & 1628 33 Ave SW

Submitted for the Public Hearing of Council – 26 July, 2021

3

sarinahomes

INTEGRAL PLACEMAKING INTERSECTION

EXAMPLES



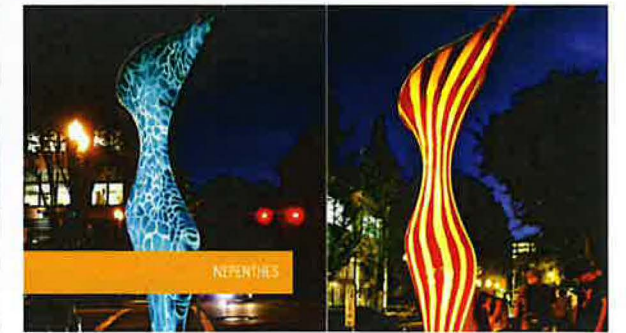
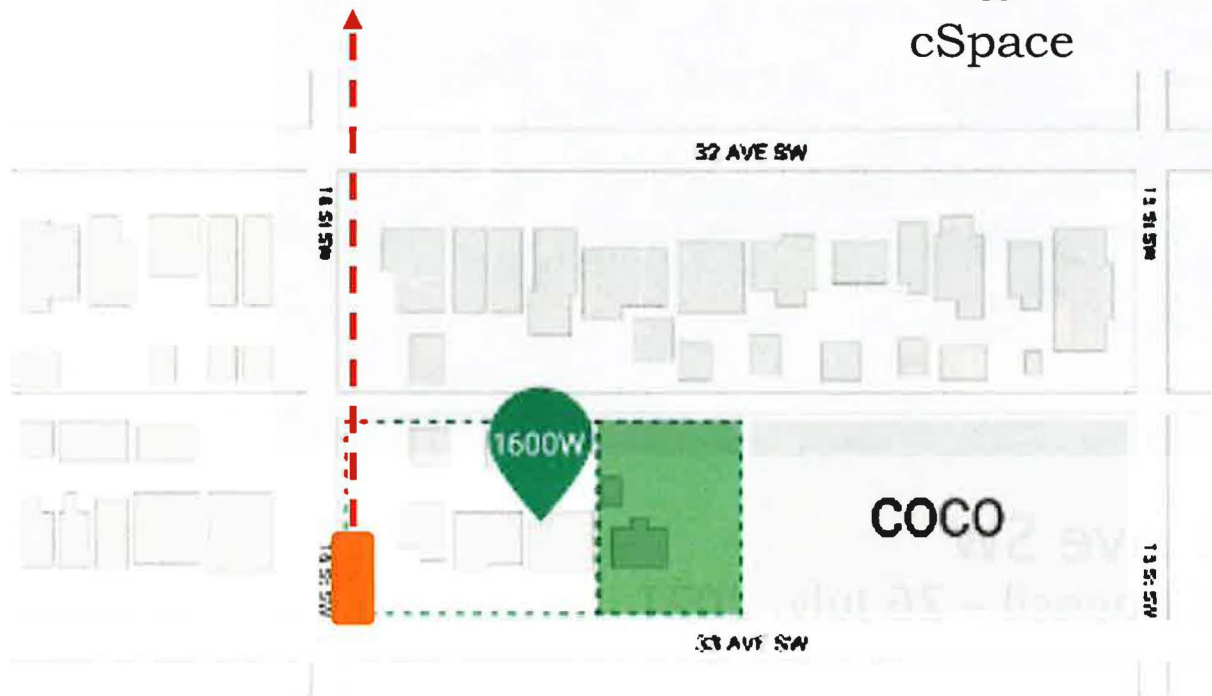
South Calgary
Outdoor Pool



MLCA



King Edward
&
cSpace



NEIGHBOUR ENGAGEMENT TIMELINE

1632 - 1640 REZONING

(LOC2019-0156 - MU-1f3.5h20)

1624 & 1628 REZONING

(LOC2021-0054 - MU-1f3.5h20)

- Pre-Application Meeting
- Land Use Application
- Calgary Planning Commission
- Public Hearing of Council

- Website
- Neighbour Postcard drop
- Neighbourhood Events
- What We Heard Reports
- Community Event
- Site Signage

PRE-APPLICATION MEETING

LAND USE APPLICATION

DP APPLICATION

CALGARY PLANNING COMMISSION

PUBLIC HEARING OF COUNCIL

WHAT WE HEARD REPORT

ENGAGEMENT SESSION

NEIGHBOUR POSTCARD DROP

SITE SIGNAGE

WEBSITE RELAUNCH



SITE SIGNAGE

PROPOSED NEW DEVELOPMENT

1624-1640 33 AVE SW

EXISTING



PROPOSED



Sarina Homes is currently seeking the Land Use Re-designation of the 1624 & 1628 33 Ave SW parcels to MU-1f3.5h20 to construct a contextually sensitive mixed-use building with street-oriented boutique live/work studios

1632/1636/1640 was redesignated to MU-1f3.5h20 in 2020

With the extended Application, the full project will now cover 1624-1640 33 Ave SW

ONLINE

Visit our website engage1600.ca

EMAIL

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



26 JULY, 2021

WHAT WE HEARD

THEME	COMMUNITY FEEDBACK	SARINA'S RESPONSE
<p>Height</p>	<ol style="list-style-type: none"> Shadowing - Resistance to 20m as this would create large shadows on the neighbours behind and beside the project. Privacy - Due to its height and scale, the neighbours directly behind and beside the proposed project are worried about losing their privacy. 	<ol style="list-style-type: none"> Shadowing - The proposed building mass is being carefully considered with setbacks and stepbacks to minimize shadowing on adjacent sites. Sarina reviewed shadow studies with adjacent neighbours, showing design considerations to minimise shadowing impacts. Privacy - Introduction of a stepped back 6th storey and an increased sized Courtyard adjacent to the laneway provides a sensitive height transition to neighbouring homes.
<p>Density/ Product Type</p>	<ol style="list-style-type: none"> 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. 	<ol style="list-style-type: none"> Work spaces – We have pivoted the Ground Floor from pure Commercial Use to smaller scale Live/Work Use. 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 Live/Work spaces as a transition from the larger Commercial core of Marda Loop, bringing additional services to the Community. Supported by the MLBIA in the previous application.
<p>Mobility</p>	<ol style="list-style-type: none"> Parking - The project worsens the parking situation in Marda Loop and the number of parking stalls isn't enough for future residents. Further, parking resources are constrained during construction. Lane Closures and Site Safety – Concern was raised of Sarina's practices for Site Safety and Lane Closures and notification of such during construction of the adjacent building (COCO). 	<ol style="list-style-type: none"> Parking - Currently, the proposed building meets City parking requirements. Sarina will also endeavour to minimise affect of parking by trades during Construction. Lane Closures and Site Safety – Sarina acknowledged lapses in practices at COCO, and with recent improvements will endeavour to address such concerns, including through the PPSP required at BP Application stage.