



LOC2021-0129 1743 and 1747 36th Ave SW

MLCA Planning + Development Committee

May 10, 2022

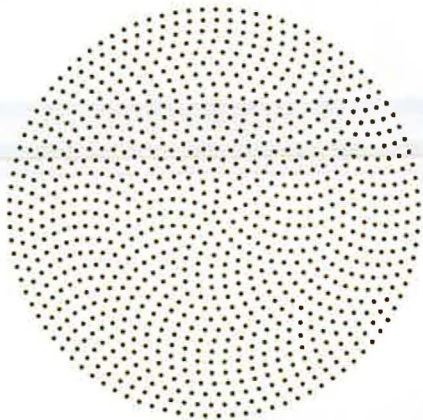


Our goal.

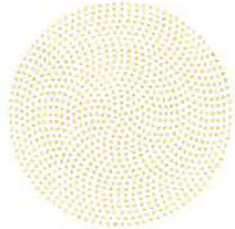
The goal of our presentation is to promote common understanding of:

- how we represent the “voice of the community”
- what is proposed
- what the major community concerns are
- why you should **VOTE NO**

Common understanding will allow for informed debate today at Public Hearing of why this development **should not be approved.**



Our Planning + Development Committee.



Brett Pearce
Director, Planning + Development



Graeme Worden
Planning + Development Member



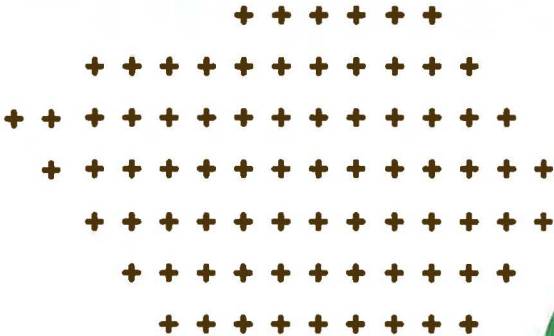
Natalie Winkler
Planning + Development Member



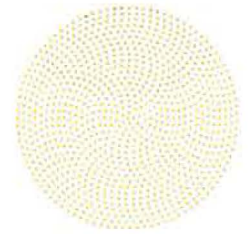
Julie Shepherd
Planning + Development Member



Paul Logan
Planning + Development Member



Role of the Community Association Planning + Development Committee.



We are community volunteers.

Our planning + development mission is to represent and amplify the community voice to advocate for quality of life within Marda Loop Communities.

Working together to balance the needs of all stakeholders.



Life in the Loop.

Marda Loop Communities (Altadore, South Calgary, Garrison Woods) are filled with a diverse stock of housing. Apartments, Duplexes, Fourplexes, Courtyard, Townhouses, and Live-work projects adorn our streets. This is **Marda Loop**.



Aspects of our neighborhoods are walkable around the shopping districts on 22nd St SW (Garrison Woods) and 33 Ave SW (South Calgary). BRT service is located only off Crowchild Trail.



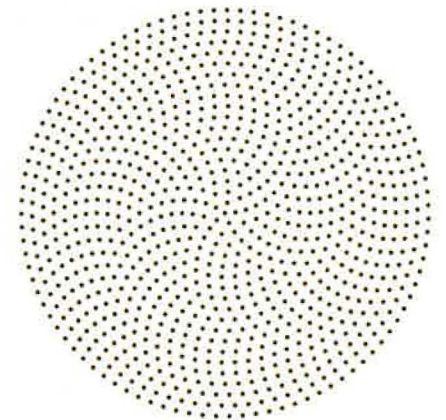
There are two main grocery stores **Safeway (22nd St SW + Crowchild Tr)** and **Blush Lane (33rd Ave SW + 20 St SW)**. Additional shopping and restaurants exists on the Mainstreet section of 14th St SW.



Voice of the community.

The MLCA and EPRA engaged community residents using multi-modes of communication methods that allowed for two-way conversations.

- Jan 19** “Missing Middle Developments in Marda Loop Open House”
Hosted by City of Calgary, MLCA, EPRA, and Civic Works (Applicant)
- Jan 28** “Courtney Walcott Coffee Meeting”
With representatives of MLCA + EPRA
- Feb** “Community Notification”
Door-to-door fliers, Website, Social Media
- Feb** “change.org Petition”
Stop Overdevelopment and Direct Control District Misuse
- Mar 9** “Marda Loop Developments Applications Open House”
Hosted by MLCA
- Mar 29** “Council Public Hearing”
MLCA Presented on LOC2021-0065 **1531 33 AV SW** +
LOC2021-0072 **3719 14 ST SW**



Change.org Petition + Door Hanger Delivery.

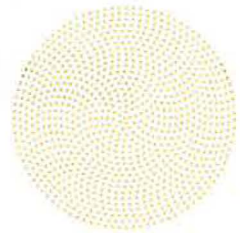
On **March 29, 2022**, Calgary City Council will consider approving two high-density development applications that use Direct Control (DC) zoning to circumvent existing land-use bylaws. These applications are not supported by the Marda Loop Communities Association or surrounding residents.

IF APPROVED, A PRECEDENT WILL BE SET TO **ALLOW DEVELOPMENTS WITH 10-20+ UNITS ON 50FT MID-BLOCK LOTS CURRENTLY ZONED FOR DUPLEXES (R-C2), WITH INADEQUATE PARKING CONSIDERATION.**

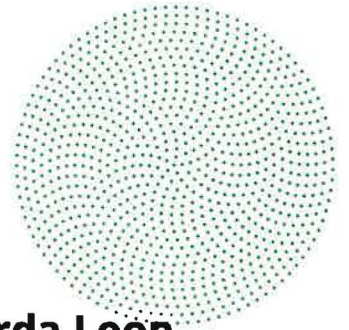
What's at stake:

- Drastic density Increase
- Changes to existing height, setbacks & lot coverage
- Significant loss of sunlight, privacy, green space & mature trees
- Increase in parking challenges
- Inadequate Waste Management

Let Calgary City Council know that you oppose applications LOC2021-0072 (3719 14th Street S.W.) and LOC2021-0065 (1531 33 Ave S.W.) **and other similar applications** by signing this petition. For more information and to register for our open house (online) on March 9th, go to www.mardaloopdevelopment.com



Change.org Petition Support has grown!



Community support has increased since Council Public Hearing on March 29th

March 29th – 864 Supporters
May 10th – 1303 Supporters

Over
50%
More
Supporters!

In just over 40 days, and rising!

Stop Overdevelopment in Marda Loop



Marda Loop Development Committee started this petition

On **March 29, 2022**, Calgary City Council will consider approving two high-density development applications that

1,301 have signed. Let's get to 1,500!

At 1,500 signatures, this petition is more likely to get picked up by local news!

Shannon Seadon signed 1 hour ago

Lindae Stokes signed 2 hours ago

Stop Overdevelopment in Marda Loop

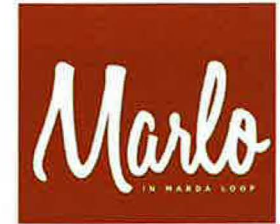
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on Global
News



Marda Loop Case Study on 36th Ave SW



Marlo, an unfinished Direct Control District Development, Dystopian construction left in Marda Loop.

- 5 buildings were planned as per the DP and Developer site plan depicted on the right
- **Only two building have been built** with 3 remaining to be constructed
- Existing units have not sold out
- **Marketing has been halted** by the developer and their website has been discontinued www.livemarlo.com
- **Residents are upset** and are asking when or if the rest of the property will be developed
- **Saleable units in this development are similar to Loop 36**, basement suites, main floor suites, plus stacked townhouses – **the difference being that these units have assigned parking, have liveable sqft, and private outdoor spaces**

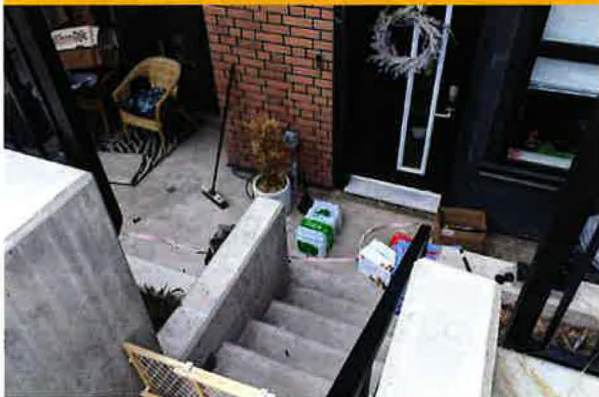


Marda Loop Case Study on 36th Ave SW

Marlo, an unfinished Direct Control District Development, Dystopian construction left in Marda Loop.



City Approved Private Waste Management



Does the developer always know best?

Community Fallout



Loop36 1743,1747 36 AV SW



LOC2021-0129 / DP2021-6711

Land Use: Direct Control based on M-C1

2 Low Scale Multi-residential Buildings
11.0m max. building height

8.5m Interior Courtyard
Unit access, shared amenity, massing relief

22 Total Dwelling Units
Street & courtyard oriented

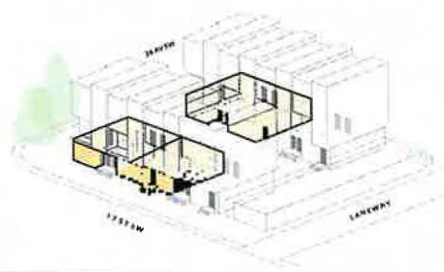
- **8x** Upper Townhome-style Units
Individual street & courtyard oriented entries
- **3x** Courtyard Level Flat-style Units
Individual street oriented entries
- **11** Basement/Courtyard Level Micro Units
Individual street & courtyard oriented entries

11 Vehicle Parking Stalls (0.5 stalls / unit)
Covered carport, access via laneway

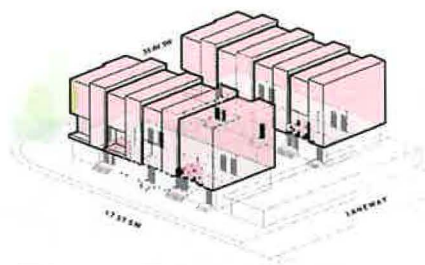
11 Bike / Mobility Device Storage Units
Individual, secure, and enclosed



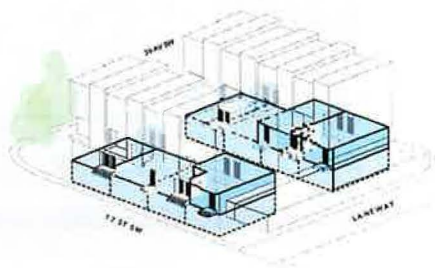
Loop36 1743,1747 36 AV SW



3x Ground Floor Flat Units



8x Upper Townhouse Units



11x Ground Floor & Basement Micro Units

TOP SECTION

- Townhouses have 3 bedrooms
- Stacked on top (like Marlo) of two floors of units
- Each unit is assigned one parking spot

MIDDLE SECTION

- Ground Floor Flats consist of two 2 bedroom units, and one 1 bedroom plus 'den' (room for a desk)
- The 'meat' in the sandwich
- Each unit is assigned one parking spot

BOTTOM + MIDDLE SECTION

- 11 likely purpose built Airbnb micro suite units
- No assigned parking spots
- Less than 480 sqft

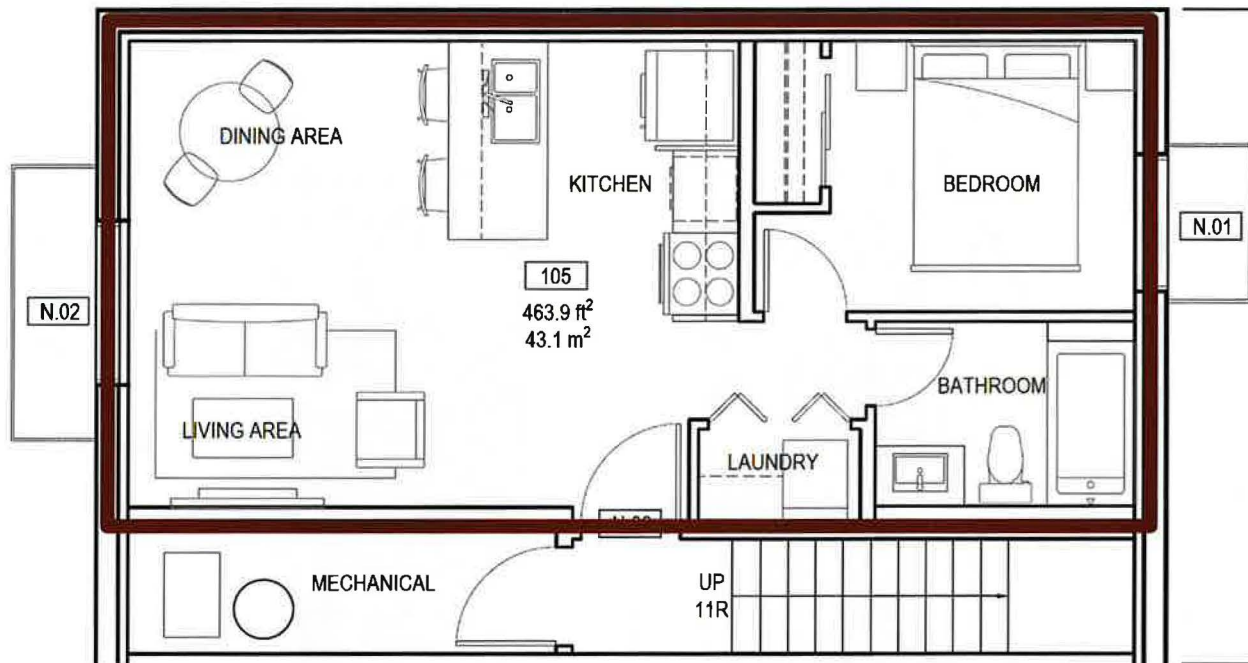
What is 'gentle density' in reality?

- 44 Bedrooms
- 44 – 60+ People on two 50' Lots
- Wood framed construction without adequate party walls between units (based on DP)
- This project replaces two single family bungalows on two 50' lots that are already zoned as R-CG (allowing 8 units)

*Content provided by Civic Works



Introducing the Micro Suite



463.9 Sqft
21.5' x 21.5'
As a square

Can this be anything but an Airbnb?

Even hotel rooms have more amenities. e.g. dresser, large bathroom, front closet

Should units be designed primary to receive parking relaxations?

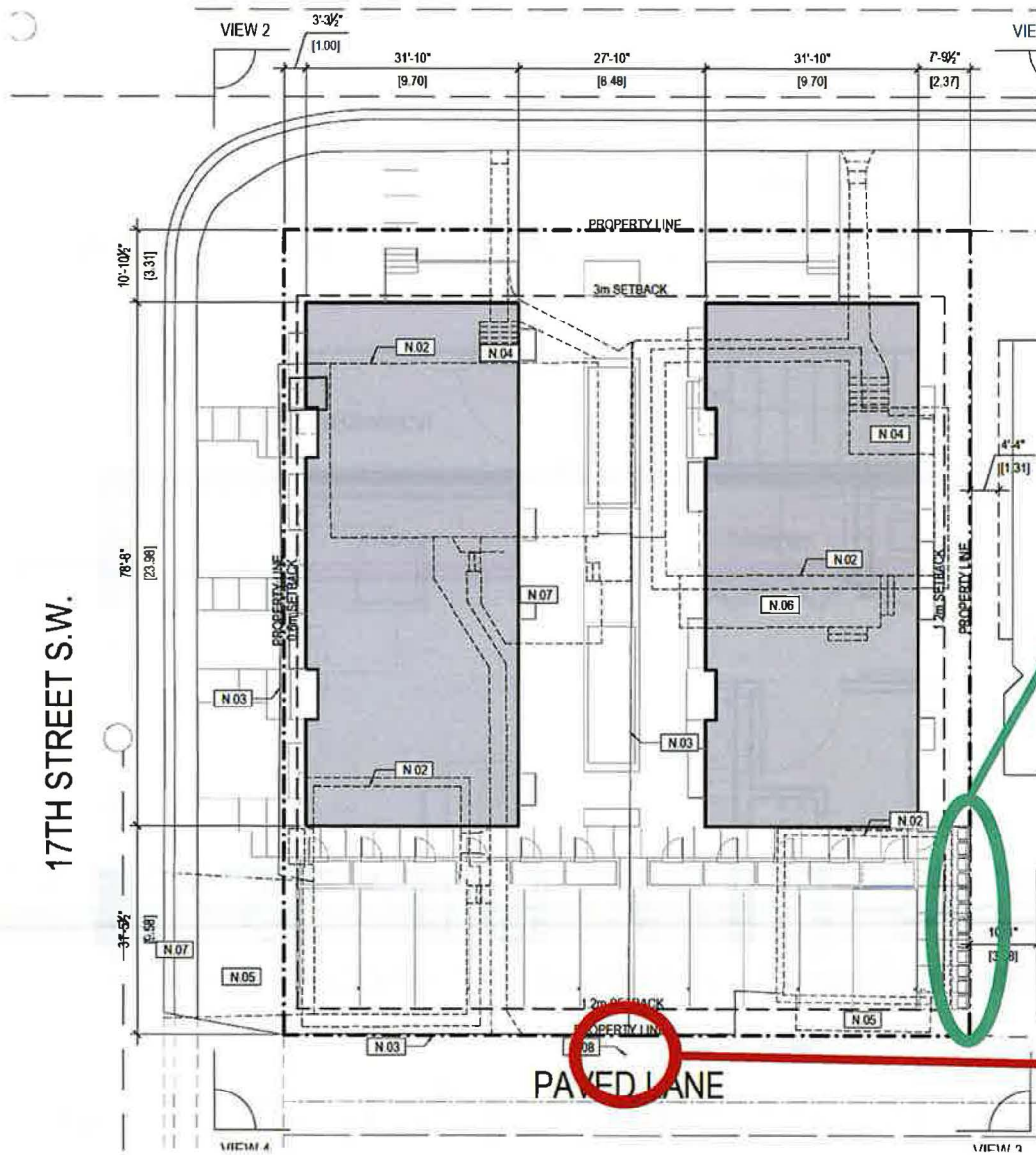
- Mechanical and stairwell use a portion of the allotted Sqft
- No front closet or storage for shoes, jackets, linens, or room for a dresser
- No pantry for grocery storage, one cupboard
- Island depth only allows for one to comfortably eat
- No natural light through windows

Size of a small two car garage

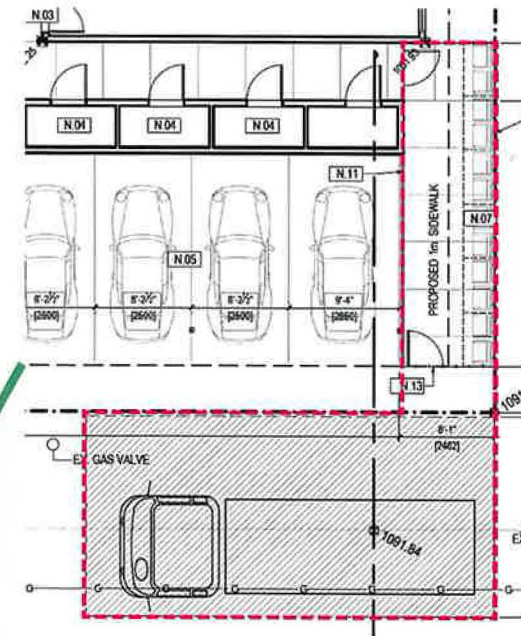


Loop36 1743, 1747 36 AV SW – Site Plan

36TH AVENUE S.W.



Waste Management

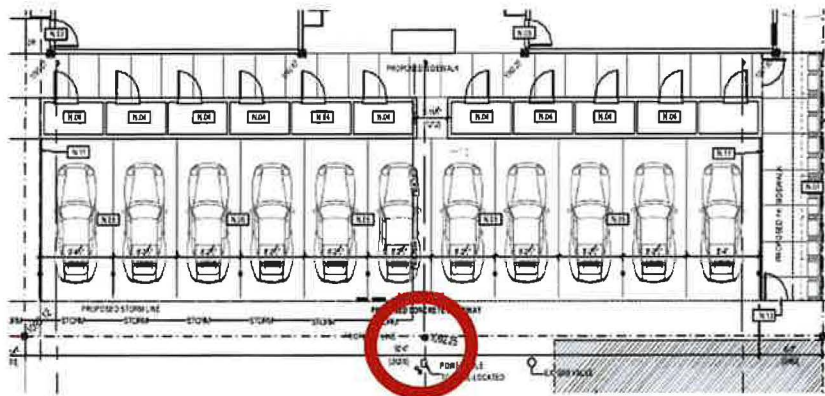


ENMAX Pole



*Content provided by Civic Works

Loop36 ENMAX Pole



- The ENMAX Pole is located directly behind the carport, with no solution to relocate to allow for 11 open stalls across the back of the entire development
- FOIP request indicates that there is no solution to this issue and ENMAX indicated that the proposed development does not meet “Alberta Electrical Utility Code”
- Why push a DC with 11 parking spots that can’t be built?

*Content provided from FOIP request

ENMAX
ENMAX Power Corporation
141 – 50 Avenue SE
Calgary, AB T2G 4S7
Tel: (403) 514 3000
enmax.com

October 8, 2021

File No: DP2021-6711

Development Circulation (#8201)

Location: 1743 36 Ave SW

We would like to advise you that the proposed development does not meet “Alberta Electrical Utility Code” under the Alberta Safety Codes Act and/or ENMAX Power Corporation requirements.

We have identified the following conflict:

Proposed carport conflict with existing power pole.

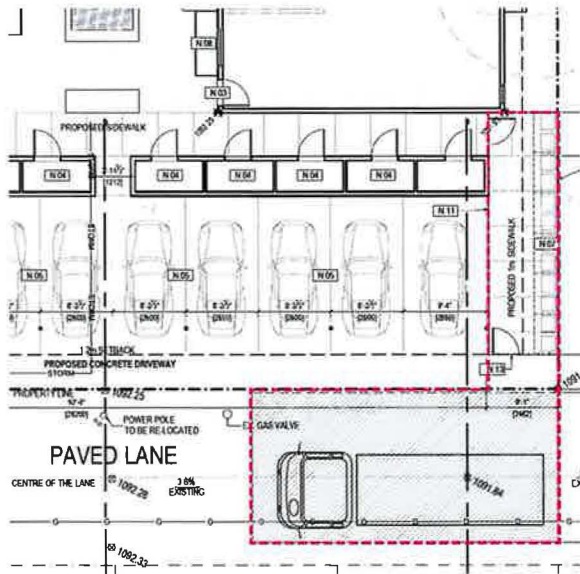
Please contact EPC_Permits@enmax.com (Attn: Arnel Soledad) or at 403-796-6268 to further discuss resolution options for this conflict.

Until the above noted safety concerns are adequately addressed, this Development permit is not acceptable to ENMAX Power Corporation. Please contact the Project administrator at EPC_Permits@enmax.com if you have any further concerns or require additional information regarding this Development Permit.

Sincerely,

Arnel Soledad, P.Eng
Engineer, Permits & Circulations
ENMAX Power Corporation

Loop36 Waste Management



From: "Macaulay, Gordon V. (WR)" <Gordon.Macaulay2@calgary.ca>
 Date: Thursday, December 9, 2021 at 2:24 PM
 To: Grace Thiel <grace@faasarch.com>
 Cc: "Macaulay, Gordon V. (WR)" <Gordon.Macaulay2@calgary.ca>, "Berge, David T." <David.Berge@calgary.ca>
 Subject: DP2021-6711

Hi Grace,
 You have three streams that each have to be collected at least once a week. Below you are saying that each of the three streams may have to be collected 3 times per week = 9 times per week that collection vehicles will collect waste.

- 3 **Black Bin** Trucks per week (5 bins)
- 3 **Blue Bin** Trucks per week (5 bins)
- 3 **Green Bin** Trucks per week (2 bins)

Total of 9 Private Trucks per week plus City Waste Trucks going down this alley

- 22 residential units x **S. 16(1)** = 22 carts per week.
- If you don't have the carts placed out in the lane for collection, the unit owners will have to find a service provider such as Blue Planet or USL waste service providers who will move the carts from the storage location to the collection vehicle and back.
- If there isn't that type of service frontage behind ¼ of area along the lane behind the rear parking stalls to allow for placement on collection day.
- Provide a general note on the site plan and waste details, to indicate that collect will be made from the waste storage location to the waste storage vehicle and back.
- If collected in the lane, indicate a staging area where the waste containers will be temporarily place on collection day. This is only be needed if the waste carts are not collected from the storage area as indicated above.
- Please PDF a copy of the plans indicating what you plan on doing before you make a submission. Please give me enough time to review the plans before you make any submission.

I hope I've address your questions.

Gordon Macaulay, B.Sc. C.E.T.
 Technical Assistant
 Infrastructure & Program Management
 Waste & Recycling Services (# 27)
 480 36th Ave. SE.
 Calgary, Alberta, T2G 1W4
 Tel: 403.268.8445, Fax :403.268.8498

*Content provided from FOIP request

Loop36 Development Context



*Content provided by Civic Works

Loop36 Development Context

Parking Reality

Parking Reality

Parking Reality

Parking Reality

Parking Reality

Liquor Store

Brewery

- Duplex
- 4-Plex
- Rowhome / Townhome
- Apartment
- Commercial / Mixed-use

*Content provided by Civic Works

Loop36 Parking Context

Parking Study Issues

Study was conducted by Bunt & Associates on July 29, 2021
Thursday 7:00-9:00pm

Issues with the the study:

- 1 sample
- 2 hours duration
- Not Peak day/time (it's weekends)
- During "Alberta Open for Summer"
- 2 block radius

The parking study provided by the applicant is unreliable without using proper study methodology and sample size.



*Content provided by Civic Works

Loop36 Main Streets Context.



Loop 36 is not located on a main street. Previous arguments for approving this type of unprecedented density was because the projects were on main streets or transportation corridors. This development is **past the line** that Administration drew for Council.



*Content provided by Civic Works

Calgary Transit Bus Routes.

Two main bus routes are available within Marda Loop (BRT off Crowchild only). Frequency 15-45 intervals for both routes. The closest bus stop is 350 metres away (700 metres walking round trip). In the winter this is a not good modal choice.

Route 7. 15 – 45 minute interval

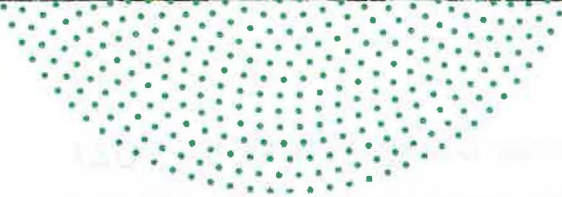
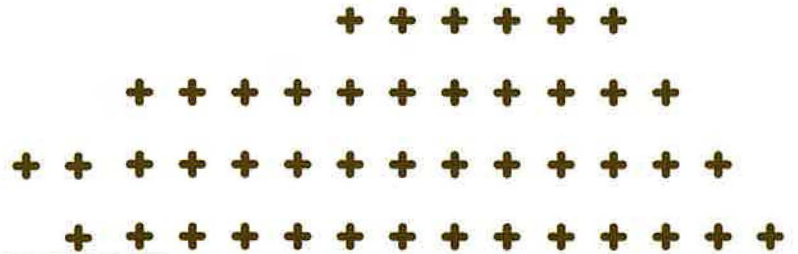


*Content provided by Civic Works

Route 13. 15 – 45 minute interval



Concerns arising from FOIP request.



LOC2021-0129 1743 and 1747 36th Ave SW



FOIP Transparency

From: MLCA Development <development@mardaloop.com>
Sent: Wednesday, November 17, 2021 9:31 PM
To: Pomreinke, Derek D. <Derek.Pomreinke@calgary.ca>; president <president@mardaloop.com>; vp <vp@mardaloop.com>; Hamilton, Debra <Debra.Hamilton@calgary.ca>
Cc: Yun, Joseph <Joseph.Yun@calgary.ca>; Dalgleish, Stuart <Stuart.Dalgleish@calgary.ca>; development@elbowpark.com; llpoole@me.com; nwinkler <nwinkler@gmail.com>; Graeme Worden <gcworden@me.com>
Subject: [EXT] Re: Our meeting today

Hi Derek,

Thanks for the feedback summary. After further thought and discussion we propose that a joint Open House be held with Civic Works, PD, and the Elbow Park Resident's Association (since they're adjacent on 14th and were not included in the distribution). As a DC District requires that a site have unique characteristics, innovative ideas or unusual site constraints, we believe that an "inform" engagement strategy by Civic Works was not appropriate. We met with FCC today and based on the planner engagement model, we should expect that anything that is considered to qualify for DC District to partner with the communities to ensure success.

Per your comments that these are two projects are "experimental in nature" that [@Hamilton, Debra](#) (cc'ed) would like to see through. Without FOIPing the information, would you please send us the documentation on the Planning Pilot that these projects are part of for us to review? We believe that proper KPIs also need to be developed as there is no current mechanism to measure an outcome of success. We would appreciate that another meeting be setup to discuss a proper review of these applications.

Thanks,
-Brett

--
Brett Pearce
Director, Planning + Development
Marda Loop Communities Association
development@mardaloop.com

FOIP Transparency

Response from Debra Hamilton directly to Brett Pearce (all other parties removed)

From: Hamilton, Debra <Debra.Hamilton@calgary.ca>
Date: Monday, November 22, 2021 at 4:18 PM
To: MLCA Development <development@mardaloop.com>
Subject: RE: Our meeting today

Hello Brett

I inquired with my team and have been advised that you and I had a conversation on the matter of rowhouses and suites. My sincere apologies but I don't recall the conversation.

Can you please explain to me the 'experiential in nature' comment. Thank you kindly.

Debra

Debra Hamilton (she/her/hers), RPP, MCIP
Director, Community Planning
Planning & Development
The City of Calgary | Mail code #8073
PO Box 2100, Station M, Calgary, AB, T2P 2M5
T 1.403.268.1438 **M**: 1.403.305.2394
F 1.403.268.1997 | www.calgary.ca



FOIP Transparency

Response from Brett Pearce directly to Debra Hamilton

From: MLCA Development <development@mardaloop.com>

Date: Tuesday, November 23, 2021 at 3:12 PM

To: Hamilton, Debra <Debra.Hamilton@calgary.ca>

Subject: RE: Our meeting today

Hi Debra,

Thanks for getting back to me. I was included on a response regarding a resident's concern with the RNSQR Development on 21a Street SW. I've attached your response so you can reference it.

When we were speaking with Derek and Joseph on Wednesday, Derek indicated that the applications are "experimental in nature" and that the "we" (PD Admin) and the developer are willing to take the risk. I asked on the call who is "we" from Admin and he indicated that you Debra are the one wanting to see these 10 Unit DC proposals be piloted. Both Derek and Joseph agreed that the design is "unprecedented" density for a 50' midblock lot. I understand that there is an internal "DC Committee" that works with the developer's professional firms to help craft the project from a technical perspective. This happens in advance to lessen the risk on the developer's investment.

During the conversation with Joseph and Derrek, they both indicated that community feedback doesn't matter at this point because Admin would like to see both projects go through. It seems to be a gap in process that CA's are not included upfront to help craft the vision with the developer so that there is community buy-in versus opposition.

After reading Elbow Park's response, it would be a good idea for us to meet with you directly as we both believe that a community open house should be held. Knowing your Key Performance Indicators to measure if these experimental developments are successful would be good to understand. Given the existing CPC deadline, we should meet fairly quickly or delay the application until we have proper community engagement.

Thanks,
-Brett

No response from Debra Hamilton



FOIP Transparency

February 10 CPC Meeting reviewing Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 1531- 33 Ave SW, LOC2021-0065, CPC2021-1478

Councillor Wong: “I’ve heard the reference that this application and the next one that we’re going to listen to, being that they’re similar is and from the same applicant are considered pilots, can you define what constitutes this as being a pilot?”

Debra Hamilton: “I want to clarify, **these aren’t pilots**, there has been **misrepresentation of what has been shared**, once approved, once a development permit has been approved they can be constructed, but we are looking at how these Direct Controls are playing out. **It’s not a pilot.**”

Pilot (definition): done as an experiment or test before introducing something more widely. "a two-year pilot study"

FOIP Transparency

Derek Pomreinke (File Manager) responding to a citizen

Tane, Alma

From: Pomreinke, Derek D.
Sent: Tuesday, September 14, 2021 3:47 PM
To: s. 17(1), (4)(g)
Subject: RE: [EXT] 1743 36 AV SW - LOC2021-0129 - Comment from Development Map - Sat 9/11/2021 8:43:52 PM

Hi^{s. 17(1)}, thanks for your feedback.

The comments I receive through this circulation will help inform my review of the application. We've been receiving a lot of these micro-unit applications, all of which are requesting a total relaxation of the parking requirement for the smaller units.

We want to support developers who want to take a risk and try something new, and the applicants for these seem convinced they can sell or lease the smaller units to people without cars. Apparently they are selling very quickly - so we'll see!

We're likely to support these, but we'll definitely keep an eye on them to see if there are any negative or unexpected effects.

Feel free to contact me directly if you have any other questions or comments.

Derek Pomreinke
Planner - Centre West
The City of Calgary
Tel: 587-576-3094
derek.pomreinke@calgary.ca



FOIP Transparency

Civic Works to Derek Pomreinke (File Manager)

To: Pomreinke, Derek D. <Derek.Pomreinke@calgary.ca>

Cc: Kwan, Johnson <Johnson.Kwan@calgary.ca>; Melissa Cowan <melissa@faasarch.com>; Michael Farrar <michael@faasarch.com>; Nathan Stelfox <nathan@civicworks.ca>

Subject: [EXT] Re: LOC2021-0129 Initial Team Review

Hi Derek,

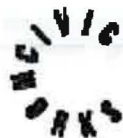
Left you a message earlier this afternoon so hopefully we can connect soon. Also directing this response your way as my understanding is that you've taken over this file from Johnson during the time s. 17(1), (4)(g). Just wading through my inbox so I wanted to follow up on the below.

The team agrees that there is value and efficiency in the DC being supported by a concurrent DP, given the unique nature of the proposal and the key plan details that will need to be aligned between the DP and DC simplified plans. The FAAS team (cc'd here) submitted a supporting DP on this file last week (DP2021-6711). Assuming you'll also be the File Manager for the DP but please let us know if otherwise.

We also acknowledge that a UDRP review of the DP may be required, especially as Oldstreet and some of our other client may pursue similar missing middle typologies in the future. We'd hope that a UDRP review would lay the groundwork for a successful outcome not only on this site but others. Please advise if this is still Administration's intent.

Also, the fees on this file were eventually resolved after the IT intake glitch was sorted.

Thanks,



Boris Karn BHSoc, MPlan, RPP, MCIP
URBAN PLANNER

—
P 403 201 5305 M 403 889 4434
civicworks.ca



FOIP Transparency

PD Admin welcomes Civic Works to “deliver them a stock district” (for the LUB)

From: Schlodder, Tom
Sent: Thursday, January 27, 2022 9:57 AM
To: Pomreinke, Derek D.
Subject: RE: CPC for Applications in Marda Loop/South Calgary

Hey Derek – has the Loop36 DC been “finalized” yet? I can’t seem to find an entry for LOC2021-0129 in eScribe. I’d like to compare it against whatever Civicworks comes back to me with on Loop33.

Tom Schlodder (He/Him/His)
Phone: (587) 576-3145 | **Email** tom.schlodder@calgary.ca

ISC:Confidential

From: Pomreinke, Derek D. <Derek.Pomreinke@calgary.ca>
Sent: Thursday, January 27, 2022 9:43 AM
To: Schlodder, Tom <Tom.Schlodder@calgary.ca>; CAWARD8 - Alicia Ta <caward8@calgary.ca>; Koo, Wendy <Wendy.Koo@calgary.ca>
Cc: Yun, Joseph <Joseph.Yun@calgary.ca>
Subject: RE: CPC for Applications in Marda Loop/South Calgary

Hi Alicia, my updates are below – **Non-Responsive** and the Loop project (21 units like Tom’s) will maybe go on Feb 24.

Civicworks is overhauling one of their DCs to try and minimize the number of custom rules, they want to deliver us a new stock district to minimize community pushback over DCs.

Derek Pomreinke
Planner - Centre West
The City of Calgary
T: [587-576-3094](tel:587-576-3094)
E: derek.pomreinke@calgary.ca



FOIP Transparency

PD Admin welcomes Civic Works to “deliver them a stock district” (for the LUB)

From: Schlodder, Tom
Sent: Thursday, January 27, 2022 9:57 AM
To: Pomreinke, Derek D.
Subject: RE: CPC for Applications in Marda Loop/South Calgary

Hey Derek – has the Loop36 DC been “finalized” yet? I can’t seem to find an entry for LOC2021-0129 in eScribe. I’d like to compare it against whatever Civicworks comes back to me with on Loop33.

Tom Schlodder (He/Him/His)
Phone: (587) 576-3145 | **Email** tom.schlodder@calgary.ca

ISC:Confidential

From: Pomreinke, Derek D.
Sent: Thursday, January 27, 2022 10:27 AM
To: Schlodder, Tom
Subject: RE: CPC for Applications in Marda Loop/South Calgary

I took their original to DC review committee yesterday, but spoke with Boris and they’re looking to rewrite it from scratch. They want to come back with something pretty close to base M-CG which would cover all of these applications going forward.

I told them that that’s great, but each site will likely get some additional rules to create a better fit with the local context.

Derek Pomreinke
Planner - Centre West
The City of Calgary
T: 587-576-3094
E: derek.pomreinke@calgary.ca



FOIP Transparency

History of Direct Control Application Redacted

On Aug 25, 2021, at 3:07 PM, Wishlow, Kristen D. <Kristen.Wishlow@calgary.ca> wrote:

Hi Scott, that was some of the discussion at the meeting as well. Morgan will provide an update back to Mel and Johnson and will ask them to have further conversations with the applicant regarding the potential use of a DC. That being said the members of the meeting still approved the use of the DC in principle.

A bit of history:

s. 24(1)(a)

Sincerely,

Kristen Wishlow, RPP, MCIP

Senior Planner (for Steve Jones, Coordinator)

Planning Advisory & Coordination | Community Planning



FOIP Transparency

Approval from Deb, also that this Direct Control from a private applicant should be entered into the land use bylaw. (not even two weeks after the application and without the DP application)

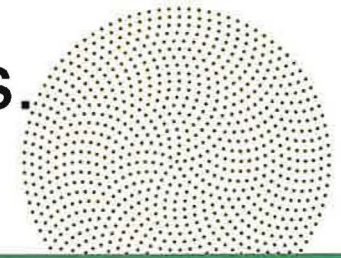
From: Hamilton, Debra <Debra.Hamilton@calgary.ca>
Sent: Monday, August 30, 2021 5:47 PM
To: Wishlow, Kristen D. <Kristen.Wishlow@calgary.ca>
Cc: Kolodychuk, Juanita <Juanita.Kolodychuk@calgary.ca>; Knapik, Genevieve A. <Genevieve.Knapik@calgary.ca>; Jones, Steve P. <Steve.Jones2@calgary.ca>
Subject: RE: DC for Director's Approval

I approve of the use of DC...I do suggest that we start working on a way to get this into the LUB.
Deb

Debra Hamilton, RFP, MCIP
Director, Community Planning
Planning & Development
The City of Calgary | Mail code #8073
PO Box 2100, Station M, Calgary, AB, T2P 2M5
T 1.403.268.1438 F 1.403.268.1997 | www.calgary.ca
(pronouns: she/her)



Feedback summary of resident responses.



Policy Amendment and Land Use Amendment in Altadore (Ward 8) at
1743 and 1747 – 36 Avenue SW, LOC2021-0129, CPC2022-0348

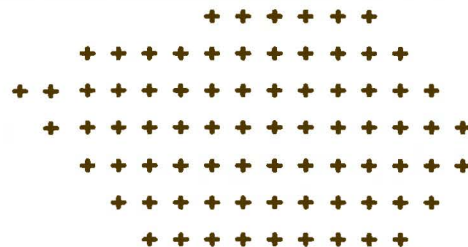
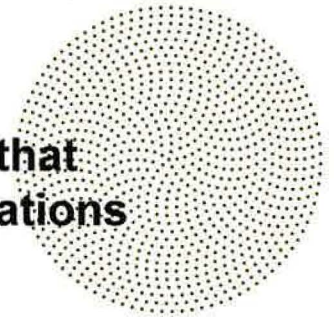
- 27 responses
- 27 against
- 0 in favor



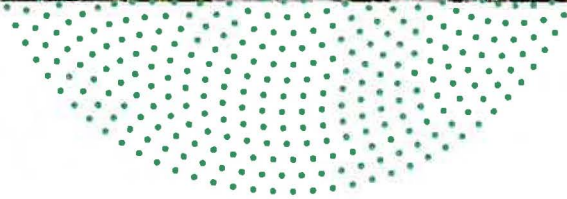
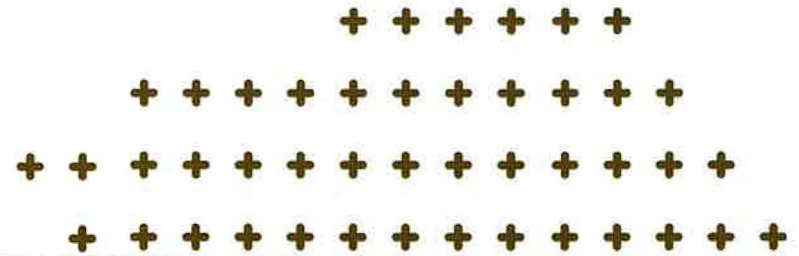
Why you should **VOTE NO.**

The residents of Marda Loop and the surrounding communities have voiced their concerns to the MLCA. Their concerns can be summarized as follows:

1. **FOIP Information raises concern about transparency and preference that requires investigation prior to approval of any Civic Works DC applications**
2. Level of density is inappropriate for the site location
3. **The development is not on a main street (as required by MDP)**
4. Insufficient Transit (located on 33rd Ave SW and not close to the site)
5. **Inappropriate use of a DC District.** Maximum lot coverage, with 11 purpose-built Airbnb suites is not “innovative”
6. **No proof of market demand (Marlo Case Study)**
7. Should not approve developments that **cannot work** with **existing infrastructure** e.g. waste removal, ENMAX Pole
8. Marda Loop communities have **already exceeded** the density targets of the MDP
9. Short-term rentals are **commercial use**, not residential use
10. **Insufficient parking**
11. The Marda Loop and surrounding communities have voiced **strong opposition** to this application



Q + A



Content will be published on www.mardaloopdevelopment.com



City Admin's current view on Direct Control Districts.



- In lieu of a new district, the best way for City staff to bring these applications before City Council is with a **Direct Control District**.



- DCs are used for sites in unique places, with challenging physical attributes, or when an application proposes a concept which has not been considered by the Land Use Bylaw (“innovative ideas”).



- Should Council wish to approve the **land use redesignation** (and allow for the proposed **use**), the DC makes the intent and limitations of the district explicit.



Direct Control Districts.

Section 20 of Calgary's Land Use Bylaw 1P2007 (LUB) outlines that Direct Control Districts:

"must only be used for the purpose of providing for developments that, due to their **unique characteristics, innovative ideas or unusual site constraints**, require specific regulation unavailable in other land use districts."

DIRECT CONTROL USES*

- Adult Mini Theatre
- Campground
- Emergency Shelter
- Fertilizer Plant
- Firing Range
- Gaming Establishment
- Casino Hide Processing
- Plant Intensive Agriculture
- Inter-City Bus Terminal
- Jail
- Motorized Recreation
- Natural Resource
- Extraction Pits and Quarries
- Power Generation Facility
- Large Race Track
- Refinery Salvage Processing - Heat and Chemicals
- Saw Mill
- Slaughterhouse
- Stock Yard
- Tire Recycling
- Zoo

*LUB Schedule A

