

Community Association Response



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

September 27, 2022

Planning, Development & Assessment #8201
PO Box 2100 Station M
Calgary, AB, T2P 2M5

Attn: Jarred Friedman

RE: LOC2022-0130 (3714 14A ST SW, 3718 14A ST SW, 3722 14A ST SW, 3726 14A ST SW)
SENT BY EMAIL

On behalf of the residents of Altadore, River Park, Garrison Woods, and South Calgary (Marda Loop Communities) we are writing to express our support to the above noted rezoning application from RC-2 (4 listed property land assembly) to M-CG.

The applicant Sphere Architecture has proactively consulted with the MLCA on their proposed development, as well as sharing the plans and renderings for their subsequent DP Application. We commend Sphere for their “missing middle housing” proposal by providing adequate enclosed parking, including individual and shared outdoor spaces, livable floorplans, and a development not requiring the use of a Direct Control District, although actually being “innovative.”

Our only ask is that per our consultation and agreement with the applicant, that they work with City of Calgary Roads to pave the residential portion of the one-way alley. Increased traffic demand due to the rise from 8 possible parking stalls to 23, plus private waste traffic, as well as the addition of a drive isle - paving will help with the residential car and bike mobility. We believe that the proposed density bonusing will benefit all stakeholders, including future residents of the proposed development.

If you have any questions regarding these comments, please contact me at 403.700.7070.

Sincerely,



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