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March 16, 2022

Development Circulation Controller
Planning, Development & Assessment #8201
PO Box 2100 Station M
Calgary, AB, T2P 2M5
Email: DP.Circ@calgary.ca

Attn: Derek Pomreinke, derek.pomreinke@calgary.ca;

RE: Calgary Planning Commission LOC2021-0129 / DP2021-6711 **(1743, 1749 36 AV SW)**

I am writing to you on behalf of the residents of Marda Loop Communities Association (MLCA).

The MLCA represents the communities of Altadore, South Calgary, Garrison Woods and Marda Loop.

The January 19th engagement session between the applicant, the City, Community Associations and residents had over 150 people attend and the sentiment among residents and the Community Associations was overwhelmingly negative towards the above noted rezoning applications under Direct Control Districts.

We asked the applicant to revisit their plans and work with us to and come up with innovative, quality housing that would qualify as the **missing middle housing** our community and the City so desperately needs. Unfortunately, the applicant has made relatively small changes that do not address the major community concerns. We do applaud the applicant for the carport revisions to be EV-charger ready, as well as added e-bike / scooter charging to each mobility storage unit.

The MLCA, therefore, has no choice but to oppose the above noted rezoning proposal. We ask you to refuse LOC2021-0129 / DP2021-6711 so that we can work together to build a diverse and vibrant City for everyone.

It is therefore our recommendation that this proposal for up-zoning of two 50' lots from M-CG through Direct Control (based on M-C1) to 20 units should be voted against for the following technical reasons:

1. The surrounding stakeholders, residents and Community Associations are against the applications (Over 600 residents have signed a petition);
2. The proposal is a harsh density change from 2 units to 20 is a 1000% increase;
3. Only 11 parking stalls for 20 units, with no plan for future residential parking control to ensure that microsuits and visitors are prohibited from street parking;
4. The proposals are not providing missing middle housing;
5. The up zoning through Direct Control does not qualify as "innovative;"



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6. This is a misuse of a Direct Control District;
7. Micro Units (less than 480 square feet) should not be permitted to be separately titled;
8. Micro units are often rented nightly on Airbnb therefore reducing the profitability of our City's Hotel industry;
9. Waste receptacles have not been adequately planned for, with only one small local vendor being able to accommodate their private waste plan;
10. Everyday living, basement windows, trees and light have not been given proper consideration;
11. Adjacent residents have brought up numerous negative impacts to their properties which the developer has ignored;
12. Both projects are considered "pilots" that Debra Hamilton, Director of Community Planning has instructed administration to see these through without transparency. Two of the same projects should not be approved and key performance indicators to measure pilot success should be a condition before another Direct Control District is approved.

It is also the opinion of the MLCA that this proposal lacked proper engagement. The plans for the site has been altered numerous times and we have not received a final copy until shortly before our CPC submission was due.

The MLCA is a diverse community which offers a variety of housing choices.

We support respectful densification in appropriate locations.

We also support the development and growth of missing middle housing.

We kindly ask you as a member of the Planning Commission to work with us and refuse Civic Works / Old Streets applications so that we can work towards a more suitable solution.

Thank you,

Brett Pearce
Director, Planning + Development
Marda Loop Communities Association

Casey Bray
President
Marda Loop Communities Association