



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

January 31, 2022

Development Circulation Controller
Planning, Development & Assessment #8201
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Attn: Derek Pomreinke, derek.pomreinke@calgary.ca; Joseph Yun, joseph.yun@calgary.ca

RE: Calgary Planning Commission LOC2021-0072 (3719 14th Street S.W.) and LOC2021-0065 (1531 33 Ave S.W.)

SENT BY EMAIL

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

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

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

We asked the applicant to revisit their plans and work with us to and come up with innovative, quality housing that would qualify as the **missing middle housing** our community and the City so desperately needs. Unfortunately, the applicant has refused.

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

It is therefore our recommendation that these two proposals for up-zoning two separate midblock 50' lots from RC2 through Direct Control to 10 units should be voted against for the following technical reasons:

1. The surrounding stakeholders, residents and Community Associations are against the applications;
2. The proposals are each a 400% increase in a harsh density change;
3. The proposals are not providing missing middle housing;
4. The up zoning through Direct Control does not qualify as "innovative;"
5. This is a misuse of a Direct Control District;



Marda Loop Communities Association

6. Much like other cities such as Vancouver, **missing middle housing** is defined by Calgarians as being 2 and 3 bedroom units, with a least one parking space and outdoor amenity space;
7. Micro Units (less than 480 square feet) should not be permitted to be separately titled;
8. Micro units are often rented nightly on Airbnb therefore reducing the profitability of our City's Hotel industry;
9. 3719 14th Street S.W. has a bus zone out front and therefore no loading or stopping areas out front which further reduces available street parking and functionality of the parcel;
10. Parking studies should not be relied upon due to inadequate sampling and a new parking study should be commissioned;
11. Nothing in either plan appears to be future ready with bike storage, car charging or e-bike charging;
12. Everyday living, basement windows, trees and light have not been given proper consideration;
13. Waste receptacles have not been adequately planned for;
14. Adjacent residents have brought up numerous negative impacts to their properties which the developer has ignored;
15. Both projects are considered "pilots" that Debra Hamilton, Director of Community Planning has instructed administration to see these through without transparency. Two of the same projects should not be approved and key performance indicators to measure pilot success should be a condition before another Direct Control District is approved.

It is also the opinion of the MLCA that both proposals lacked proper engagement. The plans for the sites have been altered numerous times and we have not received a final copy which further prejudices our ability to represent our communities' concerns.

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

We support respectful densification in appropriate locations.

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

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

Thank you,

Brett Pearce
Director, Planning + Development
Marda Loop Communities Association

Casey Bray
President
Marda Loop Communities Association