

Applicant Submission

October 19, 2021

Re: Land Use Redesignation @ 1801 33 Av SW

- Current Zoning R-2
- Proposed Zoning R-CG

Rational and Property Characteristic

The subject property is located in the community of Marda Loops, it is a .58 ha parcel located on the busy corner of the main corridor of 33av SW and 17st. The property is located on 33 avenue SW, with multiple transit stops (routes 7 & 22) very close to the property.

It shares a block with new retail, multi family and single-family properties. With places of worship directly across the street, the large Holy Martyr Peter the Aleut Orthodox Church shares its roof with the Anglican Parish of St Mark & St Phillip while also servicing many community activities, yoga and dance classes. 1801 33av is two blocks from Parks, Open Space & Community Amenities such as the under construction South Calgary Outdoor pool, South Calgary Park and Tennis Courts.

The site has direct lane access which services vehicle access while being in a very pedestrian friendly, walkable location of Marda Loop. We have engaged VS Design group to prepare a 4unit rowhouse concurrently with the land use redesignation application.

In conclusion, the redesignation of the property to R-CG and the development it supports would increase housing options for young families within a developed part of the city, utilizing current infrastructure with to give new and existing Calgarians better access to all our city offers. Development on this site and in the community would help affirm Marda Loops' community-oriented nature, as a vibrant inner-city community.