



LOC2021-0065 1531 33 AV SW +
LOC2021-0072 3719 14 ST SW

MLCA Planning + Development Committee

March 29, 2022

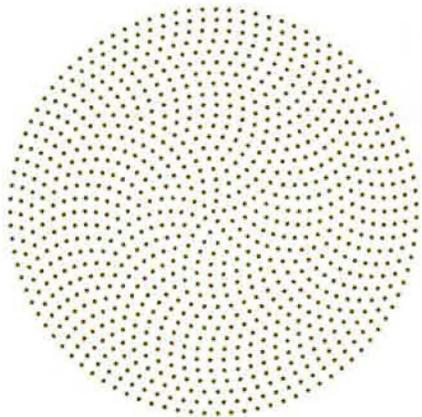


Our goal.

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

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

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



Our Planning + Development Committee.



Brett Pearce
Director, Planning + Development



Graeme Worden
Planning + Development Member



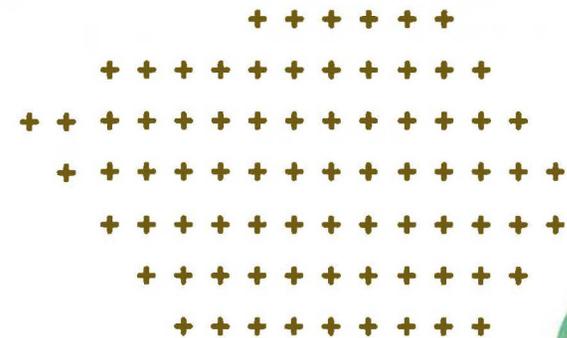
Natalie Winkler
Planning + Development Member



Julie Shepherd
Planning + Development Member



Paul Logan
Planning + Development Member



Role of the Community Association Planning + Development Committee.



We are community volunteers.

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

Working together to balance the needs of all stakeholders.



Marda Loop Communities.

Marda Loop Communities (Altadore, South Calgary, Garrison Woods) have been "Missing Middle" neighbourhoods for decades. Duplexes, Fourplexes, Courtyard, Townhouses, and Live-work projects adorn our streets and are **not new or innovative. This is Marda Loop.**



Aspects of our neighborhoods are walkable around the shopping districts on 22nd St SW (Garrison Woods) and 33 Ave SW (South Calgary).

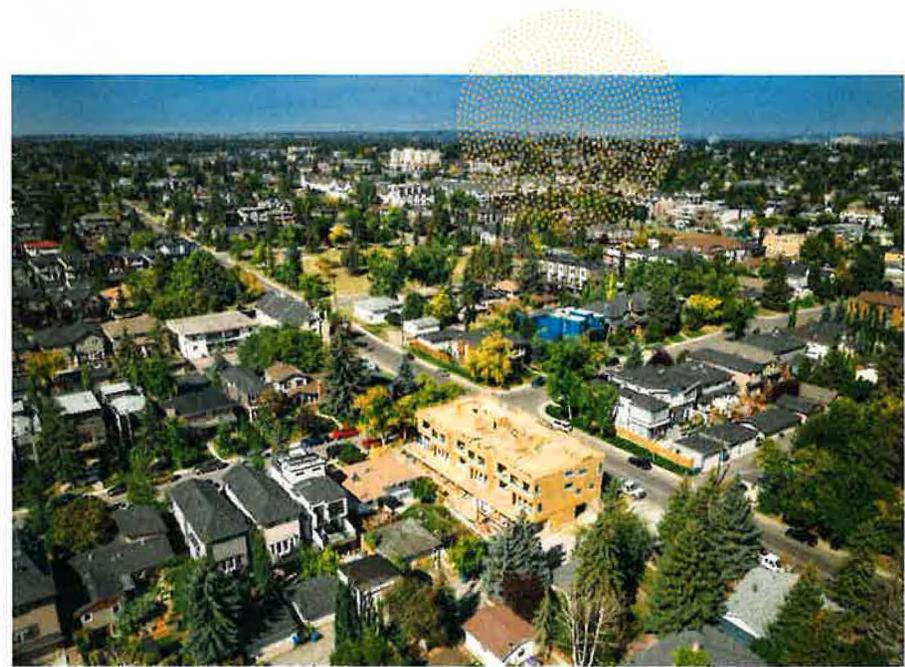


There are two main grocery stores **Safeway (22nd St SW + Crowchild Tr)** and **Blush Lane (33rd Ave SW + 20 St SW)**. Additional shopping and restaurants exists on the Mainstreet section of 14th St SW and peppered through the community.



Marda Loop Communities.

With the exception of Garrison Woods, Marda Loop has mixed housing stock that has been under refurbishment and replacement, with **older bungalows providing livable affordable housing options for Calgarians**. We take pride in our community diversity, and the **contextual respect** of the majority of new housing projects that are not located on Main Streets.



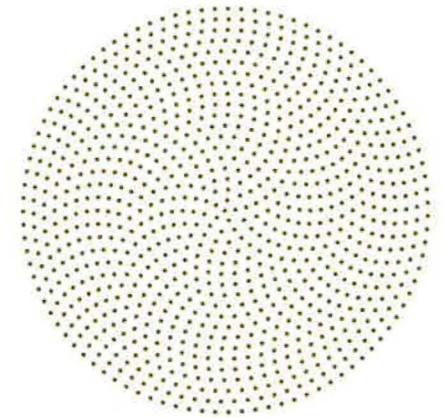
Our neighbour to the eastern boundary of 14th Street SW, **Elbow Park**, shares any impact of densification and changes to the contextual built form within Marda Loop (Altadore).



Voice of the community.

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

- Jan 19** “Missing Middle Developments in Marda Loop Open House”
Hosted by City of Calgary, MLCA, EPRA, and Civic Works (Applicant)
- Jan 28** “Courtney Walcott Coffee Meeting”
With representatives of MLCA + EPRA
- Feb** “Community Notification”
Door-to-door fliers, Website, Social Media
- Feb** “change.org Petition”
Stop Overdevelopment and Direct Control District Misuse
- Mar 9** “Marda Loop Developments Applications Open House”
Hosted by MLCA



Change.org Petition + Door Hanger Delivery.

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

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

What's at stake:

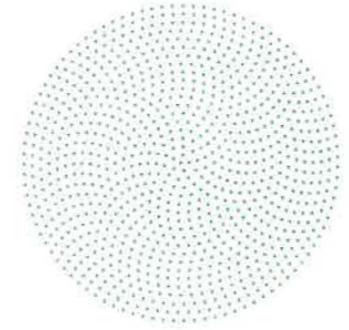
- Drastic density Increase
- Changes to existing height, setbacks & lot coverage
- Significant loss of sunlight, privacy, green space & mature trees
- Increase in parking challenges
- Inadequate Waste Management

Let Calgary City Council know that you oppose applications LOC2021-0072 (3719 14th Street S.W.) and LOC2021-0065 (1531 33 Ave S.W.) and other similar applications by signing this petition.

For more information and to register for our open house (online) on March 9th, go to www.mardaloopdevelopment.com



Change.org Petition.

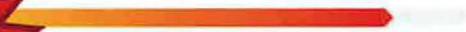


Stop Overdevelopment in Marda Loop



864

821 have signed. Let's get to 1,000!



At 1,000 signatures, this petition is more likely to be featured in recommendations!



Stop Overdevelopment in Marda Loop

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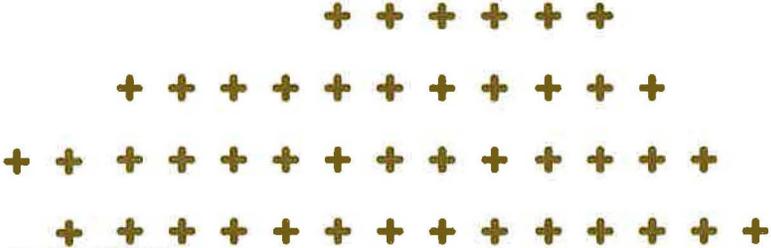
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 **Marda Loop Development Committee** started this petition

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



What is proposed.



SC1531: 1531 33 AV SW LOC2021-0065 / DP2021-2902
AL3719: 3719 14 ST SW LOC2021-0072 / DP2021-3256



City Admin's current view on Direct Control Districts.



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



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



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



Direct Control Districts.

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

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

DIRECT CONTROL USES*

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

*LUB Schedule A



Project LOC 2021-0065 / DP 2021-2902 Project LOC 2021-0173 / DP 2021-3256

Both proposed projects are replacing one mid-block 50' parcel each with existing **single-detached bungalows**.

An **increase** from 1 to **10 separately titled units per parcel**.
Parking allotment for only 5 of 10 units for smaller vehicles.



Projects are based on **“M-CG zoning.”** Request for DC District.

1531 33 AV SW
LOC 2021-0065 / DP2021-2902



Project Owner: Eagle Crest Construction
Urban Planning: CivicWorks
Architecture: FAAS

3719 14 ST SW
LOC2021-0072 / DP2021-3256



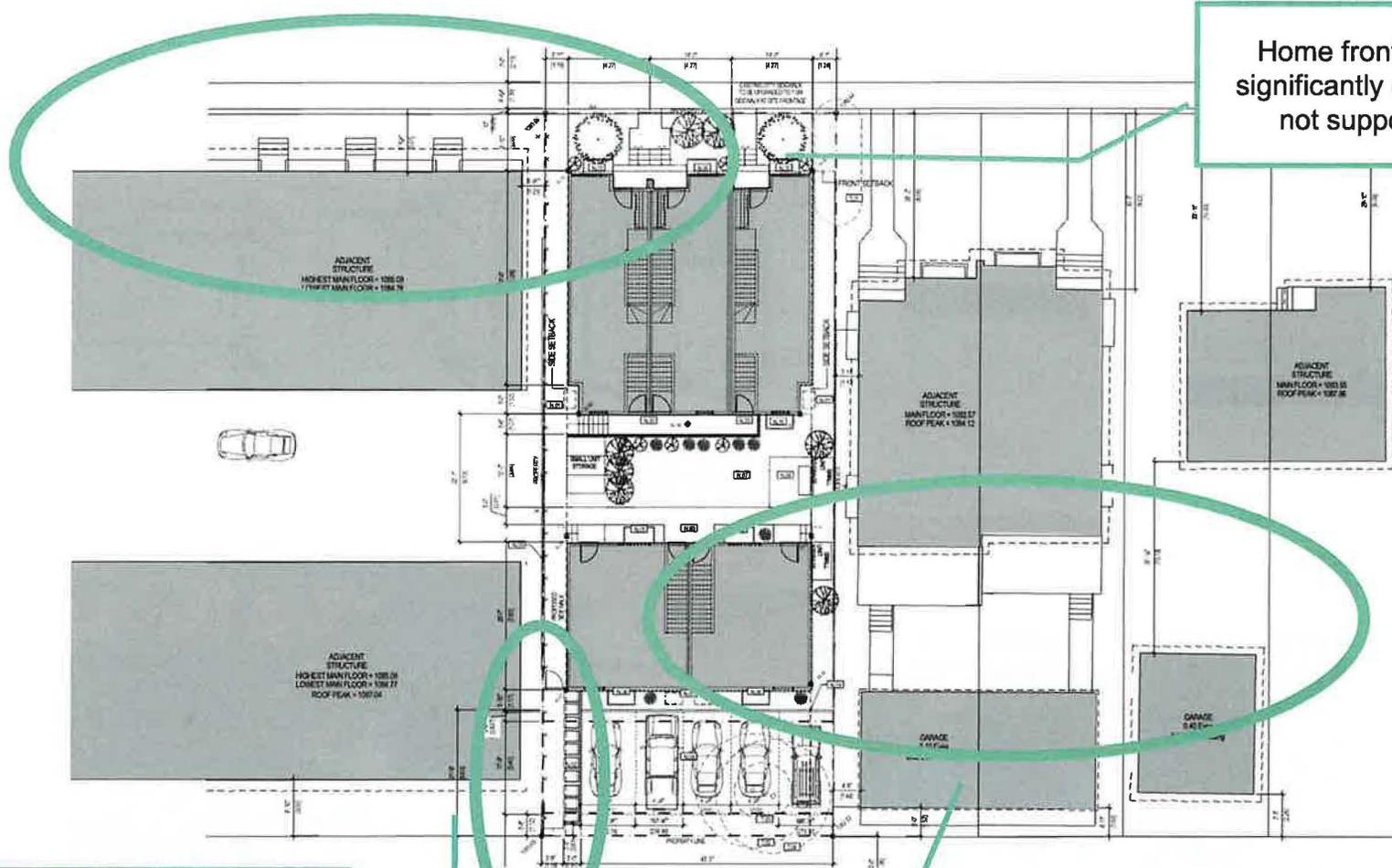
Project Owner: Eagle Crest Construction
Urban Planning: CivicWorks
Architecture: FAAS

33 Ave Site is located on a “main street”

14 Street Site is not located on a “main street”



SC1531 1531 33 AV SW – Site Plan



Home front setbacks are significantly different and do not support transition

M-CG Home fronts are facing the alley and will be next to waste bins and an open carport

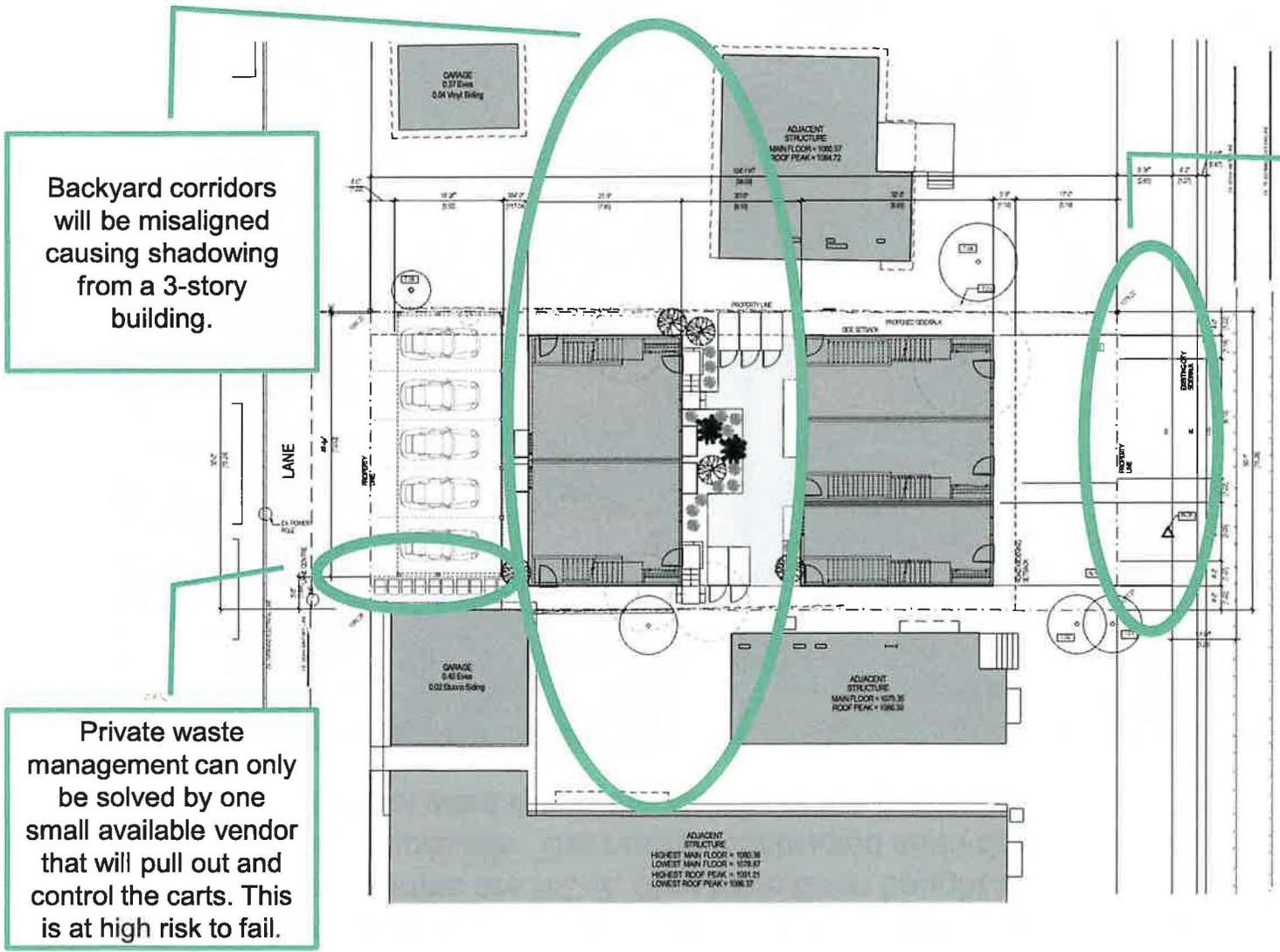
Backyard corridors will be misaligned causing shadowing from a 3-story building.



LOC2021-0065 / DP2021-2902

*Content provided by Civic Works

AL3719 3719 14 ST SW – Site Plan



Backyard corridors will be misaligned causing shadowing from a 3-story building.

Private waste management can only be solved by one small available vendor that will pull out and control the carts. This is at high risk to fail.

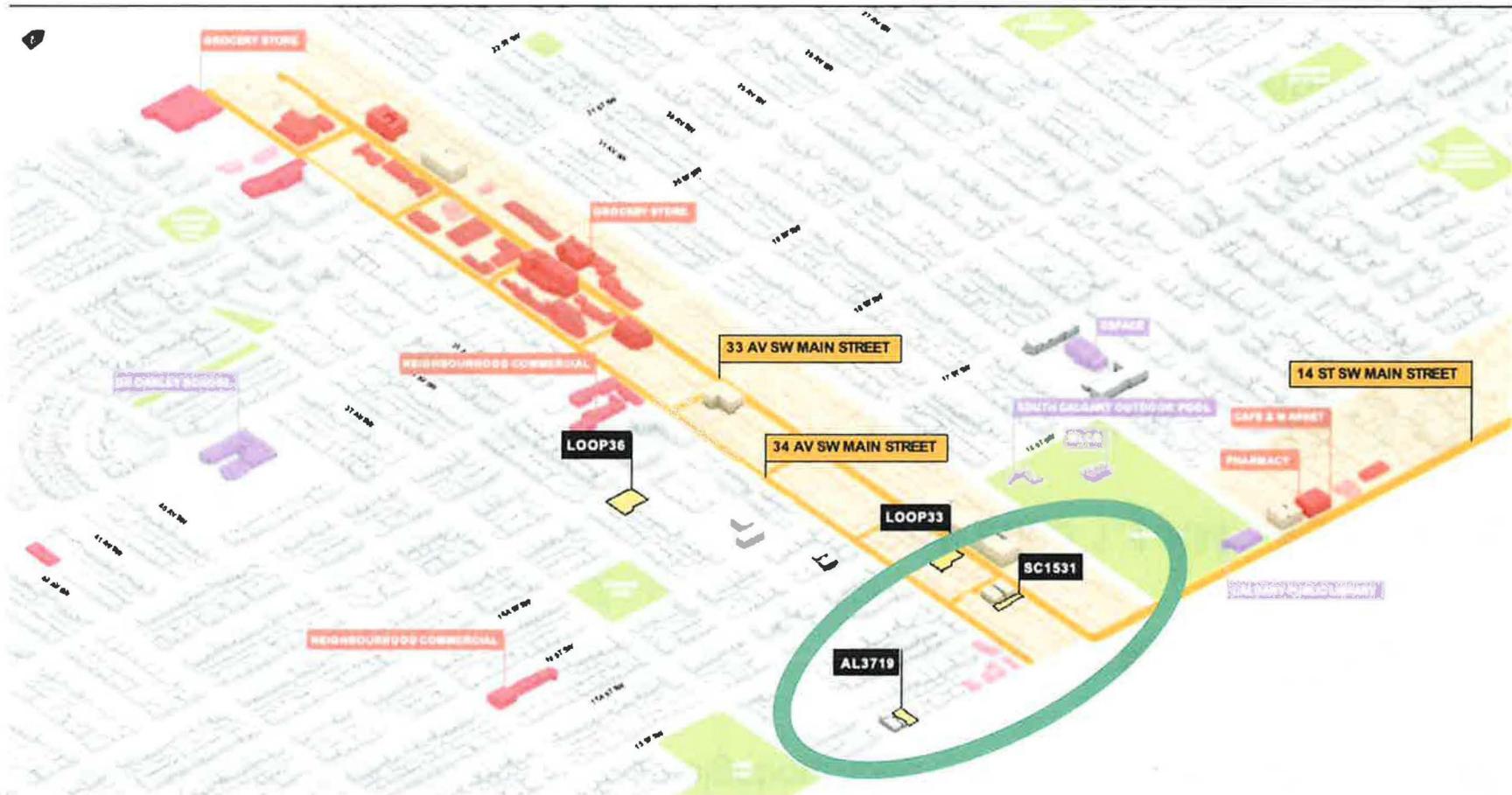
There is no parking or loading zone available in front of the development due a bus zone. Basement Microsuites that do not have assigned parking would need to be controlled by several new residential parking zones.

LOC2021-0072 / DP2021-3256



*Content provided by Civic Works

Project Context Main Streets.



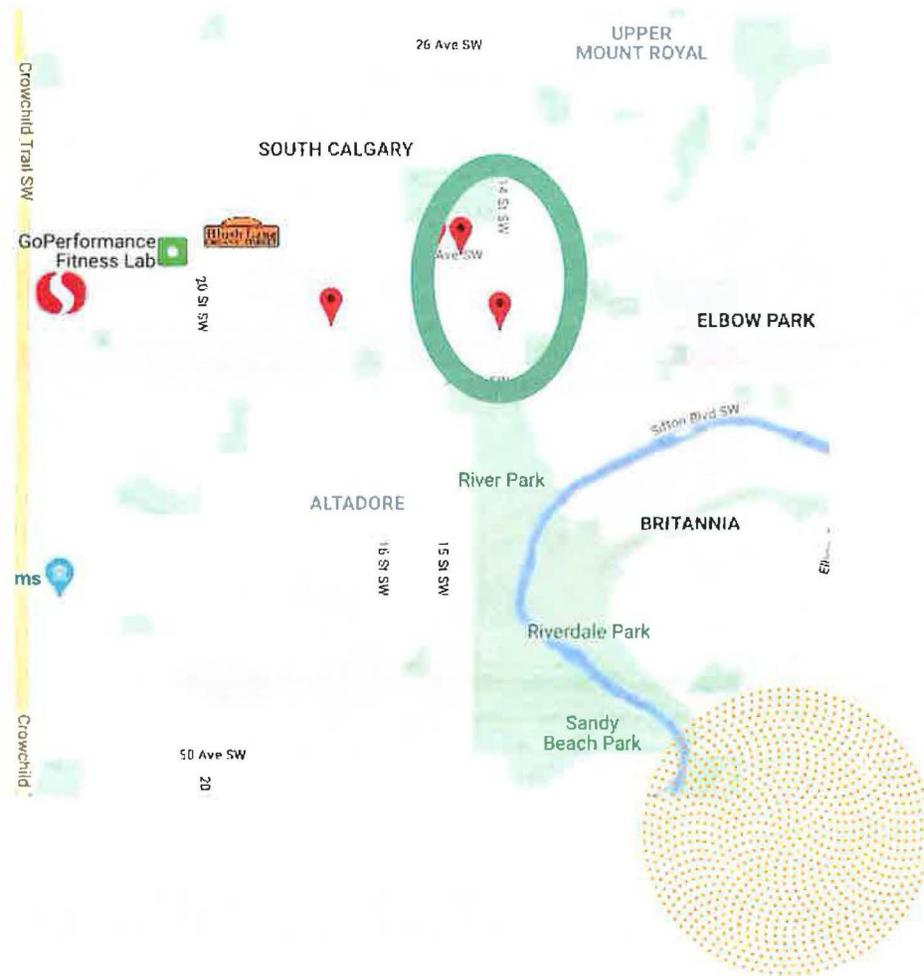
Both proposed developments are located on the eastern edge of Altadore and South Calgary – not in the heart of the walkable BRZ.



*Content provided by Civic Works

Walkability.

Walkability within Marda Loop is limited within winter months due to harsh Canadian winters. With two grocery options, only Safeway remains a reasonable choice, however it's located at the opposite end of the neighbourhood from the proposed developments.



Safeway 1.8 KM*



Blush Lane 1.4 KM*



Sunterra 2.6 KM*



Superstore 6.4 KM*



Costco 9.9 KM*



Where would you shop without a vehicle?



* Distance is based on 3719 14 St SW

Community Peak Population Table.

As identified below, the community of Altadore reached its peak population in 2019.

Altadore	
Peak Population Year	2019
Peak Population	6,942
2019 Current Population	6,942
Difference in Population (Number)	0
Difference in Population (Percent)	0%

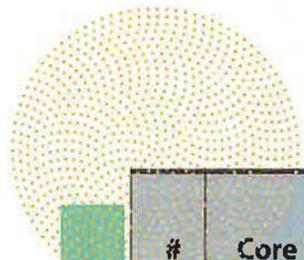
Source: *The City of Calgary 2019 Civic Census*

Altadore (not including South Calgary or Garrison Woods, hit its peak population in 2019 and only continues to increase.



Core Indicators for Land Use and Mobility.

Data from the City of Calgary's geodemographics team that captures the area of 33 and 34 Avenues SW shows an increase of 292 residential units between 2008 to 2018 (1528 units to 1820).



Core indicators for Land Use and Mobility (MDP)						
#	Core indicators	Metric	Baseline	2018 Monitoring Progress Report	60-year target	Status
1	Urban Expansion	Per cent of population growth from 2006 accommodated within the allowed growth	5.0% (2006)	0.7%	50%	
				27		
				18		
				3.0		
				1.4		
				1.5		
				1.5		
				0.7		
				0.4		
6	Road and Street Infrastructure	Roads to streets ratio	0.72 (42% Roads and 58% Streets)	0.61	0.57 (36% Roads and 64% Streets)	
7	Accessibility to Primary Transit Network	Per cent of population within 400m of Primary Transit Network	0%	37%	45%	
		Per cent of jobs within 400m of Primary Transit Network	0%	14%	67%	
8	Transit Service	Annual transit service hours per capita	2.2	2.24	3.7	
9	Goods Access	Per cent of intermodal and warehousing facilities within 1600m (actual) of Primary Goods Movement Network	73% (2008)	73%	95%	
10	Transportation Mode Split	Walking and Cycling Mode split (all purpose trips, 24 hours, city-wide)	14% (2005)	18%	20% - 25%	
		Transit Mode split (all purpose trips, 24 hours, city-wide)	9% (2005)	8%	15% - 20%	
		Auto Mode split (all purpose trips, 24 hours, city-wide)	77% (2005)	74%	65% - 55%	
11	Accessibility to Daily Needs	Per cent of population within Major and Community Activity Centres, and 600m of Urban and Neighbourhood Corridors	18% (2006)	21%	30%	
12	Watershed Health	Per cent of impervious surface	33% (1998)	44%	10% - 20%	
13	Urban forest	Per cent of tree canopy	7% (1998)	8.25%	14% - 20%	
14	District Energy	Per cent of land area with densities supportive of district energy systems	1.8%	2.6%	1.7%	

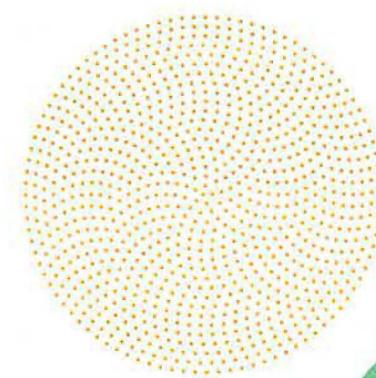
According to LiveWire (Aug 29, 2019), Marda Loop's density increase was from **31.8** to **37.9** units per hectare (**2018**) which vastly exceeds the MDP's density targets.

Core Indicators for Land Use and Mobility.

	Actual Units
Lyfe Residence (DP2015-0685)	135
Mantra	33
Marda Residence	66
Harrison (DP2019-0589)	67
Sarina 1632/1600 West (DP2020-5707)	60
Coco	76
*1535 33 Ave SW (LOC2015-0132)	12
RNDSQR CY33	63
Avenue 33	36
FAAS townhomes 8 + 8 (DP2020-3278) 2137 31 Ave	16
RNDSQR Marda Loop 32	4
Infinity	38
The Edward	95
TOTAL	685

Here is a sample of projects that have been built in Marda Loop since 2018.

With over 685 units created in Marda Loop since 2018, this is a indicator that neighbourhoods have absorbed more than their share of Calgary's densification.



Micro Suites + Short-term Commercial Rentals.

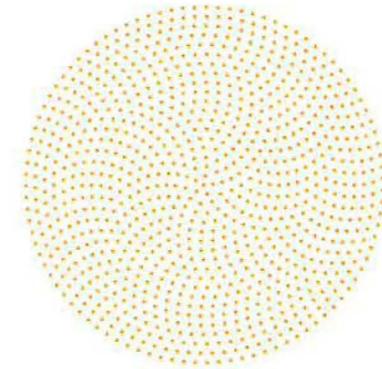
Commercial Use:

98 active Airbnb listings in Marda Loop (March 25, 2022)

- Deplete occupancy from Calgary's struggling the Hotel Industry
- City doesn't receive commercial property tax rates

License Costs:

- 1 - 4 rooms offered for rent = \$100 per night per property
- Tier 2: 5 or more rooms offered for rent = \$172 per property
- Plus the cost of a fire inspection of \$104 per property



Short-Term Rental Rate Example.

\$128 / night

CHECK-IN 02-11-2022	CHECKOUT 02-18-2022
GUESTS 2 guests	

Reserve

You won't be charged yet

<u>\$135 x 7 nights</u>	\$943
<u>Weekly discount</u>	-\$47
<u>Cleaning fee</u>	\$119
<u>Service fee</u>	\$143
<u>Occupancy taxes and fees</u>	\$41
Total	\$1,199

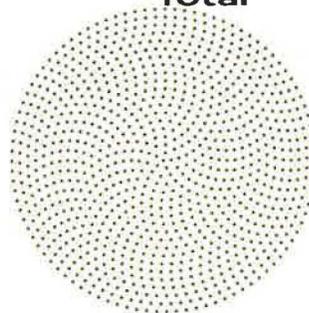
\$3,772 \$3,395 / month ★ 4.86 - 7 reviews

CHECK-IN 05-21-2022	CHECKOUT 06-18-2022
GUESTS 1 guest	

Reserve

You won't be charged yet

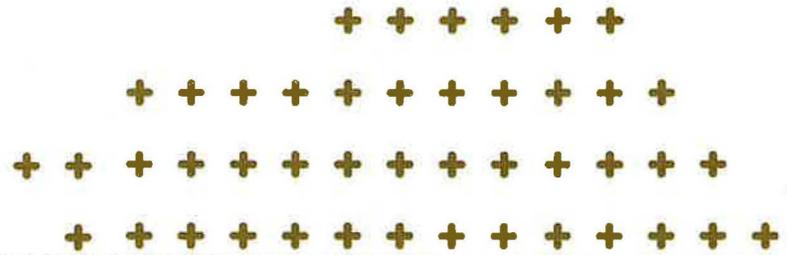
<u>Accommodation</u>	\$3,772
<u>Monthly discount</u>	-\$377
<u>Cleaning fee</u>	\$115
<u>Service fee</u>	\$373
<u>Occupancy taxes and fees</u>	\$140
Total	\$4,023



Report this listing



Community concerns.



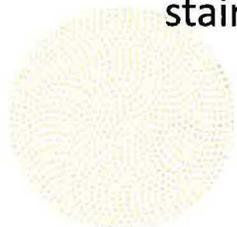
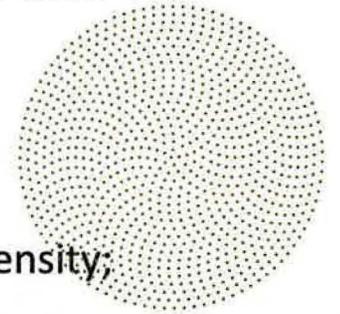
SC1531: 1531 33 AV SW LOC2021-0065 / DP2021-2902
AL3719: 3719 14 ST SW LOC2021-0072 / DP2021-3256



Marda Loop Resident Concerns.

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

- Development should be respectful of the surrounding area and its stakeholders;
- Densification needs to be gradual;
- Rezoning a middle of the block lot from RC2 to DC to allow 10 units is too much density;
- Spot upzoning should not be permitted;
- DC should be permitted only for truly innovative projects;
- Making proper allotments for parking helps the developer realize a higher value and it contributes to a safer streetscape and a better quality of life for all residents;
- Height restrictions, shadowing and trees are big concerns;
- Waste bins need to be given proper planning consideration;
- Charging stations for e bikes and cars need to be included in a future ready plan;
- Micro units should not be built as the majority are not rented to long term tenants but rather short term tenants which takes away from the struggling Hotel industry which pays higher taxes;
- The Altadore Elementary School is at capacity and there are concerns that children in the area will have to be bused to other schools outside of the community;
- Seniors have mentioned that they prefer to age in place in their homes (mostly with as little stairs as possible);



“South Calgary (Marda Loop) has already lost much of its character and tree canopy as a result of poor development decisions by the city. Let's save what is left. Don't let developers drive decisions. Listen to the citizens. I moved from the area because of what is happening, but I still have friends and family living there.”

Mary Gorko

“Over development in Marda Loop is ruining the neighborhood: doesn't fit next to private residents on non major roads, build in enough parking spaces, takes away green space/sunlight/trees and streets can't handle the parking or traffic. Looks horrible!”

Don Stephan

“I have lived in South Calgary for over 45 years and am now seeing large developments impact negatively on quality of living. The planning department is not listening to residents concerns of parking, loss of privacy from taller buildings and the reasonable expectations from the people who live here.”

Doug Reichert

“There's no infrastructure to support such drastic high-density developments. 4-6pm is a parking lot of Marda Loop. Streamline the infrastructure and make it more accessible prior to further development.”

Devra McCoy



“Marda Loop is a **nightmare of overdevelopment** without due care and attention to city road size, parking, traffic and overall appeal of the area. Frustrating and sad it’s been allowed to happen.”

Mark Oliver

“I am against using the loophole of direct control that developers are using for non-innovative and over-dense developments.”

Michelle Nanjad

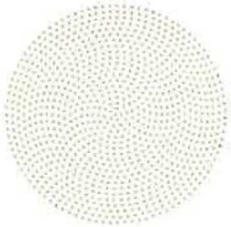
“I’m signing this petition as I was born in this neighborhood and after many years was able to afford a single-family home on a street filled with Infills and no parking. Over the last 10 years the City has not been considering the ramification of allowing these high-density developments in this small community. I have a 50-foot lot and I can't even park in front of my own house most days.”

Sonya Massiah

“I’m signing because I live in the community and worry that the city hasn’t considered that the artistries of the community can’t support this many new developments. It has now become the unsafe for elementary school aged children to even try and cross the road.”

Brit Macdonald





“I want a livable, affordable, accessible community for all, not just a rubber stamp for developers to make money without consequences or consultation.”

Shelley Youngblut

“I don’t want this lovely district to get more crowded! It’s **hard to find on street parking** in the neighbourhood!”

Laura Angus

“The pace of development in Marda Loop is moving faster than the community can handle. We are losing our tree canopy and in South Calgary we have lost a good chunk of our green space. This isn’t in the community development plan and shouldn’t be allowed.”

Frances Vettergreen

“We have 3 young children & currently live in a condo that we have outgrown. We are looking for a home with a backyard.”

Megan Gole



"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."

Sheila Darragh



"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."

Richard + Shirley Parker



"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 understand how these proposals would qualify under this criteria. Please feel free to reach out with any comments. Thank you for your consideration."

Tate Pinder

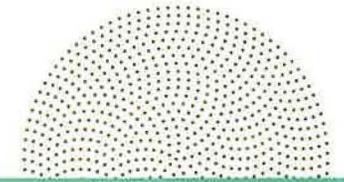


"I would like to express my concern and disapproval regarding the potential for direct control zoning which circumvents current existing bylaws. As a resident in the Altadore neighborhood just shy of 5 years, I have experienced first hand many negative impacts of the continued high density development 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 setbacks 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."

Kelsey Kading



Feedback summary.



Policy Amendment and Land Use Amendment in South Calgary (Ward 8) at 1531 – 33 Avenue SW, LOC2021-0065, CPC2021-1478

36 responses

34 against

2 in favor

1 submission was listed as "in favor" but not counted as it is from Brady Rokosh on behalf of Civicworks submitting the information from their presentation attempting to negate the concern about parking by providing their content on why car-free living isn't a concern.

Summary: 94% opposed / 6% in favor ; Community Association letters of opposition from MLCA & Inglewood

Policy Amendment and Land Use Amendment in Altadore (Ward 8) at 3719 – 14 Street SW, LOC2021-0072, CPC2021-1486

30 responses

28 against

2 in favor

1 submission was listed as "in favor" but not counted as it is from Brady Rokosh on behalf of Civicworks submitting the information from their presentation attempting to negate the concern about parking by providing their content on why car-free living isn't a concern.

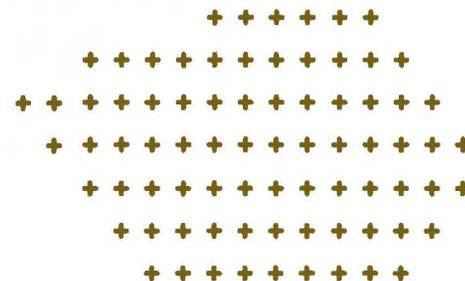
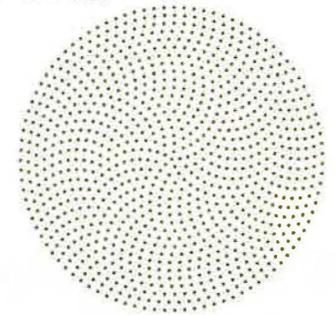
Summary: 93% opposed / 7% in favor ; Community Association letters of opposition from MLCA & EPRA



Why you should **VOTE NO.**

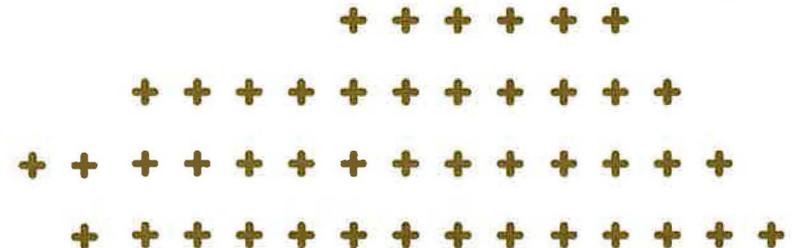
The residents of Marda Loop and the surrounding communities have voiced their concerns to the MLCA. Their concerns can be summarized as follows:

1. Lack of demand for **multifamily housing**
2. **Inappropriate use of a DC District.** A zoning designation is not an "unusual" site constraint
3. Should not approve developments that **cannot work** with **existing infrastructure** e.g. waste removal
4. Marda Loop communities have **already exceeded** the density targets of the MDP
5. Short-term rentals are **commercial use**, not residential use
6. **Insufficient** parking
7. The Marda Loop and surrounding communities have voiced **strong opposition** to these applications



Q + A

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