

## PUBLIC SUBMISSION FORM



In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided **may be included** in the written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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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) Sheila

Last name (required) Darragh

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required) Council

Date of meeting (required) Mar 29, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

## PUBLIC SUBMISSION FORM



(required - max 75 characters)

LOC2021-0072 and LOC2021-0065

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I'm writing to express my opposition to the approval of high-density development applications in the area of Marda Loop/Altadore. I moved into the Altadore area in 2004 and have witnessed drastic densification in the area that is now negatively impacting residents' quality of living. While I understand that redevelopment was bound to happen in the inner city, going beyond infill development (removing a single detached dwelling and replacing it with two dwellings) is putting a huge burden on traffic, parking, school capacity, and pedestrian safety. Any building projects should be required to provide one parking spot per dwelling, otherwise there is a negative impact on all surrounding properties. The community has already become much noisier with more pollution due to traffic and it is becoming increasingly dangerous for pedestrians. As a parent, I'm very concerned about the safety of my children when they're pedestrians as heavier traffic results in more impatient drivers and a higher potential for accidents. As a resident, I miss having quiet streets with a mature tree canopy as these have been undervalued for the sake of new development. City Council talks about protecting the urban forest, but our neighbourhood is a clear example of how the tree canopy is being destroyed and green space is being lost. This is not in the community development plan and shouldn't be allowed. When Councillor Walcott came to my door while campaigning for office, he stated that he was in favour of development but only if done in a responsible manner. Existing infrastructure is already inadequate to support existing population density, and yet development has only accelerated. This is NOT responsible development.

With the proposed projects in Marda Loop applying for Direct Control zoning, this is a clear case of the developers attempting to circumvent existing land-use bylaws. There is nothing "innovative" about the proposed dwellings and this sets a dangerous precedent. Replacing a single family home on a midblock 50 foot lot is not consistent with height, setback and lot coverage standards in the neighbourhood. The developers are attempting to maximize the number of units built on each parcel of land to maximize their profit, without concern for the negative effect on the community. I sincerely hope that council rejects these applications for Direct Control zoning.

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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) Gordon

Last name (required) Engbloom

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required) Council

Date of meeting (required) Mar 29, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

## PUBLIC SUBMISSION FORM



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(required - max 75 characters)

Bylaw 44D2022

Are you in favour or opposition of  
the issue? (required)

In opposition

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If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Mayor and Councilors:

The Application seeks to redesignate a single-family lot to permit the construction of two buildings with a total of 10 units. Five of those units are at grade, and 5 more are below grade and each of those has an area of less than 500 square feet (45 square metres). Other similar developments are proposed nearby.

The area represented by the Marda Loop Community Association (“MLDA”) has experienced a high level of densification. Hundreds of millions of dollars have been spent to provide more and newer housing within the neighborhood. Much of the densification has been an attractive addition to the community and the increase in families has been welcome.

The City’s land use planning group is obsessed with the densification. It is their ideology. They make serious mistakes (see 2013 CGYSDAB 0154). They act in authoritarian ways, pushing for developments that satisfy their ideology and that unduly disturb the character of the community. The referenced Application is a good example. The planning department dreams up a slogan, in this case “the Missing Middle”, and proceeds to attract developers to fill the “missing” part.

Having watched the planning department for decades, it is clear that no amount of discussion will move them off their obsession with densification, which is consistent with those in society whose perspective is driven solely by ideology. It is also consistent with the bureaucratic verbiage and content of the information regarding the documents filed with the Notice of Public Hearing. As a result, council does not receive any internal, unbiased advice on land use densification. Indeed, rather than Councilors providing governance and good judgement to the excesses of the planners, many on council seem to have become captured by the planners and act as cheerleaders for densification no matter how poor it may be. There is no weight given to the peoples’ views since the public hearing is cosmetic.

Here’s the problem – densification doesn’t always work. A development near my home has 20 units on 4 lots. It is out of character with the neighborhood. After being up for months, when the for-sale sign was removed from the completed buildings, only 7 units were sold, not surprising given the price \$650 to 700 thousand, which was high, and, at the time, was more than sufficient to purchase a single-family dwelling in Lakeview or Wildwood. In other words, the economic bargain for prospective homeowners did not favor this structure. This occurred in an area where other densification projects flourish, such as duplexes and narrow homes with or without suites. Renters in the 20-unit structure say they would not buy a unit because of poor quality, which is consistent with trying to meet a lower price point, and, with little internal storage, the small garage is used for storage and parking is moved to the street – drive by and check it out. Not a ringing endorsement for densification.

Now, with this Application, the planning department is doubling down. Anyone with common sense understands that introducing 10 units on a standard single-family lot is excessive in our community. The introduction of micro-units is a ticket for short-term rentals. Imagine trying to build a family community and offering a single parent whose junior and elementary children come home on their own, housing in a building where transient (nice and not-so-nice) people are constantly present. It doesn’t take much to consider that the whole building will be used for short-term rentals. No wonder the MDLA and Elbow Park Community Association are against this latest densification effort by the planning department.

The planning department needs adult supervision – that is Council’s job. Just racking up denser and denser project is not an acceptable outcome of land development use and densification policies. Council needs to assert control, take direction from those adversely affected, and to draw a line – it is not your job to fulfill the ideological wishes of the planning department. You need to understand that examples like those noted here are bad for the community in the medium and long terms. Long after the planning department has moved onto other slogans and communities, we residents are the ones dealing with the aftermath of their ideology.

Please, do not let planning ideology combine with your authority to hurt our community. Be objective and use common sense. Vote against these types of developments.

**From:** [Noble, Shauna](#) on behalf of [City Clerk](#)  
**To:** [Public Submissions](#); [Councillor Web](#)  
**Subject:** FW: I protest the city's lack of honest consultation re higher density in established neighbourhoods  
**Date:** Tuesday, March 1, 2022 8:10:54 AM

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**From:** Chris Buchanan <[chris@co-star.ca](mailto:chris@co-star.ca)>  
**Sent:** Monday, February 28, 2022 4:50 PM  
**To:** Mayor <[TheMayor@calgary.ca](mailto:TheMayor@calgary.ca)>; Councillor Web <[CouncillorWeb@calgary.ca](mailto:CouncillorWeb@calgary.ca)>; City Clerk <[CityClerk@calgary.ca](mailto:CityClerk@calgary.ca)>  
**Subject:** [EXT] I protest the city's lack of honest consultation re higher density in established neighbourhoods

My comments today are to speak against the proposed Marda Loop Development with Public Hearing on March 29, 2022. I have seen the plans and I believe that this extreme level of density is not appropriate in the confined quarters of Marda Loop. Or in any existing residential neighborhood in Calgary. In this case 10 – 20 units on a 50 ft. lot.

The City is proving that Councillors and the Mayor are following their own densification ideology and ignoring the wishes of the majority of Calgarians. If Council wants this level of density and plans to use LAPs to enable it, why wasn't the whole truth about density explained during the last election campaign. I respectfully request that you stop with the "directed" consultation, where it is apparent that the important decisions have already been made. Please start doing proper, honest consultation, where you act on what you hear, not half-heartedly, but with respect for those who elected you.

I believe that consultation I have seen, by the City is disrespectful to its residents. I ask you, how respectful is it to completely ignore the cries to leave some R-1 areas rather than Blanket Densification (North Hill LAP)? How respectful is it to take away people's privacy, their sunny yard, green spaces & mature trees (this Marda Loop project)? How respectful have you been toward the people you are supposed to be serving?

Have you investigated the capacity of the current infrastructure? Have you determined which developers will pay for upgrades required? So far, as I understand it, the first developer in is paying nothing. Do you know that the density you are providing for is required? Are there not many areas of the inner City that are available without jamming more into Marda Loop? Why not a Supply and Demand Study to justify your actions? If you show justification people are apt to respond favorably.

You have the power. It's up to you how you use it.

Christine Buchanan  
403 923 0862  
[chrisbuchanan@shaw.ca](mailto:chrisbuchanan@shaw.ca)  
Ward 11 Resident



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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)	Fiona
Last name (required)	Mackintosh
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	
What do you wish to do? (required)	Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)	Standing Policy Committee on Infrastructure and Planning
Date of meeting (required)	Mar 29, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



## PUBLIC SUBMISSION FORM



(required - max 75 characters)

Disregard for development bylaw

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I live in Marda Loop and am very concerned about the proposed change to existing bylaws. The community does not need greater intensity of development. It already has traffic issues and is losing green space. Fill the buildings that have already been built first and those downtown.

Ron Umbsaar  
2023 28 Avenue S.W.  
Calgary, AB T2T 1K4  
Cel 587-284-6544

March 15, 2022

Good afternoon,

As a lifelong inner-city resident, the past twenty years or so in the community of South Calgary, I would like to offer input to several development projects which I understand are currently being considered by the City:

Project LOC 2021-0065 / DP 2021-2902 at 1531 33 Ave. S.W.  
Project LOC 2021-0072 / DP 2021-3256 at 3719 14 St. S.W.  
Project LOC 2021-0129 / DP 2021-6711 at 1743, 1747 36 Ave. S.W.  
Project LOC 2021-0173 / DP 2021-8079 at 1615, 1619 33 Ave. S.W.

The first two projects each propose replacing a single detached bungalow on a 50' lot with 10 dwellings. Parking is planned for only 5 small vehicles.

The last two projects each propose replacing two 50' lots, each currently holding a single detached bungalow, with 11 units per 50' lot. In each project, parking is planned for only 10 of the 22 units, plus one visitor stall for a smaller vehicle.

I have written the City previously regarding proposed development in South Calgary. I understand that communities will change over time, but I only support change that seems to be an improvement, especially for those actually living in the community. Change as a stand-alone end is meaningless.

South Calgary, indeed my own block, has undergone dramatic densification since I moved into the neighbourhood. Through this densification, parking and snow management have become increasingly important considerations. It is obvious the community is increasingly dependent on single family 50' lots for visitor parking. Once a lot is divided even into two 25' lots with attached homes (usually with front driveways), on-street parking is lost. Single family 50' lots are a key source of available visitor parking on my block. Similarly, effective snow removal must be more than pushing all the snow onto the middle of the road, which hinders transportation. There needs to be space on the properties (excluding driveways and walkways) to accommodate cleared snow.

I don't believe the parking proposed for the above projects constitute reasonable parking "plans". My lifetime of inner-city living includes the following observations:

- Many people, including myself, like the inner-city lifestyle because we want to minimize travel time. When I worked downtown, I preferred to take transit, or to bike or walk home from work rather than to drive a car.
- However, once I was home, it was impossible to manage family commitments with even one car. Multiple cars were required to reach commitments on time after a full day of work.
- Virtually all visitors coming to the area arrive by car.
- The need for adequate parking plans applies to businesses as well. Customers will park illegally or stay away if there is no realistic parking plan.



Where will visitors to the community park if development plans don't consider that healthy societies involve people living in relationships, not in isolation?

Community development in the Marda Loop area has been relying on undivided 50' lots and roads adjacent to park space to accommodate visitors.

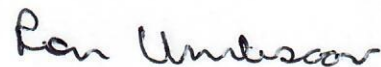
If this is the plan, then the City must approve future development plans accordingly. Consider how much or little parking will be available when development unfolds even according to existing zoning, without zoning changes. Approving development as if people don't drive cars is not a "plan". Maybe in some future generation that could happen. But to develop now as if most people will not drive cars in the foreseeable future is not realistic.

It would also provide food for thought to ask what the community response would be if these projects were planned for, say, Prospect Avenue or Sydenham Road S.W. Both of these roads have significant on-street parking available for visitors, mitigating my parking concern. However, I would be surprised if nearby residents would support such densification in their neighbourhood. I expect they would argue such projects represent "change without improvement", even though those areas have had no densification at all.

I don't make such a statement to press for increased densification in Mount Royal. Rather, I return to my earlier comment that change should appear to be an improvement for those actually living in the community. For me, with no realistic parking plans proposed, and given densification which has already occurred in the area, the above projects do not meet that standard.

Thank you for considering my input.

Sincerely,



Ron Umbsaar

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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) Christian

Last name (required) Kuhl

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required) Council

Date of meeting (required) Mar 29, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

**PUBLIC SUBMISSION FORM**



(required - max 75 characters)

Item 12 (LOC2021-0072)

Are you in favour or opposition of the issue? (required)

In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

There is a petition circulating to "stop overdevelopment in Marda Loop" (<https://www.change.org/p/stop-overdevelopment-in-marda-loop>). I do not support this, and wanted to provide an opinion to the contrary, especially as a Calgarian that doesn't own a car. Among their listed complaints is an "increase in parking challenges". I think it's grossly inappropriate for the city to even consider prioritizing the storage of someone's private property, for free, over continuing to build enough housing to support a growing population at all levels of affordability. In addition, the continuing growth and in-fill development will create fill in to create a Main Street. In short, please continue supporting building a city for people of all abilities and incomes, and not just one for people privileged enough to own a car. I am presently a resident of the Beltline, and would love to be able to live in other neighbourhoods without being required to pay for a parking space I will not use.

**From:** [Noble, Shauna](#) on behalf of [City Clerk](#)  
**To:** [Public Submissions](#)  
**Subject:** FW: [EXT] Marda Loop Development  
**Date:** Wednesday, March 16, 2022 8:31:13 AM

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**From:** Hart Searle <hsearle53@gmail.com>  
**Sent:** Tuesday, March 15, 2022 5:01 PM  
**To:** Mayor <TheMayor@calgary.ca>; Councillor Web <CouncillorWeb@calgary.ca>; City Clerk <CityClerk@calgary.ca>  
**Subject:** [EXT] Marda Loop Development

I am writing to express my strong opposition to the City of Calgary's consider of approving certain high-density development applications in Marda Loop that use Direct Control (DC) zoning to circumvent land-use bylaws.

I have lived in Altadore for the past 8 years and have personally witnessed some of the negative impacts of densification in my neighbourhood (increased parking challenges, significant loss of sunlight, privacy and mature trees).

I am not opposed to well-planned development that seeks to achieve a balance in providing a reasonable mix of housing options. However, allowing developments with 10-20+ units on mid-block 50 foot lots currently zoned for duplexes with no consideration for parking and other attributes sets a bad precedent and is a slippery slope towards degrading the integrity of the neighborhood.

Please do not proceed with the approval of these high-density applications in Marda Loop. Thanks for your consideration.

**Hart Searle**

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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) frank

Last name (required) stollbert

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required) Council

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**PUBLIC SUBMISSION FORM**



(required - max 75 characters)

LOC2021-0072/ DP2021-3256 - 3719 14 ST SW LOC2021-0065 / DP2021-2902 - 1

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I am submitting a second time as I may have not put my email correctly and did not do a pdf properly. Sorry for the confusion, but clearly in objection.



Email Submission Copy:

**From:** [frankstollbert@shaw.ca](mailto:frankstollbert@shaw.ca) <[frankstollbert@shaw.ca](mailto:frankstollbert@shaw.ca)>  
**Sent:** March 15, 2022 8:08 PM  
**To:** 'themayor@calgary.ca' <[themayor@calgary.ca](mailto:themayor@calgary.ca)>;  
'councillorweb@calgary.ca' <[councillorweb@calgary.ca](mailto:councillorweb@calgary.ca)>;  
'cityclerk@calgary.ca' <[cityclerk@calgary.ca](mailto:cityclerk@calgary.ca)>;  
'development@mardaloop.com' <[development@mardaloop.com](mailto:development@mardaloop.com)>  
**Subject:** DC application objections: LOC2021-0072/ DP2021-3256 - 3719  
14 ST SW and LOC2021-0065 / DP2021-2902 - 1531 33 AV SW

We are writing this email to provide our objection on two Direct Control District (DC) applications:

LOC2021-0072/ DP2021-3256 - **3719 14 ST SW**

LOC2021-0065 / DP2021-2902 - **1531 33 AV SW**

In our community. Our objections are based on the following concerns:

- Drastic density Increase – there can be too much density, and this is the case in our minds. We seem to want to approve exponential density increases in areas that are lesser zoned while there is plenty of available lands in already zoned areas not being developed at the same pace. Why? Because the price is lower and the profit is greater in these applications. This is not the burden of our community or a planning principle.
- Direct Control due to uniqueness: This project is not unique from an architectural or planning perspective. It is just an attempt to dump a high-density development into the middle of a block, which is new but does not qualify as unique for DC control. DC appears to be the dumping ground for high density that is not considered normal or appropriate.
- Changes to existing height, setbacks & lot coverage – that has a mental impact on neighbours who are now burdened by lack of sun and an imposing neighbour to their privacy. Doing this in a mid block provides no ability to adjust scale to the neighbours. Basically, putting a skyscraper next to a normal house with no transition.

- Significant loss of sunlight, privacy, site drainage, green space & mature trees – “climate emergency” was declared by this Council and Mayor. Lack of trees and appropriate vegetation does not help to reduce the climate emergency.
- Increase in parking challenges. The reality on this subject is these projects are dumping vehicles onto the streets that are already overcrowded. People own cars, and the future may be EV over ICE, but still a vehicle to park somewhere. Bike owners have cars and so do many people that commute by public transit. The car allows them greater freedoms to enjoy Calgary and area, but balances with their daily commute choices.
- Inadequate Waste Management. Bin management and aesthetics are not being addressed and without adequate on property storage the bins will not be used properly, particularly by many renters. Most have no vested interest or concerns given they are not likely long-term residents.

These applications are setting a negative precedent for our community, which has borne material density increases to the detriment of the community and the existing residents. Fundamentally, there can be too much density, which these applications represent. Administration seems to be using our community as a laboratory experiment and hoping it works out in the long term. Meanwhile residents get to bear the impacts over the long term. There is no consideration for the existing character of the community nor for the resulting density impacts.

We have been residents of the community since 1985 and understand reasonable density development. These applications are not reasonable and purely satisfy the developers desire for profit from lesser zoned lands. They do not provide affordable housing, but what they suggest “relatively affordable” which is a nice way of saying lesser priced but at strong profit margins. This application and those similar to this will be at the expense of the residents that have either bought suitably developed new residences or are being directly impacted by the concerns above. Thank you.

Anne and Frank Stollbert

1736 31 Avenue SW

Calgary, AB, T2T 1S5

We are writing this second email to provide some additional comments respecting our serious objection on two Direct Control District (DC) applications:

**LOC2021-0072/ DP2021-3256 - 3719 14 ST SW**

**LOC2021-0065 / DP2021-2902 - 1531 33 AV SW**

### Context of our Additional Comments

The statutory local Area Redevelopment Plan (ARP) identifies the area as predominately low-density neighbourhood. The purpose of an ARP is to create a cohesive neighbourhood which balances the current and future needs of the neighbourhood.

The communities around 33<sup>rd</sup> Avenue SW have been doing more than their fair share to absorb increased population, which recently has resulted in intense rezoning and redevelopment. The physical results of this haphazard intensification are now being realized with an urban condition that is arguably disjointed in building scale, type, and density.

Stepping back from the applications at hand. As a solution, the ARP should be comprehensively revisited, or a new Local Area Plan developed, to ensure that the neighborhood moves forward with a cohesive vision and identity, since the current adhoc approach is not working for residents or producing quality outcomes. A comprehensive planning exercise may be complicated, but it would engage all parties including residents, business owners, developers, city planners and more. This approach has been raised many times in the past on individual applications and administration has resisted the recommendation. The community and residents deserve a fair and consider approach to future development.

## Direct Control Land Use

A DC bylaw may be appropriate where unique design, innovative architecture, or innovative features are proposed. In this case the use of a Direct Control (DC) land use bylaw appears to be a planning mechanism to simply ignore established and considered land use bylaw rules. Should the development proceed with increased density, the proposed development should adhere to standard available land uses as this will produce a notably more cohesive urban condition.

## Density

There is no definition in the bylaw for “micro dwelling unit” in the land use bylaw, therefore these residential units remain dwelling units no matter the floor area and contribute to the density of the development totalling 22 dwelling units. The proposed density of LOC2021-0173 is 190 units per hectare, which is a significant increase from the maximum density of 148 units per hectare in MC-1 zoning. As mentioned previously, either of these densities are an extreme increase to neighbouring properties and the local ARP.

## Parking

The proposed parking rules written in to the DC of LOC2021-0173 & DP2021-8079 allows the developer to provide insufficient parking relative to dwelling units by claiming without substantive research that “micro dwelling unit” residents don’t own cars. This is not the case. With 10 parking stalls and 22 dwelling units, the parking ratio per dwelling unit for this development is 0.45 parking stalls per unit, whereas typical MC-1 requires 0.9 parking stalls per dwelling unit, resulting in a 50% variance from normal, which is very high. In fact, the DC proposed parking ratio is lower than downtown neighbourhoods which range from 0.5 to 0.75 stalls per dwelling unit; neighbourhoods which are much better served by transit. In addition to resident parking, LOC2021-0173 & DP2021-8079 does not appear to require or provide dedicated visitor parking stalls as there are zero visitor stalls identified. In all other land use districts visitor parking stalls are required, and normal MC-1 requires 0.1 stalls per dwelling unit.

## Other Concerns

- A gravel back lane does not support the additional vehicle traffic resulting from the 10 parking stalls. Should the lane require paving, this should be at the sole expense of the developer and not be borne by the neighbouring residents who did not request this improvement.
- The proposed setbacks ignore the surrounding context. The front setback does not align or average the setbacks of neighbours as described in the land use bylaw which means neighbours views will be blocked.
- The building towards the rear of the site doesn't align with it's context as it is positioned in line with the neighbours back yards. This is a noteworthy planning creating a condition with significant shading and overlooking of the adjacent yards. This is also an unpleasant design for the neighbours as essentially their backyards will become walled-in, impacting light and privacy.

These additional thoughts merit consideration and are presented along with our earlier email. We have been residents of the community since 1985 and understand reasonable density development. These applications are not reasonable and purely satisfy the developers desire for profit from lesser zoned lands. This application and those similar to this will be at the expense (financial and well-being) of the residents that have either bought suitably developed new residences or are being directly impacted by the concerns above. Thank you.

Anne and Frank Stollbert

1736 31 Avenue SW

Calgary, AB, T2T 1S5

## PUBLIC SUBMISSION FORM



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## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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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) frank

Last name (required) stollbert

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required) Council

Date of meeting (required) Mar 29, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



## PUBLIC SUBMISSION FORM

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(required - max 75 characters)

LOC2021-0072/ DP2021-3256 - 3719 14 ST SW LOC2021-0065 / DP2021-2902 - 1

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Please see the attached for our objection to these applications.

Email Submission Copy:

**From:** [frankstollbert@shaw.ca](mailto:frankstollbert@shaw.ca) <[frankstollbert@shaw.ca](mailto:frankstollbert@shaw.ca)>  
**Sent:** March 15, 2022 8:08 PM  
**To:** 'themayor@calgary.ca' <[themayor@calgary.ca](mailto:themayor@calgary.ca)>;  
'councillorweb@calgary.ca' <[councillorweb@calgary.ca](mailto:councillorweb@calgary.ca)>;  
'cityclerk@calgary.ca' <[cityclerk@calgary.ca](mailto:cityclerk@calgary.ca)>;  
'development@mardaloop.com' <[development@mardaloop.com](mailto:development@mardaloop.com)>  
**Subject:** DC application objections: LOC2021-0072/ DP2021-3256 - 3719  
14 ST SW and LOC2021-0065 / DP2021-2902 - 1531 33 AV SW

We are writing this email to provide our objection on two Direct Control District (DC) applications:

LOC2021-0072/ DP2021-3256 - **3719 14 ST SW**

LOC2021-0065 / DP2021-2902 - **1531 33 AV SW**

In our community. Our objections are based on the following concerns:

- Drastic density Increase – there can be too much density, and this is the case in our minds. We seem to want to approve exponential density increases in areas that are lesser zoned while there is plenty of available lands in already zoned areas not being developed at the same pace. Why? Because the price is lower and the profit is greater in these applications. This is not the burden of our community or a planning principle.
- Direct Control due to uniqueness: This project is not unique from an architectural or planning perspective. It is just an attempt to dump a high-density development into the middle of a block, which is new but does not qualify as unique for DC control. DC appears to be the dumping ground for high density that is not considered normal or appropriate.
- Changes to existing height, setbacks & lot coverage – that has a mental impact on neighbours who are now burdened by lack of sun and an imposing neighbour to their privacy. Doing this in a mid block provides no ability to adjust scale to the neighbours. Basically, putting a skyscraper next to a normal house with no transition.



- Significant loss of sunlight, privacy, site drainage, green space & mature trees – “climate emergency” was declared by this Council and Mayor. Lack of trees and appropriate vegetation does not help to reduce the climate emergency.
- Increase in parking challenges. The reality on this subject is these projects are dumping vehicles onto the streets that are already overcrowded. People own cars, and the future may be EV over ICE, but still a vehicle to park somewhere. Bike owners have cars and so do many people that commute by public transit. The car allows them greater freedoms to enjoy Calgary and area, but balances with their daily commute choices.
- Inadequate Waste Management. Bin management and aesthetics are not being addressed and without adequate on property storage the bins will not be used properly, particularly by many renters. Most have no vested interest or concerns given they are not likely long-term residents.

These applications are setting a negative precedent for our community, which has borne material density increases to the detriment of the community and the existing residents. Fundamentally, there can be too much density, which these applications represent. Administration seems to be using our community as a laboratory experiment and hoping it works out in the long term. Meanwhile residents get to bear the impacts over the long term. There is no consideration for the existing character of the community nor for the resulting density impacts.

We have been residents of the community since 1985 and understand reasonable density development. These applications are not reasonable and purely satisfy the developers desire for profit from lesser zoned lands. They do not provide affordable housing, but what they suggest “relatively affordable” which is a nice way of saying lesser priced but at strong profit margins. This application and those similar to this will be at the expense of the residents that have either bought suitably developed new residences or are being directly impacted by the concerns above. Thank you.

Anne and Frank Stollbert

1736 31 Avenue SW

Calgary, AB, T2T 1S5

We are writing this second email to provide some additional comments respecting our serious objection on two Direct Control District (DC) applications:

LOC2021-0072/ DP2021-3256 - **3719 14 ST SW**

LOC2021-0065 / DP2021-2902 - **1531 33 AV SW**

### Context of our Additional Comments

The statutory local Area Redevelopment Plan (ARP) identifies the area as predominately low-density neighbourhood. The purpose of an ARP is to create a cohesive neighbourhood which balances the current and future needs of the neighbourhood.

The communities around 33<sup>rd</sup> Avenue SW have been doing more than their fair share to absorb increased population, which recently has resulted in intense rezoning and redevelopment. The physical results of this haphazard intensification are now being realized with an urban condition that is arguably disjointed in building scale, type, and density.

Stepping back from the applications at hand. As a solution, the ARP should be comprehensively revisited, or a new Local Area Plan developed, to ensure that the neighborhood moves forward with a cohesive vision and identity, since the current adhoc approach is not working for residents or producing quality outcomes. A comprehensive planning exercise may be complicated, but it would engage all parties including residents, business owners, developers, city planners and more. This approach has been raised many times in the past on individual applications and administration has resisted the recommendation. The community and residents deserve a fair and consider approach to future development.

## Direct Control Land Use

A DC bylaw may be appropriate where unique design, innovative architecture, or innovative features are proposed. In this case the use of a Direct Control (DC) land use bylaw appears to be a planning mechanism to simply ignore established and considered land use bylaw rules. Should the development proceed with increased density, the proposed development should adhere to standard available land uses as this will produce a notably more cohesive urban condition.

## Density

There is no definition in the bylaw for “micro dwelling unit” in the land use bylaw, therefore these residential units remain dwelling units no matter the floor area and contribute to the density of the development totalling 22 dwelling units. The proposed density of LOC2021-0173 is 190 units per hectare, which is a significant increase from the maximum density of 148 units per hectare in MC-1 zoning. As mentioned previously, either of these densities are an extreme increase to neighbouring properties and the local ARP.

## Parking

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## Other Concerns

- A gravel back lane does not support the additional vehicle traffic resulting from the 10 parking stalls. Should the lane require paving, this should be at the sole expense of the developer and not be borne by the neighbouring residents who did not request this improvement.
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- The building towards the rear of the site doesn't align with it's context as it is positioned in line with the neighbours back yards. This is a noteworthy planning creating a condition with significant shading and overlooking of the adjacent yards. This is also an unpleasant design for the neighbours as essentially their backyards will become walled-in, impacting light and privacy.

These additional thoughts merit consideration and are presented along with our earlier email. We have been residents of the community since 1985 and understand reasonable density development. These applications are not reasonable and purely satisfy the developers desire for profit from lesser zoned lands. This application and those similar to this will be at the expense (financial and well-being) of the residents that have either bought suitably developed new residences or are being directly impacted by the concerns above. Thank you.

Anne and Frank Stollbert

1736 31 Avenue SW

Calgary, AB, T2T 1S5

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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) Richard

Last name (required) Parker

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required) Council

Date of meeting (required) Mar 29, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

**PUBLIC SUBMISSION FORM**



(required - max 75 characters)

RE: Proposed LOC2021/0065 1531 33 AV SW and LOC2021/0072 3719 14 ST SW in

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

4327 - 15<sup>th</sup> Street SW  
Calgary  
Alberta T2T 4B3

15th March 2022

Members of Calgary City Council

RE: Proposed LOC2021/0065 1531 33 AV SW and LOC2021/0072 3719 14 ST SW in the Community of Altadore

My name is Richard Parker and my wife and I have lived in Altadore since 1976. I am a retired professional planner, having worked for the City from 1974 to 2003. Given my background I have always taken an interest in the evolution of our community and Calgary as a thriving metropolitan area.

I am writing in support of the Marda Loop Communities Association objections to the above mentioned applications and to give Council a perspective of the changes that have occurred in our community over the past 45 years.

Altadore has experienced a lot of innovative developments starting with some of the first 25 ft. infills and followed by the corner lot multi-family developments. While the pace of development was initially gradual, allowing the community to learn, adapt and adjust over time, the pace of change in recent years has increased dramatically. This has not allowed the community to explore and understand the impact of innovative developments before multiple examples of them have been approved. In addition many of these developments have required one off amendments to the South Calgary Altadore ARP, a document that is over 30 years old, indicating that the nature of these projects were never envisaged at the time those policies were approved.

The latest example of this trend is the two applications before Council today along with two more currently before the Administration (LOC2021/0173) which again purport to be innovative and therefore justify a Direct Control District. Having reviewed these applications I do not find them innovative as much as "pushing the envelope" in particular by proposing densities that in the case of the two applications before you today are double the density of the immediately adjacent developments that themselves were completed in the recent past.

In addition they are proposing to allow for the provision of parking for only 50 percent of the units. I realise half of the units are less than 45 metres in size, which studies have indicated are often occupied by residents who do not have a vehicle. However, I do not believe that such studies should be relied on for such a large parking relaxation, i.e. allowing ten units but only requiring five parking stalls on a 50 foot lot.

I would request that prior to approving potentially 64 dwelling units with only 32 parking stalls in four different locations in our community that Council undertake a review of the appropriateness of such a significant departure from past practise. This study should be done in consultation with the community

residents, businesses, etc. dealing with the principles involved rather than as a reaction to developer initiated applications. Such a review would allow among other things for proper consideration of the impact of allowing small units without any parking stalls in addition to concerns raised regarding issues such as overshadowing, impact on open spaces etc. If this form of development is determined to be appropriate the study could establish suitable locational criteria for it. If these four applications, the two before you today, and the other two are approved they will be used as a precedent to say that this type of development is now appropriate in any location in our community.

As long-time residents of Altadore we are not opposed to change in the community. What we are saying is that it is not appropriate to keep approving ever increasing density of development with significant parking relaxations on the grounds of housing innovation without the opportunity to consider all of the relevant impacts through a study involving all interested parties. As such we request that you table the applications before you today and initiate such a review before considering any further requests for such development.

Regards

Richard and Shirley Parker

cc. [development@mardaloop.com](mailto:development@mardaloop.com)  
[courtney.walcott@calgary.ca](mailto:courtney.walcott@calgary.ca)



**From:** [Noble, Shauna](#) on behalf of [City Clerk](#)  
**To:** [Public Submissions](#)  
**Subject:** FW: Development in Marda Loop  
**Date:** Tuesday, March 15, 2022 8:17:12 AM

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**From:** Richard Pinder <statepinder@gmail.com>  
**Sent:** Monday, March 14, 2022 9:01 PM  
**To:** Mayor <TheMayor@calgary.ca>; Councillor Web <CouncillorWeb@calgary.ca>; City Clerk <CityClerk@calgary.ca>; MLCA Development <development@mardaloop.com>  
**Subject:** [EXT] Development in Marda Loop

Hello,

I am writing this letter as my family and community is quite concerned with the recent level of development in the communities of Altadore / Marda Loop. My family has lived in the area for 15 years and have become saddened by the increased level of development. Over the past few years I have see an influx of 4 – 5plex type residential buildings in our community that have been rezoned from the original R2 designation. We are very concerned and are opposed to the proposed Direct Control District (DC) applications of LOC2021 – 0072/ DP 2021-3256 – 3719 14st SW and LOC2021-0065 / DP2021-2902 – 1531 33 Ave SW. I understand the need to densify. Over the past 15 years I have seen the gentrification and densification of the area.. I get it, much of it is good and needed. But there is a point where there can be too much of a good thing. Over the past 15 years we have seen the urban canopy disappear, parking become scarce (indeed have seen shouting matches on my block because of it), my children’s school rezoned because of overcrowding, privacy being lost due to tall buildings looking into neighbouring yards not to mention the dramatic increase in traffic affecting the safety of our children. Sure... this is just a couple of proposals... but if they are approved where does it stop? It is a slippery slope indeed. Our community believes that we are reaching capacity and that our quality of lives in a area we love and call home is deteriorating.

As I understand it 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”). I fail to unnderstand how these proposals would qualify under this criteria.

Please feel free to reach out with any comments.

Thank you for your consideration.

Tate Pinder  
1940 45<sup>th</sup> ave SW  
403-561-9003

**From:** [Noble, Shauna](#) on behalf of [City Clerk](#)  
**To:** [Public Submissions](#)  
**Subject:** FW: [EXT] opposition to allow developments with 10-20+ units on midblock 50ft lots  
**Date:** Wednesday, March 16, 2022 8:34:30 AM

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**From:** beckyrb@shaw.ca <beckyrb@shaw.ca>  
**Sent:** Wednesday, March 16, 2022 8:14 AM  
**To:** Mayor <TheMayor@calgary.ca>; Councillor Web <CouncillorWeb@calgary.ca>; City Clerk <CityClerk@calgary.ca>  
**Subject:** [EXT] opposition to allow developments with 10-20+ units on midblock 50ft lots

Good Morning,

I am writing to express my opposition to allow developments with 10-20+ units on midblock 50ft lots currently zoned for duplex (R-C2). I have lived in Altadore for the past 15 years, in that time I have seen the population more than double with the construction of duplex infills in our community. That coupled with the increase in condo/town houses in Marda loop has greatly increased the traffic in our neighbourhood. Parking is constantly an issue as every dwelling has at least one if not two vehicles or more. I have also been concerned with the increase in traffic on the roads and the lack of awareness of drivers of school zones, parks and residential zones that are full of children.

These types of developments are also more short term dwellings for people and lead to a more transient community of people who do not live there long and do not invest into the community. A prime example is the round square development on the corner of 16<sup>th</sup> street and 48<sup>th</sup> ave SW where tenants are changing on a monthly basis, street parking overflows to the parking lot across the street and the size and design of the building does not fit with the existing community.

The increase in density and high-rise buildings also means inadequate space for waste and recycling containers, loss of sunlight, privacy, mature trees and green space. I am for densification, however I feel our neighbourhoods (Altadore, marda loop, south Calgary) have already seen their fair share. I hope that you will take these concerns seriously and really give thought to how these proposed changes will affect the young families and children living in these communities.

Thank you.

Rebecca Ritson-Bennett

Natalie Winkler  
volunteer@mardaloop.com

March 16, 2022

Dear Mayor Gondek and Calgary City Councillors,

**RE: LOC2021-0072/DP2021-3256 - 3719 14<sup>th</sup> Street SW and LOC2021-0065/DP2021-2902 - 1531 33 Ave SW (re-designation to Direct Control)**

I am writing to express my opposition to the above noted re-zoning applications from RC-2 to DC/M-CG on behalf of myself and the residents/members of the Marda Loop Communities Association (MLCA). At the time of writing this letter, the MLCA received 613 signatures in opposition to these two rezoning applications.

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."**

Both parcels of land (as noted above) are midblock lots measuring 50 feet x 125 feet.

The location on 33<sup>rd</sup> Avenue is on a main street and the location on 14<sup>th</sup> Street is on a major commuter road, but outside the main street designation.

These parcels of land represent the average size of an individual lot in the Altadore area.

Typically on these midblock RC-2 lots we see development that features an up and down duplex or two semi-detached homes. Both types of homes have been offering Calgarians housing options and providing a much needed missing middle in terms of housing. Market conditions have shown these types of homes with small yards and a double detached garage to be extremely popular making the community desirable.

Some duplexes or semi-detached homes also have a secondary suite option. This type of development would be suitable on these parcels as it falls within the current land use zoning (RC-2) and the LUB for both lots. No rezoning application required.

The application to rezone the properties to Direct Control District is therefore not necessary as the same results of increasing density and providing missing middle housing can be achieved through the current land use district and the LUB.

Residents have expressed concerns that these types of rezoning applications through Direct Control (DC) are a misinterpretation of the LUB and are being used to push maximum density with little or no consideration for the community or surrounding stakeholders.

I have attended the applicant's information sessions regarding the rezoning applications. I have reviewed the rezoning proposals and the DPs. I have also listened to hundreds of residents express their concerns over the misuses of DC.

I agree with the residents that this is a misuse of the DC according to the LUB and should not be allowed.

A closer look at *Schedule A* of the LUB and section 21(3) provides a better idea of what type of development DC is meant to encompass. These types of uses include everything from campgrounds, emergency shelters, jails, casinos and zoos - just to name a few.

**Please vote "No" to the land use re-designation of LOC 2021-0072 and LOC 2021-0065 to Direct Control.**

Thank you.

Sincerely,



Natalie Winkler  
MLCA – director

## PUBLIC SUBMISSION FORM



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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) Lisa

Last name (required) Poole

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Elbow Park Residents Association

What do you wish to do? (required) Request to speak

How do you wish to attend? Remotely (encouraged due to COVID-19)

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required) Council

Date of meeting (required) Mar 29, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

## PUBLIC SUBMISSION FORM



(required - max 75 characters)

LOC 2021-0072

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Elbow Park Residents Association opposes the disregard for community input and the inappropriate use of DC zoning to circumvent the exiting zoning bylaw in LOC 2021-0072.

# ELBOW PARK RESIDENTS ASSOCIATION

800 34<sup>th</sup> Ave S.W.  
Calgary, AB, T2S 0X4

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March 16, 2022

Calgary City Council  
800 Macleod Trail SE  
Calgary, AB

Via Email

**Re: EPRA Opposition to LOC2021-0072 (3719 14th Street S.W.)**

Dear Mayor Gondek and City Council,

The Elbow Park Residents Association (EPRA), as representatives of the community, oppose the proposed application. EPRA agrees that an increase in density is appropriate and would support semi-detached housing with secondary suites at this location, representing a 400% density increase. A semi-detached dwelling would offer a respectful transition from the homes across the street, located in Elbow Park.

Reasons EPRA opposes the proposed 10-unit application include:

**Inappropriate use of District Control (DC) zoning designation:**

- The claim that DC zoning is applicable because the existing zoning bylaw is an unusual site constraint is a misuse of the DC zoning bylaw. Zoning bylaws are not “unusual”.
- DC zoning should not be used to circumvent the current zoning requirements. Representatives for the applicant argued that this zoning change is justified because the Land Use Bylaw is under review, but current bylaw IP2007 is still the legal instrument in effect and any changes to the LUB must undergo a public hearing. The City should comply with existing land-use bylaws.

**Lack of Demand/Supply data to warrant the drastic density change from one (1) unit to ten (10) units:**

- There is high market demand for families with young children seeking single & semi-detached dwellings.
- The property is currently zoned R-C2 which allows for a 400% increase in density, exceeding the stated density goals of the MDP.
- There are a more appropriate locations for up-zoning, such as the lot assembly at 2224 & 2230 34<sup>th</sup> Avenue SW that is close to transit, within a reasonable walking distance to grocery stores and other services.
- Other existing units of similar size in the community are either vacant or used as short-term rentals such as 3426 17 Street SW (see photo below).



#### **Misrepresentation of Missing Middle Housing:**

- The proposed project is a poor example of Missing Middle Housing.
- The primary objective of Missing Middle Housing is delivery of thoughtful form and scale with minimal visual impact to a community.
- “House scale” is an important aspect of MMH, it’s not just about getting as many units as possible on a lot.
- Dan Parolek, who coined the term “Missing Middle Housing”, advises developers against being “bad neighbours” and warns that the market will deliver bad form and scale if it’s allowed. He cautions cities to be thoughtful and careful about what they’re regulating.
- Dan Parolek also urges careful consideration of the impact of a third floor as they are not suitable for every project.

#### **Lack of appropriate transition from single-detached homes to higher density as per the following stated goals of MDP:**

- Maintaining compatibility, avoiding dramatic contrast in height and scale with low density residential areas through limits on allowable heights and bulk of new development
- Massing new development to frame adjacent streets in a way that respects the existing scale of the street
- Limiting the impacts of shadowing on neighbouring streets, parks and properties.
- Ensuring appropriate transition to adjacent development



**Insufficient Parking and lack of walkability to amenities:**

- There is insufficient parking provided on-site and a lack of on-street parking in front of the subject site. There is no way for the city to guarantee that the occupants of the micro suites will not have parking needs. This will likely result in people parking on the neighbouring streets in Elbow Park.
- Transit options are limited and the subject site is not located within a reasonable walking distance to amenities such as grocery stores and laundromats.

**Lack of respect for the quality of life of existing adjacent residents:**

- Undermines the promise of “certainty of use” offered by existing zoning bylaws
- The proposed 1000% density increase is aggressive and uncomfortable
- The profit margin of the developer is insufficient justification for the undue, negative impact on surrounding residents and the destabilization of the community of Altadore

**Inadequate Waste Management:**

- There is insufficient space to realistically manage the number of bins required for 10 units.
- There are complaints about unsightly garbage bins from other similar developments.
- One of the touted benefits of density is more efficient use of existing infrastructure. The need for a private waste removal company is an indication that the proposed application is too much density for the subject site.

In conclusion, there is insufficient justification to support density of the scale proposed on the subject site. EPRA would support semi-detached housing with secondary suites at this location. Due to the aforementioned issues, Elbow Park Residents Association respectfully requests that the City Council declines approval of the proposed application.

Sincerely,

Martina Walsh  
EPRA Development Director

Lisa Poole  
EPRA President

.cc City Clerk



3130 16 Street S.W.  
Calgary, AB T2T 4G7

March 16, 2022

Calgary City Council  
PO Box 2100 Station M  
Calgary, AB, T2P 2M5

**RE: MLCA Opposition to LOC2021-0072 (3719 14th Street S.W.) + LOC2021-0065 (1531 33 Ave S.W.)**

Dear Mayor Gondek and City Council,

The Marda Loop Communities Association (MLCA), represents the communities of Altadore, South Calgary, Garrison Woods and Marda Loop. As residents and community representatives, we oppose both applications.

**Community Response:**

Both of these applications are non-standard in that they brought the community together to learn, engage, and provide feedback as to the type of communities that we want to continue to foster and build in Marda Loop. On January 19th an online 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. A subsequent online Open House was held by the MLCA on March 9, 2022 with over 80 on average in attendance, again with overwhelming opposition. A change.org position was created and signed by over 600 residents in opposition of these applications (attached to Council Package).

The MLCA, therefore, has no choice but to oppose the above noted rezoning proposal. We ask you to refuse LOC2021-0072 and LOC2021-0065 so that we can work together to build a diverse and vibrant City for everyone.

**Inappropriate use of District Control (DC) zoning designation:** The MLCA has serious concerns regarding the mis-use and misinterpretation of Direct Control as a back door for over-densifying a given parcel beyond the residential land-use limits, while imposing negative externalities to the surrounding stakeholders, the community and the individuals that may rent or purchase the finished project. The claim that DC zoning is applicable because the existing zoning bylaw is an unusual site constraint is a misuse of the DC zoning bylaw. Zoning bylaws are not “unusual”. DC zoning should not be used to



circumvent the current zoning requirements. Representatives for the applicant argued that this zoning change is justified because the Land Use Bylaw is under review, but current bylaw IP2007 is still the legal instrument in effect and any changes to the LUB must undergo a public hearing. The City should comply with existing land-use bylaws.

**Parking below-grade micro units:** The MLCA finds that the relaxation of parking requirements for the basement micro units should not be approved since they are titled units and not secondary suites. The MLCA found evidence that street parking will not be available within a reasonable walking distance of the parcels. The location on 14th street has a no parking zone directly out-front. Living without a car in these locations will not be reasonably convenient and any parking relaxations should not be permitted. Furthermore the distance of the proposed site of 3719 14th Street S.W to the nearest BRT Max Yellow stop at 33rd Ave SW is approximately 2km away. During Calgary Planning Commission, discussion was focused on where the microsuite residents will park their cars, contrary to the planning assumptions that they will not own cars.

**Open air carports:** The MLCA also notes that the open car-ports are too small to park a mid-sized vehicle given the site constraints and location of utility poles. Furthermore, the MLCA does not support the open air carport design as this enables vehicle prowling and theft. It is also noted that the proposed open air carports will not facilitate the forward looking needs of secure private charging capabilities for electric vehicles.

**Main Streets:** The MLCA notes that the location on 33 Ave S.W. is part of the main streets plans whereas the location on 14th Street S.W. is not. While we support the work, live, shop and dine idea of the Main streets as part of the MDP we feel that both proposals will have a negative impact on the community and are not innovative. The MLCA finds both proposals to be overbuilt, allowing for poor site circulation with hardly any landscaping.

**Garbage/waste receptacles:** The MLCA finds that both proposals have not made appropriate accommodation for waste receptacles. Waste management has not been appropriately considered for both sites. Proper allotted and space needs to be made for the waste bins. There is currently only one small local vendor that the applicant has indicated will facilitate waste removal. If that vendor is no longer available, there is a likely risk that waste management will not be able to service these developments in the future.

**Missing Middle:** The MLCA objects that the proposal for both sites provides the “missing middle” housing options that the City says is needed. Micro-units rent for on average \$1,100.00 per month or \$150 nightly. The nightly rentals take business away from the City’s struggling Hotel industry. The upper units rent between \$2,500 to \$3,000 per month. This is not the missing middle.

In our opinion, the relaxations requested through DC for both sites are excessive and not in any way innovative. These two proposals will have a negative impact on the neighborhood. We would also like to note that the DC District Review Process appears to be broken and is suffering from a lack of transparency. The internal “DC Review Committee” within Planning and Development works with the developer’s professional firms to shape projects without consulting the Community Associations. The applicant Civic Works did not perform adequate community consultation with their “inform” based



Marda Loop Communities Association

approach. We would like to note that Community Open Houses should be held in order to have a DC District to be considered. Outlier zoning should not become the norm in order to bypass residential districts.

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 refuse Civic Works / Eagle Crest applications so that we can work towards a more suitable solution.

Thank you,

A handwritten signature in black ink, appearing to read 'Brett Pearce', with a long horizontal stroke extending to the right.

**Brett Pearce**  
Director, Planning + Development  
Marda Loop Communities Association

A handwritten signature in black ink, appearing to read 'Casey Bray', written in a cursive style.

**Casey Bray**  
President  
Marda Loop Communities Association

1714-33 Ave. S.W.

Calgary, AB.

T2T 1Y7

March 16, 2022

Dear Mr. Walcott

City Councillor Ward 8

Calgary City Council

City Clerk

Mayor Gondek

Re: Density and Building in Marda Loop

LOC2021-0072/ DP2021-3256 - **3719 14 ST SW**  
LOC2021-0065 / DP2021-2902 - **1531 33 AV SW**

I am opposed to any changes or use of Direct district Control in this neighborhood. I am also opposed to the type of development that has ruined this former neighborhood. I expect respectful, reasonable, and fitting development that respects the character of the area and the wishes of residents.

I have lived on 33<sup>rd</sup> Ave. S.W. for 33 years. I bought in that area because at the time it was affordable but more importantly, it felt like a neighborhood in which I could live my life out. I had old trees, lots of diversity of homes and people, businesses where the owners lived on top of their businesses. I could walk through the neighborhood and feel healthy and safe. When Garrison Woods was developed, I initially was apprehensive but have been proud of this development. It won national awards and any international visitors I had made great comments about my area and Garrison Woods. I then develop some faith in densification.

Since that time, any faith I have had in the City to densify with respect to keeping a neighborhood healthy and safe has been lost. I went to the original meetings probably 10-15 years ago. We were promised respectful development and a green space – if I remember correctly right where a new project is being build on the corner of 33 Ave and 16<sup>th</sup> St. The process has been a betrayal to those of us who expected more from our Councillors and the City. Large old trees have been wantonly cut down and maybe replaced with a few saplings. Homes have had huge and ugly apartments built right next to them – and some of these homes are brand new. What an ugly surprise that must be to them. There seems to be no actual planning for character and fit for the neighborhood.

I am now afraid to walk or drive in my neighborhood. I choose now to get out the fastest route and go down to Glenmore Landing or someplace else. Why? I have nearly been killed in cross walks, especially the 33 and 19 St. one, three times. It was so close one time that people came to my rescue. I have been hit by cyclists twice, once while I was running- I sustained a torn meniscus and cartilage. The second

time, I was riding my bike and a cyclist flew through a stop sign and hit me broadside – I sustained cracked ribs. The walk down 33 Avenue is dark, the streets are choked with traffic and fumes, garbage litters the area, pedestrians run in and out. It is not a place that I take any joy in.

The area is noisy with traffic, construction which is disrespectful – starting the bleeping of a vehicle at 5:30 in the morning. I would not dare to raise children in this area and as I age, I would never ever want to stay here. Where is the green space we were promised when all of this started?

I understand that a new condo complex close to me now rents but worse is using the apartments as Air B&Bs. Parking is a mess. I do not enjoy cars stuffed in front my home. I travel extensively around the world. Of course, other cities are denser. I don't want to be them. I don't want to be Toronto, or London, or Paris. Density is a concept that needs thoughtful planning and it requires hard facts, not just ideas or notions. I would love to have some statistics that support your assertion that we need more density. The apartments in Marda Loop are not full, why do we need more. Where is the middle ground?

I ask you to provide me with this information: What level of density e.g., home per hectare is current in the Marda Loop area, what are your goals for density per hectare, do you have research, or have you read the research on what a healthy density is per hectare? Please provide me with the current density of the Marda Loop area, not the entire Ward. And please defend your position on further densification – what research, facts is your planning based on?

Sincerely,

A handwritten signature in cursive script that reads "Pat Ferris". The signature is written in black ink on a light-colored, slightly textured background.

Pat Ferris

## PUBLIC SUBMISSION FORM



In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided **may be included** in the written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 230 and 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. Your name and comments will be made publicly available in the Council agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

- 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)

Last name (required)

Are you speaking on behalf of a group or Community Association? (required)

What is the group that you represent?

What do you wish to do? (required)

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Date of meeting (required)

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

**PUBLIC SUBMISSION FORM**



(required - max 75 characters)

applications LOC2021-0072 (3719 14th Street S.W.) LOC2021-0065 (1531 33 Ave

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

LOC2021-0072/ DP2021-3256 - 3719 14 ST SW  
LOC2021-0065 / DP2021-2902 - 1531 33 AV SW

I live in the Marda Loop community and strongly feel that the density of the two projects listed above is excessive. With these projects the City isn't assuming responsibility for the challenges they will bring to the community, such as:  
Significant loss of sunlight, privacy, green space & mature trees  
Increase in parking challenges  
Inadequate Waste Management  
The negative effect high cost, short term rentals will have on a residential neighborhood  
These developments are not consistent with existing city zoning plans for our neighborhood. I would like to understand why the city is disregarding it's own zoning plans to the detriment of the community.

Sandi Large



## Palaschuk, Jordan

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**From:** Noble, Shauna on behalf of City Clerk  
**Sent:** Wednesday, March 16, 2022 4:13 PM  
**To:** Councillor Web; Public Submissions  
**Subject:** FW: LOC2021-0072/ DP2021-3256; LOC2021-0065 / DP2021-2902

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** FOIP email sent

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**From:** Reid, James <james.reid@blakes.com>  
**Sent:** Wednesday, March 16, 2022 3:05 PM  
**To:** Mayor <TheMayor@calgary.ca>; councilorweb@calgary.ca; City Clerk <CityClerk@calgary.ca>  
**Cc:** development@mardaloop.com; Richelle [REDACTED]  
**Subject:** [EXT] LOC2021-0072/ DP2021-3256; LOC2021-0065 / DP2021-2902

Dear Madam Mayor and Members of Council,

My name is James Reid. My wife Richelle (copied) and our two children moved into the South Calgary community near the Marda Loop Community Centre in July 2018. In the short amount of time we have lived in the area we have seen an exceptional amount of development in the Marda Loop area. This includes a 7-unit structure built right next to my house, which was strenuously opposed by me and my neighbours and was in clear breach of the South Calgary/Altadore Area Redevelopment Plan.

While everyone in the Marda Loop area appreciates that development is necessary and appropriate in some cases, it appears to many residents that the City is approving development applications that are contrary to the South Calgary/Altadore Area Redevelopment Plan and that do not meet the City of Calgary's Location Criteria for Multi-Residential Infills.

As residents in the Marda Loop area, we support the Marda Loop Development Committee's opposition to the above noted projects. The pace of the densification has been overwhelming for residents, is not consistent with the City's documented plans for the area, and is not proportionately supported by increased public infrastructure such as more schools, recreation centers, public transportation and traffic congestion solutions.

We respectfully request the Mayor and Members of Council to support the Marda Loop Development Committee and the residents of Marda Loop they represent.

Sincerely,

**James Reid**  
Associate  
[james.reid@blakes.com](mailto:james.reid@blakes.com)  
T. [+1-403-260-9731](tel:+14032609731)  
C. [+1-403-669-1930](tel:+14036691930)

Blake, Cassels & Graydon LLP

855 - 2 Street S.W., Suite 3500, Calgary AB T2P 4J8 ([Map](#))

[blakes.com](https://blakes.com) | [LinkedIn](#)

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Andrew Smith  
3711 14A St SW  
Calgary, AB  
587-215-3971

March 16, 2022

Derek Pomreinke  
City of Calgary  
(587) 576-3094  
[Derek.Pomreinke@calgary.ca](mailto:Derek.Pomreinke@calgary.ca)

CC: [joseph.yun@calgary.ca](mailto:joseph.yun@calgary.ca), [themayor@calgary.ca](mailto:themayor@calgary.ca), [councillorweb@calgary.ca](mailto:councillorweb@calgary.ca), [CityClerk@calgary.ca](mailto:CityClerk@calgary.ca), [development@mardaloop.com](mailto:development@mardaloop.com), [courtney.walcott@calgary.ca](mailto:courtney.walcott@calgary.ca)

Dear Mr. Pomreinke,

I'm writing to voice my objection to the use of Direct Control Districts for mid-block developments in my neighbourhood. The two applications are:

- LOC2021-0072 / DP2021-3256 - 3719 14 ST SW
- LOC2021-0065 / DP2021-2902 - 1531 33 AV SW

I live within 100 m of 3719 14 ST SW. The current zoning is R-C2. This development is proposed to have ten units. Previously it was a single-family house which will result in a ten-fold increase in density.

The application for a Direct Control District for these developments appears to:

1. Set a precedent for future applications
2. Circumvent the rezoning process
3. Permit a rapid change in densification

From the City of Calgary's Land Use Bylaw:

*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.*

I fail to see how these projects meet the City's requirement for Direct Control as being unique or innovative. I would argue that it is unnecessary to increase density at such a rate, which will only be permitted using Direct Control.

I understand the city has a plan to increase density in developed areas and I agree it is absolutely required. According to the City's Municipal Development Plan "*we need to accommodate 70,500 more housing units in the Developed Areas by 2039.*" The City also says "*We could develop up to 57,200 housing units **without rezoning any land on vacant and underutilized lots.***" [emphasis mine] In this context, where more than 80% of the required development could be achieved without rezoning, why is it necessary to:

1. Override the existing rezoning process with Direct Control
2. Increase density by a factor of ten

Four single-family houses on my street, and directly behind the development at 3719 14 ST SW, just sold at once. The precedence that will be set if 3719 14 ST SW is approved will allow at least 40 units to be built on 14A St SW where previously four single family homes were located. The mature trees will be removed, the safety of the street will be degraded, and the parking situation will be disastrous.

A major issue in the Marda Loop area which I'm sure you are aware of is parking. Both applications are proposing 0.5 parking stalls per unit. Approving these developments with less than one parking space per unit is a plan towards frustration and failure. Increasing density while at the same time restricting parking availability is creating a problem that is not going to disappear. It is only going to get worse.

If the application for a Direct Control District is merely circumventing the established zoning process, then approving these applications only serves to undermine the public trust of the city's planning and development plans. I'm asking you to reject the applications for Direct Control Districts on the above-mentioned properties due to the standard that will be set.

Best regards,

*Andrew Smith*

To: [CityClerk@calgary.ca](mailto:CityClerk@calgary.ca)  
the [mayor@calgary.ca](mailto:mayor@calgary.ca)  
[councillorweb@calgary.ca](mailto:councillorweb@calgary.ca)  
[development@mardaloop.com](mailto:development@mardaloop.com)

**RE: LOC 2021-0072/ DP2021-3256 3719 -14 St SW**

**RE: LOC 2021-0065/ DP2021-2902 1531 -133 Ave SW**

As a resident of South Calgary who lives very close to these proposals, I object to the approvals of above mentioned submissions.

These two proposals should not fall under Direct Control as they do not fit the special requirements outlined for DC implementation. They are not innovative, unique or well thought out but are simply another attempt by builders to increase densification on given parcels of land to up their profits.

There is no real long-term vision jointly set forward by the city and the Marda Loop communities to establish rules and guidelines that are mutually beneficial and agreed to by both parties.

The city is continuing on their relentless journey to heavily densify the Marda Loop communities without a true plan by saying 'YES' to any applications that boosts densification.

- both proposals are not respectful to existing neighbours in build form or density.
- parking and the problems that arise (from lack of) are not truly addressed in the proposed allotted parking per unit.
- no concerns are addressed nor required by the city at this point regarding the future readiness of these and all new larger scale densification projects to have electrical charging stations for cars as well as bikes . Given the climate of our times and the turn towards electric powered vehicles it would be in everyones interest to have future ready sites .
- These sites have micro suites which are not conducive with the communities and do not lend themselves to long term nor family residence. It is almost self evident they will perform more of a short term (ie: airbnb) function that does not benefit the community. It would therefore be competing with the many struggling hotels in our city which pay higher taxes and would be undermined by standardization of such units.

- Thought and consideration must be considered with regards to waster and recycling facilities for multi units.

Give a developer “an inch and they will take a mile” attitude towards development in our community seems to be the norm.

It must also be mentioned that densification within our community and resulting traffic flow becomes a paramount issue. As of today there has been no traffic mitigation instituted in our community in order to address our increasing traffic pressures and problems on residential streets.

Marshall Bilkoski  
1714 - 32nd Avenue SW  
[mbilkos1@gmail.com](mailto:mbilkos1@gmail.com)

**From:** [Noble, Shauna](#) on behalf of [City Clerk](#)  
**To:** [Public Submissions](#)  
**Subject:** FW: Altadore/Marda Loop  
**Date:** Thursday, March 17, 2022 8:03:41 AM

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**From:** Gail Lilge <[gailforc@hotmail.com](mailto:gailforc@hotmail.com)>  
**Sent:** Wednesday, March 16, 2022 4:34 PM  
**To:** Mayor <[TheMayor@calgary.ca](mailto:TheMayor@calgary.ca)>; Councillor Web <[CouncillorWeb@calgary.ca](mailto:CouncillorWeb@calgary.ca)>; City Clerk <[CityClerk@calgary.ca](mailto:CityClerk@calgary.ca)>; [development@mardaloop.com](mailto:development@mardaloop.com)  
**Subject:** [EXT] Altadore/Marda Loop

Direct Control District (DC) applications:

LOC2021-0072/ DP2021-3256 - 3719 14 ST SW

LOC2021-0065 / DP2021-2902 - 1531 33 AV SW

I bought my condo in Altadore in 1994 and I love living in the area. Overall I like most of what is being done in the area HOWEVER there has never been any thought or consideration to parking and traffic. I have been to many City Open Houses about the issue and still nothing is being done and all you are doing is adding more density, aka more tax dollars, with no consideration for the people living in the area. The City needs to stop approving more density without resolving the issue of traffic and parking. Also, there is no integration of what is being added, just another box in the area. The city is not making it a community. What about green space, bike lanes all need to be considered before adding more density.

It should not be a slam dunk for a developer to do whatever he wants in the area. I don't object to people making money and developing the area however more thought needs to be put into it before it gets a rubber stamp. We could get some ideas from many European cities on how to develop our area. I do NOT want to look like a suburb!! I want to be able to walk to places, I want the feel of a community.

Slow down, more thought needs to be done.

I object to further development for the sake of further development and more density because you can.

**Gail Lilge**

**Kearnes, Lorna C.**

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**From:** Noble, Shauna on behalf of City Clerk  
**Sent:** Thursday, March 17, 2022 8:09 AM  
**To:** Public Submissions  
**Subject:** FW: [EXT] Marda Loop Overdevelopment  
**Attachments:** MardaLoopLForster16March.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** FOIP email sent

-----Original Message-----

From: Lucy Forster <lforsterhk@yahoo.com.hk>  
Sent: Wednesday, March 16, 2022 11:32 PM  
To: Mayor <TheMayor@calgary.ca>; Councillor Web <CouncillorWeb@calgary.ca>; City Clerk <CityClerk@calgary.ca>;  
DevelopmentMLC <development@mardaloop.com>  
Subject: [EXT] Marda Loop Overdevelopment

Hello,

I am resending this email with attached letter to the Mayor, City Councillor and City Clerk, also the Marda Loop community Association regarding the proposed developments in the areas of South Calgary, Altadore, and Garrison Woods. Resending because there was a technical issue. In summary, I am concerned about the lack of speed control beside South Calgary Park especially since there will be more vehicles permanently parked there with the higher density required of the area. Garbage management and littering are going to be a bigger problems, aging in place needs to have consideration for the parking needs of support services, and the use of Direct Control (DC) is not meant to justify higher density.

Thank you!  
Lucy Forster  
403-404-1041  
1509 32nd Ave. SW Calgary T2T 1V7



16 March 2022

I am a resident of Calgary in South Calgary aka Marda Loop. For the past 12 years, I have lived in a small house across from the Giuffre Family Library because I knew and liked the area: I grew up on Joliet Ave from 1962 until 1986. Since then, I've lived in Los Angeles, San Diego, and Hong Kong, also small towns in Alberta, so I have some experience with low and high density living, far too many cars, excellent mass transit, also dismal mass transit. My plan is for this to be my forever house, I hope.

1. IMMEDIATE 30KPH SPEED LIMIT ON SOUTH, WEST, NORTH SIDES OF SOUTH CALGARY PARK - there are difficult issues that the neighbourhoods must accept, notably traffic and parking. Extra vehicles already end up permanently parked beside South Calgary Park on 32nd and 30th Aves and 16th Streets. Library parking spills out onto 32nd Ave all year long - we have to have parking zone permits. Summer is a very busy sports time in the park: no spaces available beside the park every weeknight and weekend. Lots of children play sports in that park, yet THERE IS NO 30KPH PLAYGROUND OR SAFETY SPEED LIMIT on the south side of 32nd Ave from 14th Street to halfway between 15th and 16th Streets, nor the corresponding stretch on north side of the park on 30th Ave. Speed bumps encourage speeding between the bumps. 32nd Ave is a convenient shortcut to avoid traffic and lights at 14th Street and 33rd Ave, going either east or west, day or night. It is my concern that (someday soon) a child trying to get to their sports event will be hit by a vehicle ripping along 32nd Ave because there is no parking available on the park side, because the new housing units didn't have any more than 1 parking space allotted per unit AND most importantly, there's no slower safer speed posted all around the park.

2. GARBAGE MANAGEMENT ISSUES - I understand the garbage/recycling/compost management is going to be difficult with all these apartment units, but this is an additional issue: people litter in Marda Loop, and higher density means more garbage littering the streets here. Last year, I started picking up garbage on daily walks and put it in my own black bin at the end. The most litter/garbage I've picked up has been on the main corridors of 33rd Ave, 34th Ave, and 14th Streets. Before the snow last fall, every few days I could fill a large garbage bag just walking west along one side of 33rd Ave to 20th Street and then east on one side of 34th Ave, or south on west side of 14th Str from South Calgary Park to River Park. Dog poop bags, plastic and paper cups, fast food containers, bags, paper, plastic cutlery, straws, and a huge number of PPE masks and gloves. I shudder to think of the vast amount of garbage that will be strewn on sidewalks and roadsides with even more people living in this neighbourhood, especially near where the proposed new units will be on 33rd Ave and 14th Street.

3. DIRECT CONTROL (DC) ISSUES - this special designation for new developments is SUPPOSED to be used for innovative projects, NOT to circumvent existing land-use bylaws and thereby justify huge increases in density. Follow the rules, please!

4. AGING IN PLACE - it's cheaper and better to keep people in their own homes as long as possible. My own parents did that in their home in Lincoln Park. They had home care visits, often daily, used Handy Bus service, had daily Meals on Wheels deliveries. These services parked in front of their house. How would that be managed if there's no available parking because it's been taken up by new residents? An elderly couple I know in Altadore have a city "disabled only" sign in front of their house because otherwise there was no parking for services they need - because other people parked in their space.

There are more issues to bring up about the proposed developments in Marda Loop/Altadore/Garrison Woods but these are the ones I feel I can write about. Thank you!

Lucy Forster

403-404-1041 – 1509 32nd Ave SW Calgary

**From:** [Noble, Shauna](#) on behalf of [City Clerk](#)  
**To:** [Public Submissions](#)  
**Subject:** FW: [EXT] March 29 Council Meeting - Marda Loop Applications: LOC2021-0072 (3719 14th Street S.W.) and LOC2021-0065 (1531 33 Ave S.W.)  
**Date:** Thursday, March 17, 2022 8:07:11 AM

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**From:** Julie Shepherd <julievshepherd@gmail.com>  
**Sent:** Wednesday, March 16, 2022 9:54 PM  
**To:** Mayor <TheMayor@calgary.ca>; Councillor Web <CouncillorWeb@calgary.ca>; City Clerk <CityClerk@calgary.ca>; MLCA Development <development@mardaloop.com>  
**Subject:** [EXT] March 29 Council Meeting - Marda Loop Applications: LOC2021-0072 (3719 14th Street S.W.) and LOC2021-0065 (1531 33 Ave S.W.)

To Whom it may concern,

I am a homeowner in Altadore and I strongly oppose these proposed developments. I feel that the DC district proposals fail to appropriately consider the consequences for the community.

1. The infrastructure in the community is currently inadequate to support the continued increases in density. The roadways are already far too congested, it is difficult to find parking and the number of cars parked on roadways create unsafe conditions for pedestrians. The fact these developments fail to consider these limitations will only exasperate these problems.

2. Waste removal as proposed is inadequate. How will this be managed? If private, how can you get all of the individual unit owners to agree to pay the necessary cost and how will surrounding neighbors feel comfortable that waste will be picked up on appropriate intervals? Where will the bins be located so as not to disrupt surrounding homes from enjoying their properties?

3. The size of some of these micro units seem out of place for this family friendly community. It would appear these units are likely to end up as short term rentals which will hurt Calgary's already struggling hotel industry.

4. The community is not in favor of these developments. Many homeowners have attended open houses and signed petitions voicing their displeasure for these developments. I find it very disturbing that the city supports applications which its citizens clearly don't want. I feel the residents of the community deserve to have a voice in what is being built in their communities. Homeownership is one of the largest investments most people will ever make, these decisions to buy are based on among other things existing land use bylaws. What confidence will citizens have in making these purchases knowing the city will bend over to help developers build whatever they want.

I really hope you will consider the concerns of the community when contemplating whether or not to approve these requests.

Thanks for your consideration,

Kyle Shepherd (and Julie)

[klrsheph@gmail.com](mailto:klrsheph@gmail.com)

## PUBLIC SUBMISSION FORM



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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)	Sheila
Last name (required)	Hamlin
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	
What do you wish to do? (required)	Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)	Standing Policy Committee on Community Development
Date of meeting (required)	Mar 29, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

**PUBLIC SUBMISSION FORM**



(required - max 75 characters)

LOC2021-0065, DP2021-2902 & LOC2021-0072, DP2021-3256

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I strongly oppose these projects as they currently are proposed. 10 units on a single lot with no garage parking is not respectful of the surrounding area and current homeowners. Parking, waste removal, congestion are all issues. Putting builder's massive profits ahead of Calgarians enjoyment of their property is ill conceived and wrong.

**From:** [Noble, Shauna](#) on behalf of [City Clerk](#)  
**To:** [Public Submissions](#)  
**Subject:** FW: high-density of R-C2  
**Date:** Wednesday, March 2, 2022 3:30:40 PM

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**From:** Alex Figel <asf57@outlook.com>  
**Sent:** Wednesday, March 2, 2022 3:10 PM  
**To:** Mayor <TheMayor@calgary.ca>; Councillor Web <CouncillorWeb@calgary.ca>; City Clerk <CityClerk@calgary.ca>  
**Subject:** [EXT] high-density of R-C2

All

Very concerned about the rezoning changes coming to council for ratification on March 29<sup>th</sup> 2022. High-density zoning for a 50' lot would allow units larger than duplex's without additional parking. In the area of Marda Loop and surrounding area there is limited street parking now without high-density units. Another problem that already exists is movement of traffic in and out of Marda Loop. The city has allowed high-density apartments along 33<sup>rd</sup> Ave to be built with no changes to roadway infrastructure to ease heavy traffic congestion. Very short sightedness on behalf of city council and planning departments, sad case of affairs.  
DON'T WRECK OUR NEIGHBOURHOOD!!!

Alex S. Figel/Delaine M. Haugen  
1907-29 Ave SW  
Calgary, Ab.  
T2T1N2

**From:** [Noble, Shauna](#) on behalf of [City Clerk](#)  
**To:** [Public Submissions](#)  
**Subject:** FW: [EXT] Shaping the future of Marda Loop  
**Date:** Wednesday, March 2, 2022 3:32:15 PM

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**From:** Cori Bath <cori\_bath@yahoo.com>  
**Sent:** Wednesday, March 2, 2022 3:12 PM  
**To:** Mayor <TheMayor@calgary.ca>; Councillor Web <CouncillorWeb@calgary.ca>; City Clerk <CityClerk@calgary.ca>  
**Subject:** [EXT] Shaping the future of Marda Loop

Hello,

I live on 18 street SW, Altadore. I just received this notice (below) in my mailbox. The bungelow beside me was knocked down last spring, along with 26 trees and bushes. 2 tall white infills with 2 skinny trees were built and planted on the lot. I watched sod being laid over construction garbage, Tim Horton's coffee cups and empty plastic water bottles.

But I have digressed from the issue below. With all the new townhouse row housing being built on the corner lots, parking and driving in this neighbourhood has become a safety concern. Old mature trees are being killed, torn down and dug up. And there are rows and rows of garbage bins now on streets, making driving home a challenge.

Please consider Mother Nature- the mature trees in the neighbour, the challenges local residents will face in driving and walking through the neighbour. The 10-20 units being proposed on mid block lots will ruin the neighbourhood.

Thank-you for listening.

Corinne Bath

On **MARCH 29, 2022**, Calgary City Council will consider approving high-density development applications that use Direct Control (DC) zoning to circumvent existing land-use bylaws.

IF APPROVED, A PRECEDENT WILL BE SET TO ALLOW DEVELOPMENTS WITH 10-20+ UNITS ON MIDBLOCK 50FT LOTS CURRENTLY ZONED FOR DUPLEXES (R-C2), WITH NO CONSIDERATION TO PARKING.

**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

Sent from my iPhone

**From:** [Noble, Shauna](#) on behalf of [City Clerk](#)  
**To:** [Public Submissions](#)  
**Subject:** FW: Marda Loop high density development proposal  
**Date:** Thursday, March 3, 2022 9:09:43 AM

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**From:** Tsu, Donnah <Donnah.Tsu@cci.com>  
**Sent:** Thursday, March 3, 2022 8:07 AM  
**To:** Mayor <TheMayor@calgary.ca>; Councillor Web <CouncillorWeb@calgary.ca>; City Clerk <CityClerk@calgary.ca>  
**Subject:** [EXT] Marda Loop high density development proposal

Good Morning,

I'm writing to express my concern over the proposal to allow developments on midblock 50ft lots currently zoned for duplexes. In the 8 years we have lived in Altadore, the growth has become overwhelming. Traffic is congested and trying to support local businesses is virtually impossible as there is no parking available. Parking in front of your own home is a thing of the past because of the increased density.

Passing this proposal is a grave mistake, and I sincerely hope you consider the current residents of our beloved neighborhood.

Sincerely,  
Donna Tsu

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Click here for GDPR disclosures regarding how we handle your personal data:  
<https://www.cci.com/website-privacy-policy/>

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**From:** [Noble, Shauna](#) on behalf of [City Clerk](#)  
**To:** [Public Submissions](#)  
**Subject:** FW: Opposed to Direct Control zoning in Marda Loop  
**Date:** Monday, March 7, 2022 10:45:23 AM

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-----Original Message-----

From: Melanie Hnat <[kerpopples@hotmail.com](mailto:kerpopples@hotmail.com)>  
Sent: Monday, March 7, 2022 10:43 AM  
To: Mayor <[TheMayor@calgary.ca](mailto:TheMayor@calgary.ca)>; Councillor Web <[CouncillorWeb@calgary.ca](mailto:CouncillorWeb@calgary.ca)>; City Clerk <[CityClerk@calgary.ca](mailto:CityClerk@calgary.ca)>  
Subject: [EXT] Opposed to Direct Control zoning in Marda Loop

Hello,

I'm opposed to the high density development applications that use Direct Control zoning to circumvent existing land use bylaws in Marda Loop.

Kind regards,

Melanie  
(Marda Loop resident)

Sent from my iPhone

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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) Alexandra

Last name (required) Wang

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required) Standing Policy Committee on Infrastructure and Planning

Date of meeting (required) Mar 29, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)



(required - max 75 characters)

LOC2021-0072/DP2021-3256 and LOC2021-0065/DP2021-2902

Are you in favour or opposition of the issue? (required)

In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

First of all, I would like to express my general support for innovation in urban planning that enables densification and diversification of urban communities. I recognize that with any changes there are risks and trade-off's. You may already be hearing a number of concerns regarding specifics listed in the application brought forward by others in the community. I do share them but will yield to the more experienced members. My concerns relate to the following general topics:

How do I know if these projects actually support the vision for the Marda Loop community?

Specifically,

1. How do these projects fit into the Area Master Plan? What are the objectives/KPIs (in terms of density, diversity, affordability, potential economic upside etc...) and how do these projects contribute? How many more are in the pipeline and what is the timeline?
2. What can the city do to ensure that the use of these parcels meet the intent for redevelopment in the short and long term? What are the mechanisms for monitoring and improvement?
3. What plans does the city have to meet increasing demands for services?
4. How can we help manage uncertainty arising from evolving identities of an urban community like ours?

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

How will stakeholders' concerns be addressed?

Specifically,

1. Can you provide a list of all concerns from all parties (I would like to hear the developer/owner's perspective too)?
2. For each of these concerns, what is the proposed solution and who will be accountable to the outcome and quality?
3. For the concerns that cannot be met in the short term, why can they not be met? What are ways to reduce or mitigate the impact?

How can the community be more of a partner in the permitting process, rather than just an input stream?

I feel that the current process, past the circulation and comments stage, is a bit of a black box. We are fortunate to have a group of very competent and capable volunteer committee members and residents in the area. Personally, I think it would be great if the city can facilitate constructive working sessions between the developers and community stakeholders to collaborate and create solutions together. Also, a clear way to close out the conversation with decisions clearly communicated would help too.

Lastly, I would like to recognize the effort and diligence of our Community Association. The volunteers have gone out of their way to ensure that we are well informed and well represented.



## PUBLIC SUBMISSION FORM

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Thank you all for your time and openness

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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) Jacqueline

Last name (required) Walsh

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required) Council

Date of meeting (required) Mar 29, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

**PUBLIC SUBMISSION FORM**



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(required - max 75 characters)

LOC2021-0072/DP2021-3256-3719 14 ST SW, LOC2021-0065/DP2021-2902-1531 33 AV

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Jacqueline Walsh  
1907-30 Avenue SW  
Calgary, Alberta  
T2T 1R1

March 21, 2022

The City of Calgary  
Calgary Municipal Building  
800 Macleod Trail SE

**City Council Meeting - March 29, 2022**

**Re: 1. LOC2021-0072/ DP2021-3256 - 3719 14 ST SW  
2. LOC2021-0065 / DP2021-2902 - 1531 33 AV SW**

I have resided in the community of South Calgary for almost 26 years and have lived in Calgary for most of my life.

Although I am not opposed to redevelopment in our community, I am very concerned with what has been happening recently in the Marda Loop Area.

I believe that residents deserve to engage in an open and honest process and that development should enhance the quality of life in a community. This includes planning options that are sustainable and efficient and decisions that are evidence based.

Increased traffic, parking problems, pedestrian safety and the elimination of the urban canopy have become major issues in my community due to unprecedented densification. How much growth and densification can be supported in just one area of our city?

I am opposed to the following proposed Direct Control District (DC) applications:

1. LOC2021-0072/ DP2021-3256 - 3719 14 ST SW
2. LOC2021-0065 / DP2021-2902 - 1531 33 AV SW

My concerns are as follows:

- the number of units is excessive for the size of the lot
- there will be a loss of green space and mature trees
- the height of the developments will affect the privacy and sunlight of adjacent properties
- the lack of adequate parking and bicycle storage will have a negative effect on neighbours and visitors
- the logistics of waste and recycling bins has not been addressed

I am also very concerned that, if these proposals and others like them are approved, a precedent will be set to allow rezoning from R-C2 to DC on mid-block lots throughout my community.

Thank you for taking the time to consider the contents of this letter.

Sincerely,

Jacqueline Walsh

1907-30th Ave. SW



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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)	Brady
Last name (required)	Rokosh
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	
What do you wish to do? (required)	Submit a comment
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to attend or speak to? (required)	Council
Date of meeting (required)	Mar 29, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

## PUBLIC SUBMISSION FORM

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(required - max 75 characters)

LOC2021-0065/LOC2021-0072

Are you in favour or opposition of the issue? (required)

In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

Hello,

Through our outreach on the above referenced files, the project team heard concerns related to the reduced on-site parking supply proposed and the feasibility of a car-free lifestyle in Marda Loop. The following information attached is an excerpt of the materials presented at the Jan. 2021 MLCA Outreach Event. This information speaks to part of the background analysis completed on the active transportation context.

Please see attached.  
Regards,

# Active Transportation Metrics

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The project team heard concerns related to the reduced on-site parking supply proposed and the feasibility of a car-free lifestyle in Marda Loop. The following information is an excerpt of the materials presented at the Jan. 2021 MLCA Outreach Event that speaks to part of the background analysis completed on the active transportation context. Based on an analysis of data from Alberta Transportation vehicle registration data, Canada Post dwelling counts and the City of Calgary census data, the communities in and around Marda Loop see roughly 20% of households choosing to live without a personal vehicle. The analysis and materials that follow seek to address the following questions:

Does anyone live without a vehicle?



How far can you walk?



Where can transit take you?



Where can you reach on a bike?



Is this a car-share area?



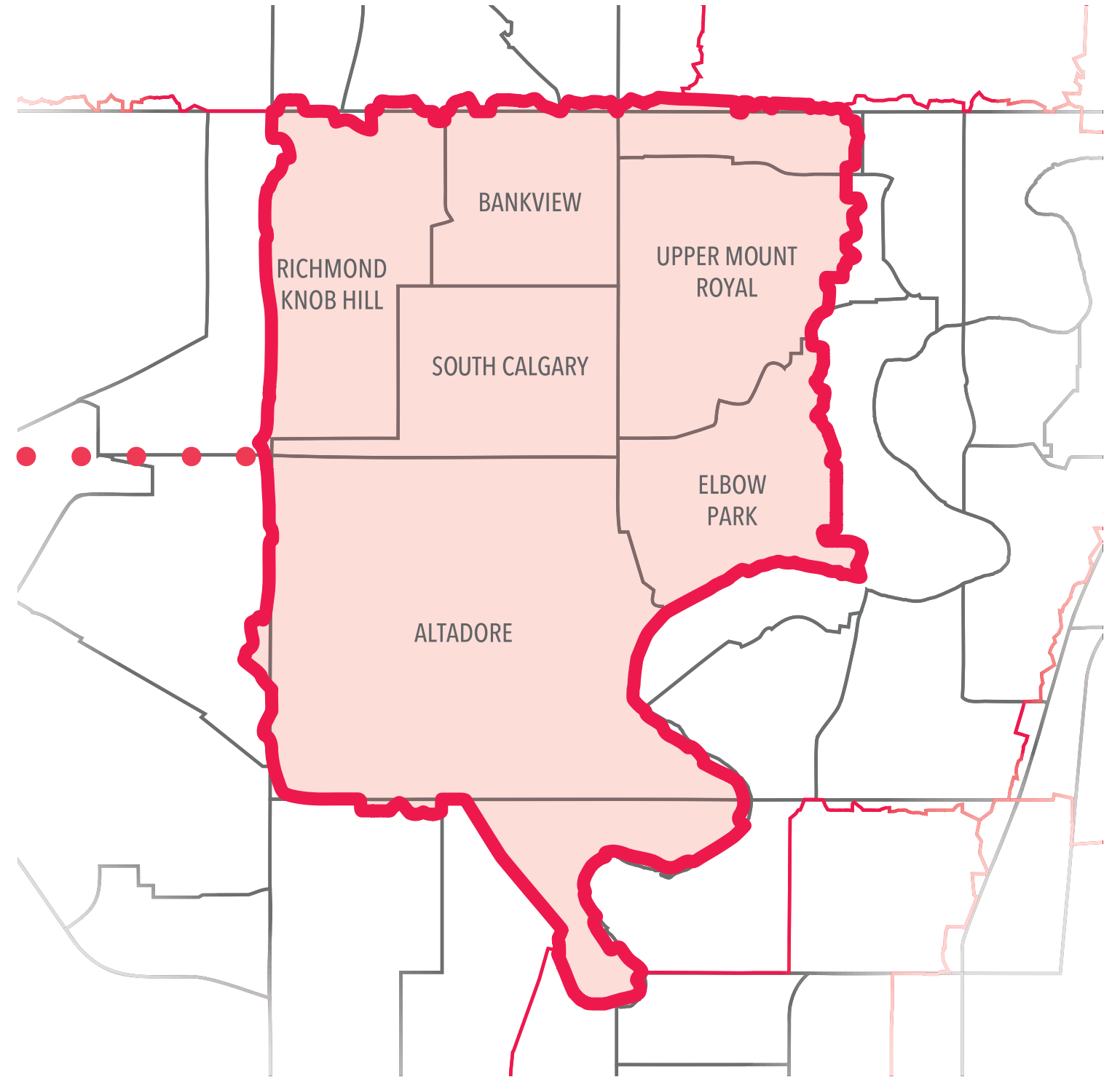
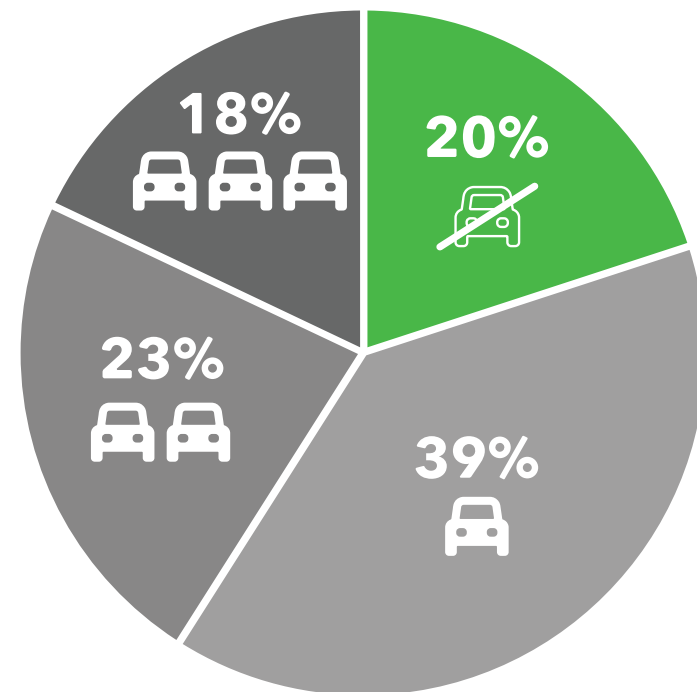
# Vehicle Registration Local Area Trends

Within the communities of Marda Loop and the surrounding area, these percentages represent how many of the 15,472 households have 0, 1, 2, or 3+ registered vehicles.

 **15,472**

Total Households in T2T Forward Sorting Area (FSA)

*Excluding vacant dwellings or short term rentals*



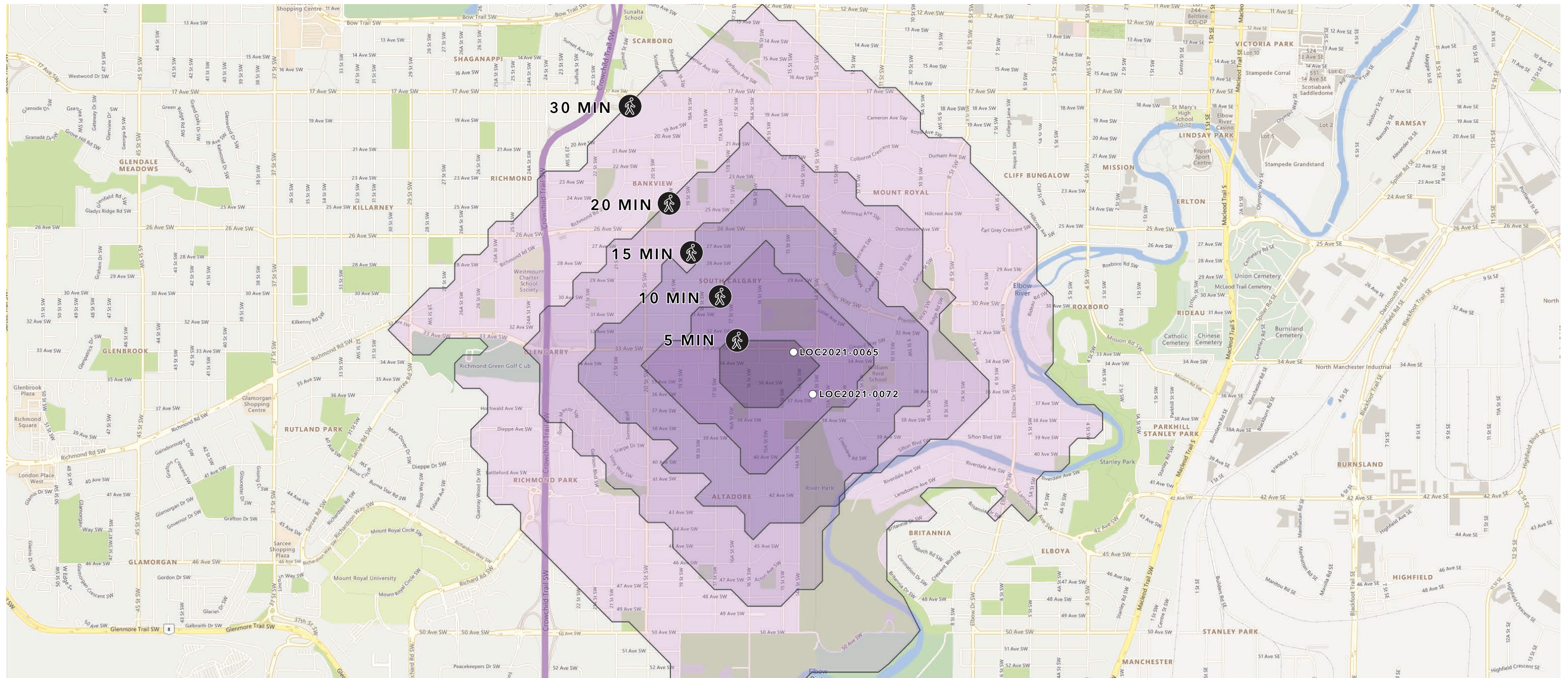
**Sources:**

Alberta Transportation Vehicle Registrations: Aggregated by FSA (2021)  
Canada Post DMTI Postal Suite Addressing: Calgary (2021)  
City of Calgary Open Data: Short Term Rentals (2022)  
City of Calgary Census: City-wide Vacancy Rate (2019)



# Walking Time / Range

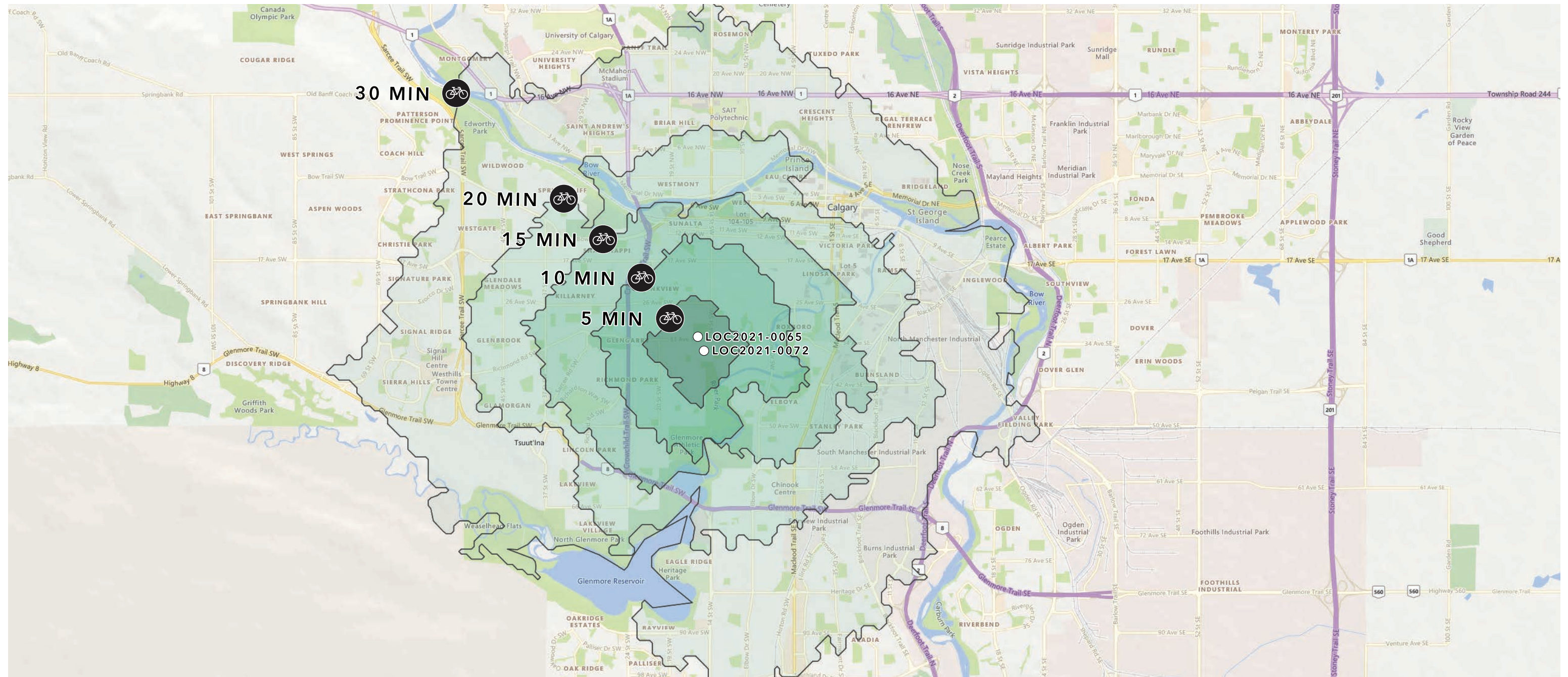
Using sidewalks and other pathways to determine how far you could walk within a 5 - 30 minute time frame from the Marda Loop area:





# Biking Time / Range

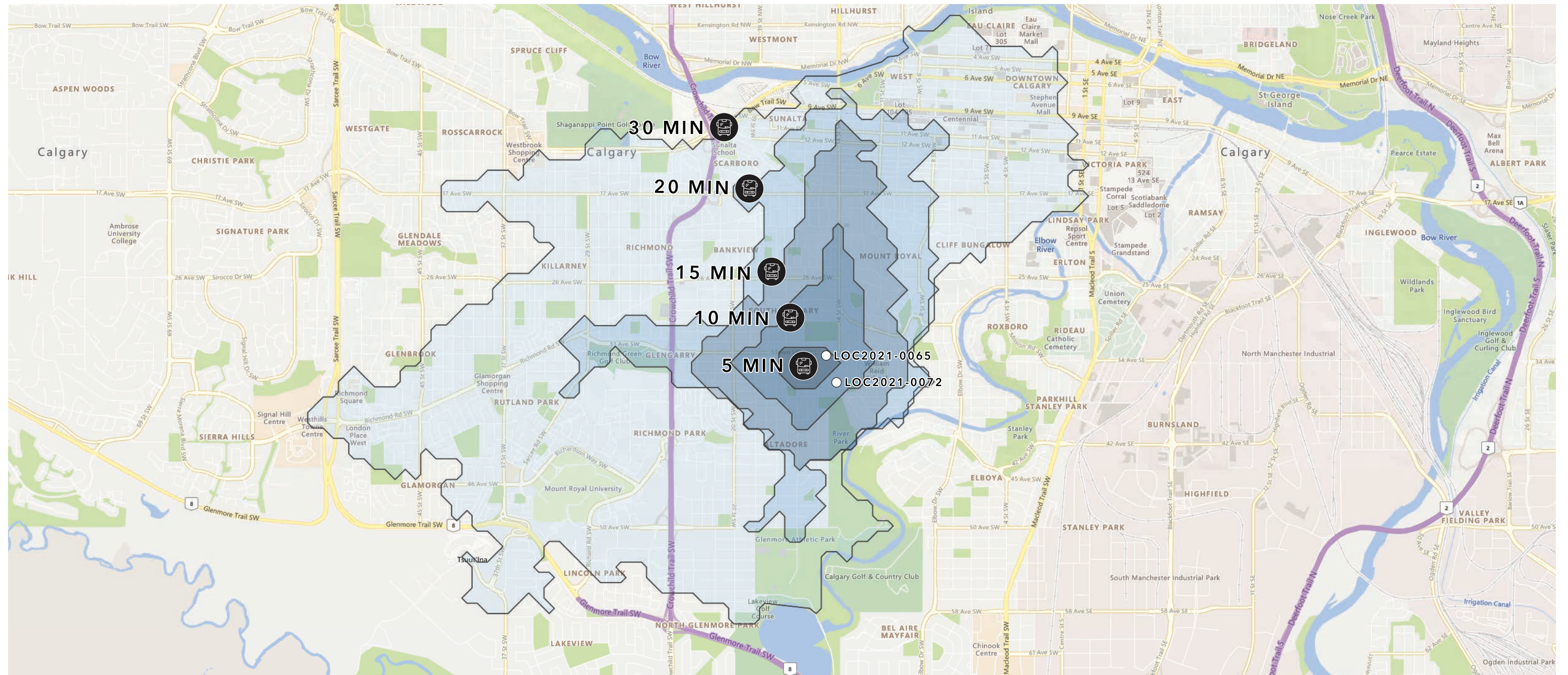
Using roads and other bike paths to determine how far you could bike within a 5 - 30 minute time frame from the Marda Loop area:





# Transit Time / Range

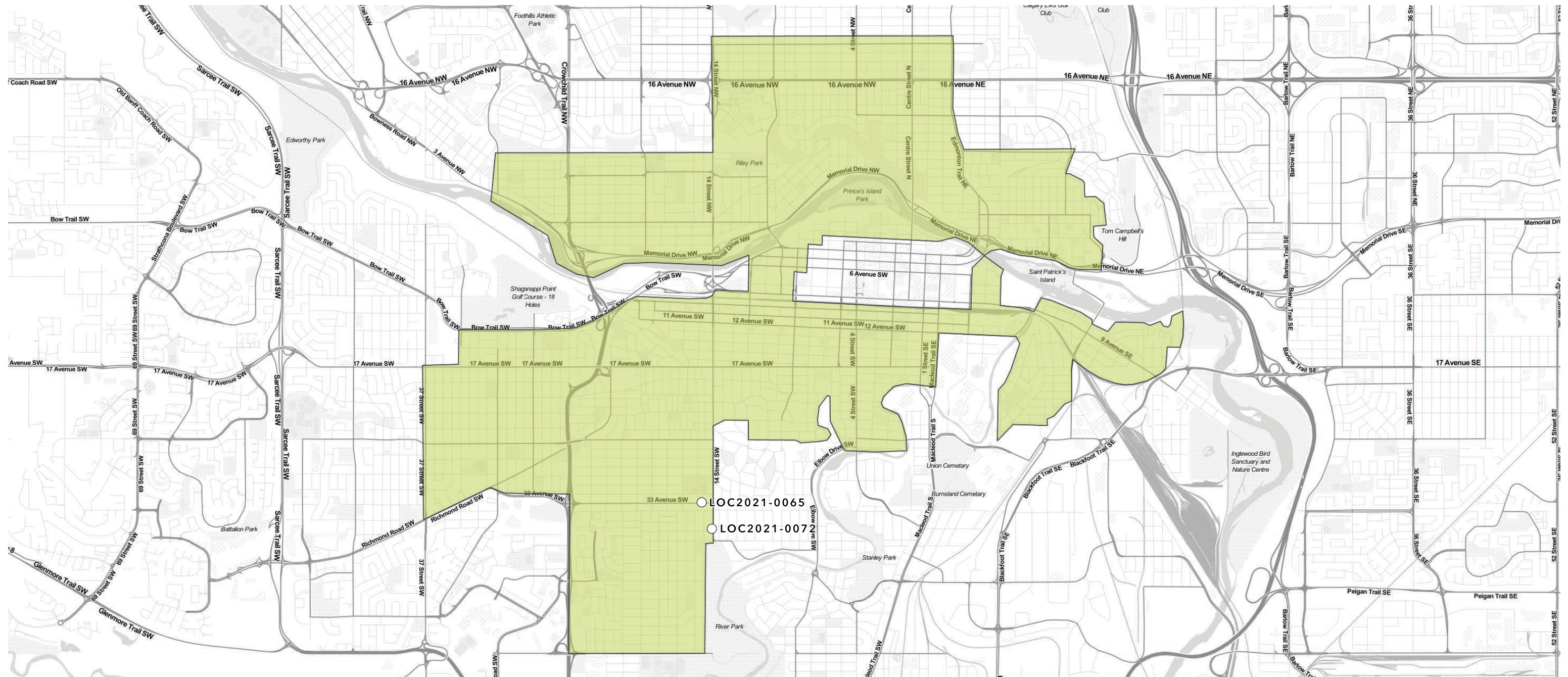
Using transit routes to determine how far you could travel within a 5 - 30 minute time frame from the Marda Loop area on a bus:





# Carshare Communauto

Both subject sites are located within the Communauto boundary, a car-sharing service for those who occasionally need a personal vehicle but don't want to own one themselves:





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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) Kelsy

Last name (required) Kading

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

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

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required) Council

Date of meeting (required) Mar 29, 2022

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

**PUBLIC SUBMISSION FORM**



(required - max 75 characters)

DC Zoning applications LOC2021-0072 & LOC2021-0065

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.

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

I would like to express my concern and disapproval regarding the potential for direct control zoning which circumvents current existing bylaws. As a resident in the Altadore neighborhood just shy of 5 years, I have experienced first hand many negative impacts of the continued high density development in this area. I do understand and accept that some high density needs to be incorporated in communities to help provide growth and diversity. However, with that, must be adequate and sufficient planning to ensure these communities stay healthy and vibrant. With the current new developments especially along 33rd Ave, there seems to be little to no consideration for increased traffic, parking and congestion. It routinely takes 20+ minutes to travel a few kms during peak times. There has been little to no improvements or increases in road capacity and in many cases it has decreased creating havoc and unsafe conditions. There is no set-backs for parking, visibility is greatly reduced when crossing streets and little to no enforcement. It is painful to continually see mature trees being torn down to make way for multifamily (and single family) developments only to be replaced with a shrub or Swedish Aspen, which do not provide the same canopy, shelter for birds or noise reduction from vehicles. There needs to be much better planning and accountability when these developments negatively impact the community as it seems common place for developers and city officials to just turn the backs and say oh that's too bad, there is nothing we can do after the negative effects are felt by residents. To continuously think that people are just going to abandon driving vehicles, plan differently, is not a legitimate reason to not plan for proper traffic control, parking and increases in roadways to ensure the community stays vibrant and safe.