



CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
FEB 07 2023
ITEM: # 6.1.2 (PC2022-1309)
Distribution
CITY CLERK'S DEPARTMENT

Loop33.

R-C2 to H-GO

LOC2021-0173 / DP2021-8079

Item 6.1.2



FAAS

Location Marda Loop



H-GO District: Multiple Location Criteria Met



In The Inner City

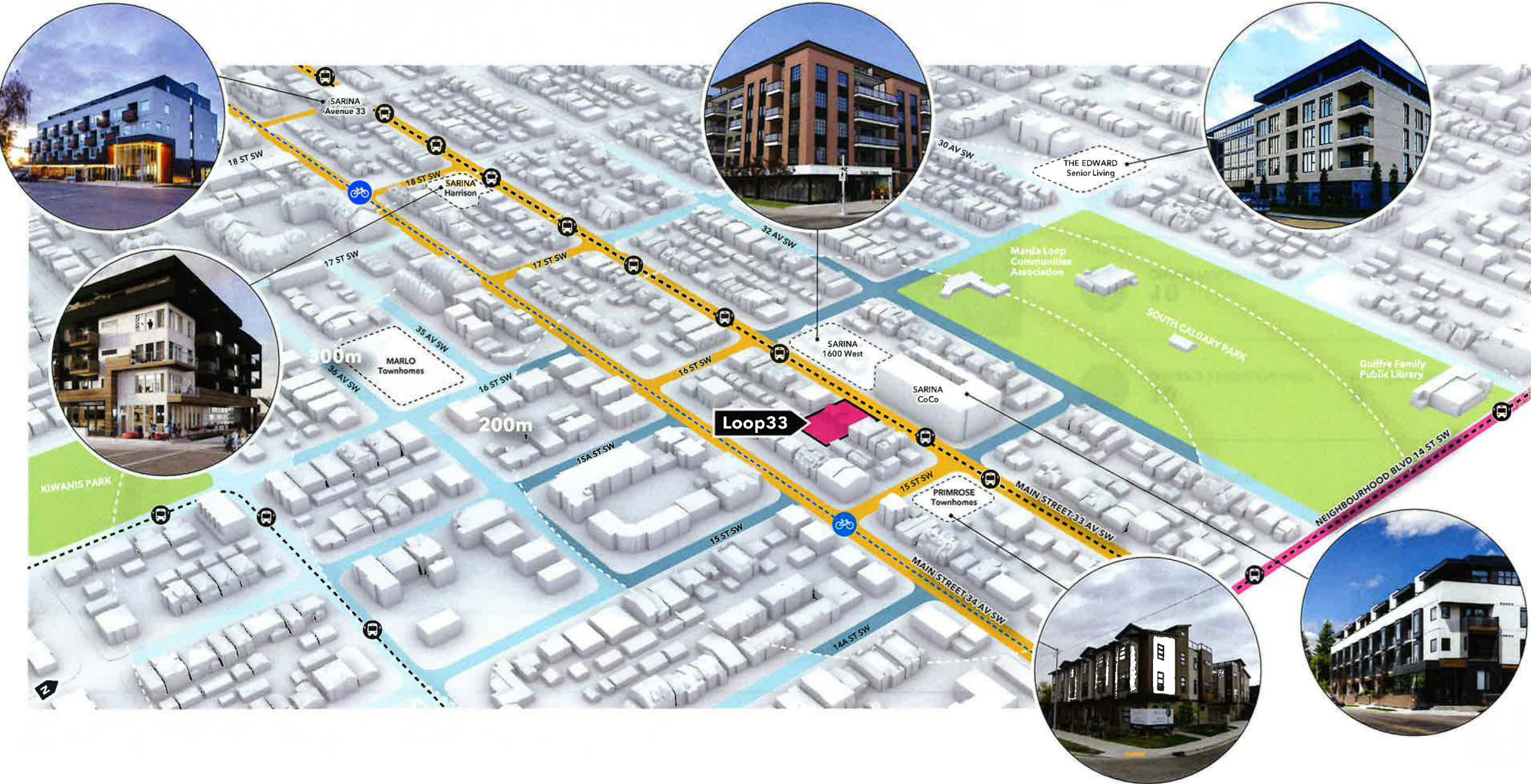


On 33 Avenue SW Main Street



On Primary Transit Route

Context Incremental Change



Development Vision At-a-Glance



±0.12HA
SITE AREA

1.5FAR
MAXIMUM FLOOR AREA



18
RESIDENTIAL UNITS



10
LARGER 2-3 BEDROOM UNITS

8
SMALLER 1-BEDROOM UNITS



10
ON-SITE PARKING STALLS



8
ALTERNATIVE MOBILITY STORAGE UNITS



±2,500sq.ft. / ±235sq.m.
COMMON COURTYARD AMENITY SPACE



8-11M / 2-3 STOREYS
PROPOSED BUILDING HEIGHT

12M / 3 STOREYS
MAXIMUM BUILDING HEIGHT

Land Use Change + Development Application | FAAS

Address: 1615 - 1616 33rd SW
Proposed Change: C2 to DC (Dist Control)

Our Vision Loop 33
 For Calgarians who want to call Marda Loop home, we're proposing a semi-scaled 22-unit development with a variety of unit sizes, a central street-accessed courtyard and front doors facing 33 AV SW – steps from local area destinations, transit options, parks, schools and amenities.




Direct Control (DC) District
 The proposed DC District supports a mid-rise mixed-use development, including townhouse-style units, complementary neighbouring properties. The proposed 11-unit ground-level units in the Marda Loop area. The units and address to support the development. The units feature ground-level access from 33 AV SW, the rear of courtyard, with vehicle access, parking, and loading area and a fire lane.

Key Design Elements

- 2x Townhouse Building Form
- Steel Awnings
- Materiality
- 22 Units

Get In Touch
 Have questions or comments? Get in touch with the project team by:
 Email: engage@clivco.ca
 Phone: 587.747.0317

Online Public Information Session
 Active 'Missing Middle' Housing Development Applications in Marda Loop




Online Public Information Session
 The City of Calgary is hosting an online Public Information Session to bring together City of Calgary Planning Staff, representatives of the Marda Loop Communities Association and Elbow Park Community Association, project Applicant teams, and local area residents to discuss several active 'Missing Middle' housing development applications (see reverse) in Marda Loop communities. In accordance with current public health guidelines and stakeholder outreach best practice, this Public Information Session is being hosted online via Microsoft Teams.

What is 'Missing Middle' Housing?
 'Missing Middle' housing refers to a range of 2 to 3 storey buildings with a variety of unit sizes, situated in walkable neighborhoods with easy access to transit, amenities and daily needs. Many of these building types are 'Missing Middle' because they have been severely restricted since the mid-1940s by strict zoning requirements. This form of housing is the 'Middle' of the development spectrum between detached single-family homes and mid-rise to high-rise apartment buildings. And while they are 'Missing Middle' in our new building stock, these types of buildings from the 1920s and 30s are beloved by residents and neighbours alike.

DATE: January 19, 2022
TIME: 6-9PM
LOCATION: Online via Microsoft Teams

To find out more information or to register for this event, scan the QR code with the camera app on your mobile device.



Today, the development of new 'Missing Middle' housing helps solve the mismatch between available housing stock and demographics, while responding to the growing demand for more diverse housing options in walkable and amenity-rich neighbourhoods.

Applicant Outreach Summary
 Loop 33
 LOC 2021-0123 / DF 2021-8079



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Figure 2: District, CG District and parking rules need to support a 1 to a 3 storey responds to the



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Launch Sept 2021 **14 months of outreach + refinement** **Closure** Nov 2022

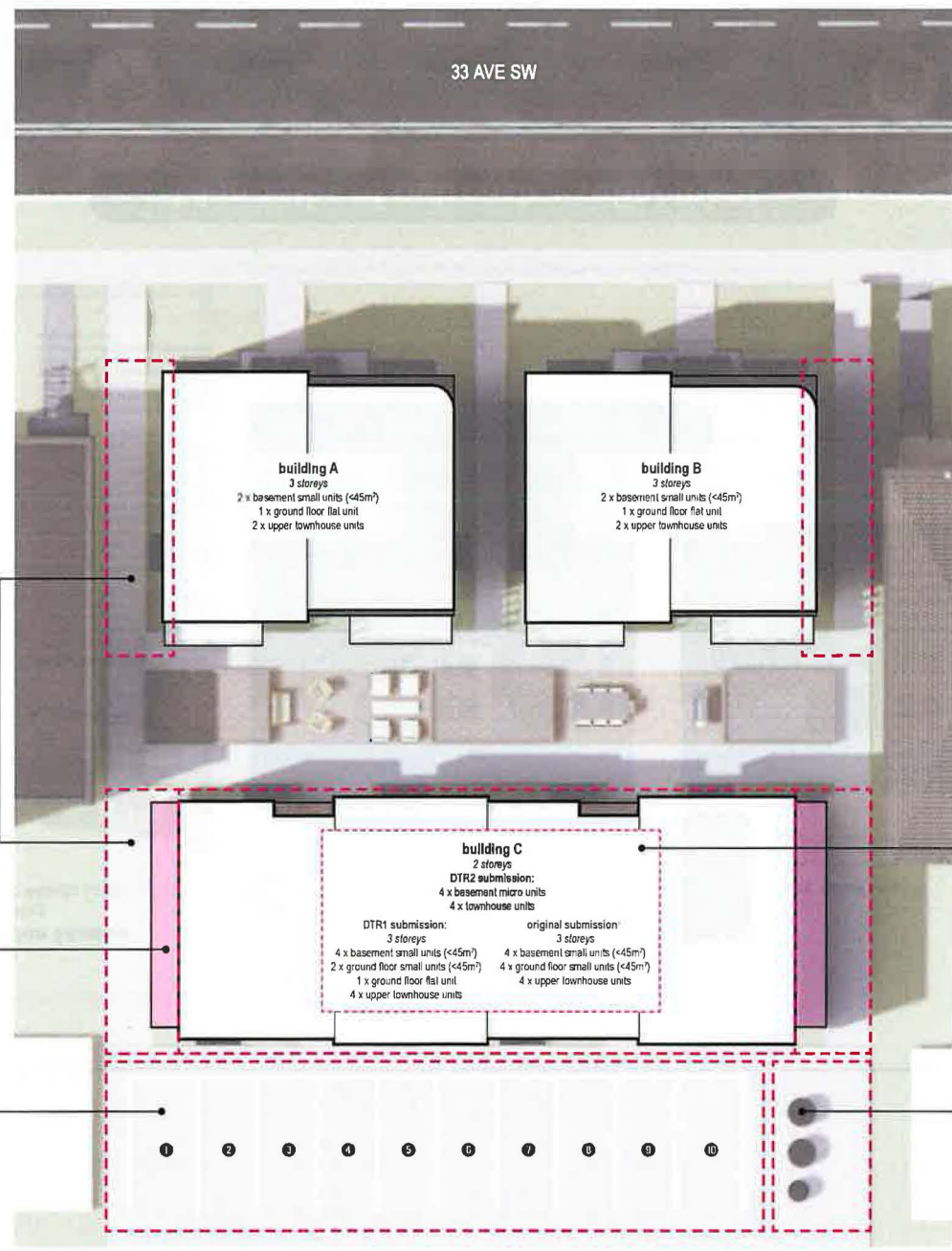
-  **HAND-DELIVERED PROJECT POSTCARDS**
-  **OUTREACH EMAIL INBOX + CORRESPONDENCE**
-  **DETAILED WHAT WE HEARD SUMMARY**
-  **ON-SITE SIGNAGE**
-  **OUTREACH PHONE LINE + TEAM RESPONSES**
-  **ONGOING PUBLIC COMMUNICATIONS**
-  **PROJECT MEMO (MLCA + WARD 8 OFFICE)**
-  **INFORMATION SESSION: JANUARY 19, 2022**

H-GO District
proposed land use redesignation
 DTR2 submission (current):
 Housing - Grade Oriented (H-GO) District
 DTR1 submission:
 Direct Control (DC) District based on M-CG
 1.3FAR max.
 original submission:
 Direct Control (DC) District based on M-CG
 1.5FAR max.

+35% increase
contextual side setback / building massing
 DTR2 / DTR1 submission (current):
 2.3m side setback + contextual building height chamfer
 original submission:
 1.5m side setback

consolidated alternative mobility storage
 DTR2 submission (current):
 8 secure storage areas for 8 small units, integrated at sides of rear building
 DTR1 submission:
 10 secure storage areas for 10 small units, integrated within all buildings

reconfigured on-site parking
 DTR2 submission (current):
 10 stalls for 10 larger townhouse / flat units (1 stall/unit)
 DTR1 submission:
 11 stalls for 11 larger townhouse / flat units (1 stall/unit)



reduced total unit count
-18% reduction
 DTR2 submission (current):
 8 x basement small units (<45m²)
 2 x ground level flat units
 8 x townhouse units
18 units (10 large / 8 small)

DTR1 submission:
 8 x basement small units (<45m²)
 2 x ground level small units (<45m²)
 3 x ground level flat units
 8 x townhouse units
21 units (11 large / 10 small)

original submission:
 8 x basement small units (<45m²)
 4 x ground level small units (<45m²)
 2 x ground level flat units
 8 x townhouse units
22 units (10 large / 12 small)

reduced density
-22% reduction
 DTR2 submission (current):
158 units per hectare

DTR1 submission:
 181 units per hectare
 original submission:
 190 units per hectare

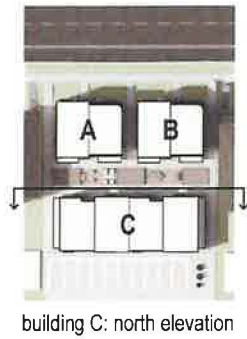
reduced floor area ratio (FAR)
-33% reduction
 DTR2 submission (current):
±0.95 FAR

DTR1 submission:
 ±1.14 FAR (1.3FAR max.)
 original submission:
 ±1.27 FAR (1.5FAR max.)

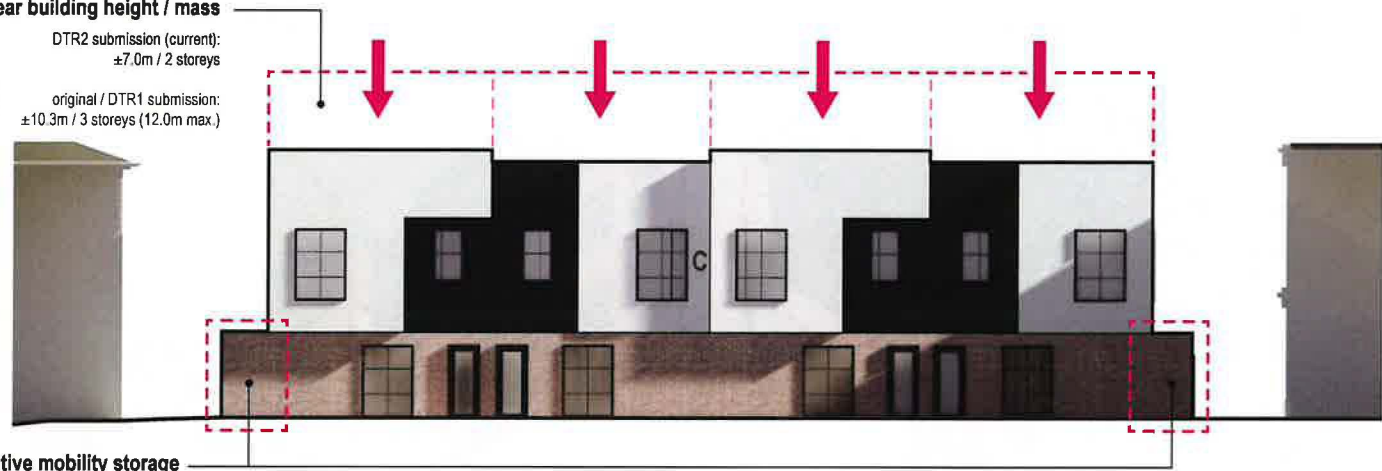
reduced rear building height / mass
 DTR2 submission (current):
±7.0m / 2 storeys
 original / DTR1 submission:
 ±10.3m / 3 storeys (12.0m max.)

consolidated molok waste & recycling system
 DTR2 submission (current):
consolidated 3 bin molok system, located east of parking stalls
 DTR1 submission:
 individual waste bins, located along east side of building C

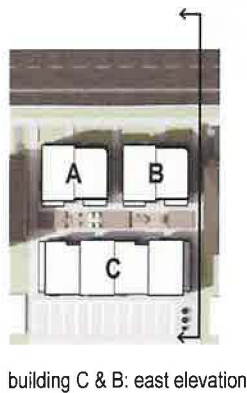
Evolution Key Changes



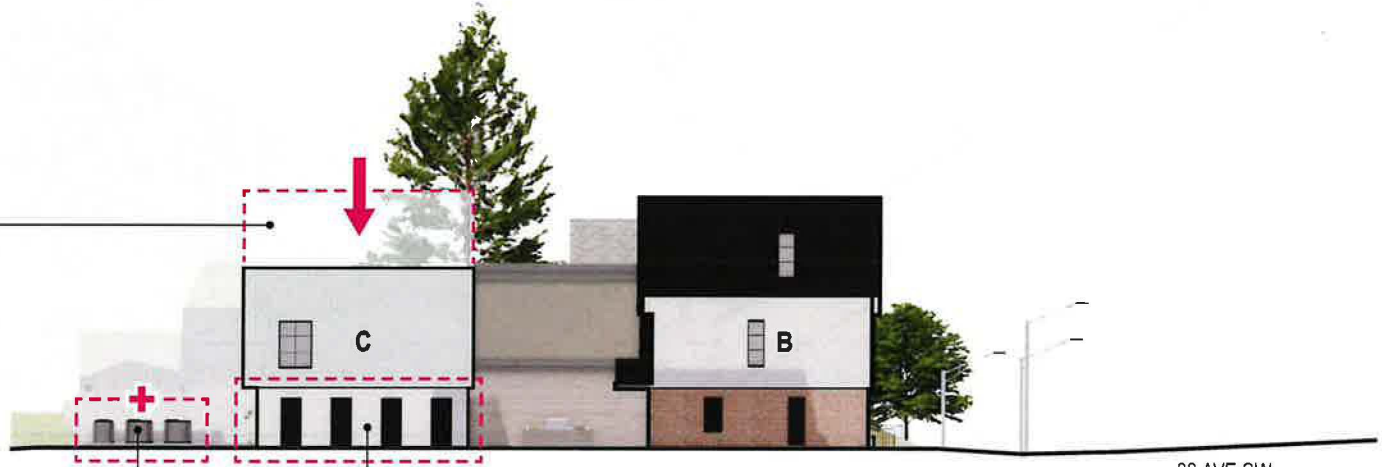
reduced rear building height / mass
 -40% reduction
 DTR2 submission (current): ±7.0m / 2 storeys
 original / DTR1 submission: ±10.3m / 3 storeys (12.0m max.)



consolidated alternative mobility storage
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 10 secure storage areas for 10 small units, integrated within all buildings



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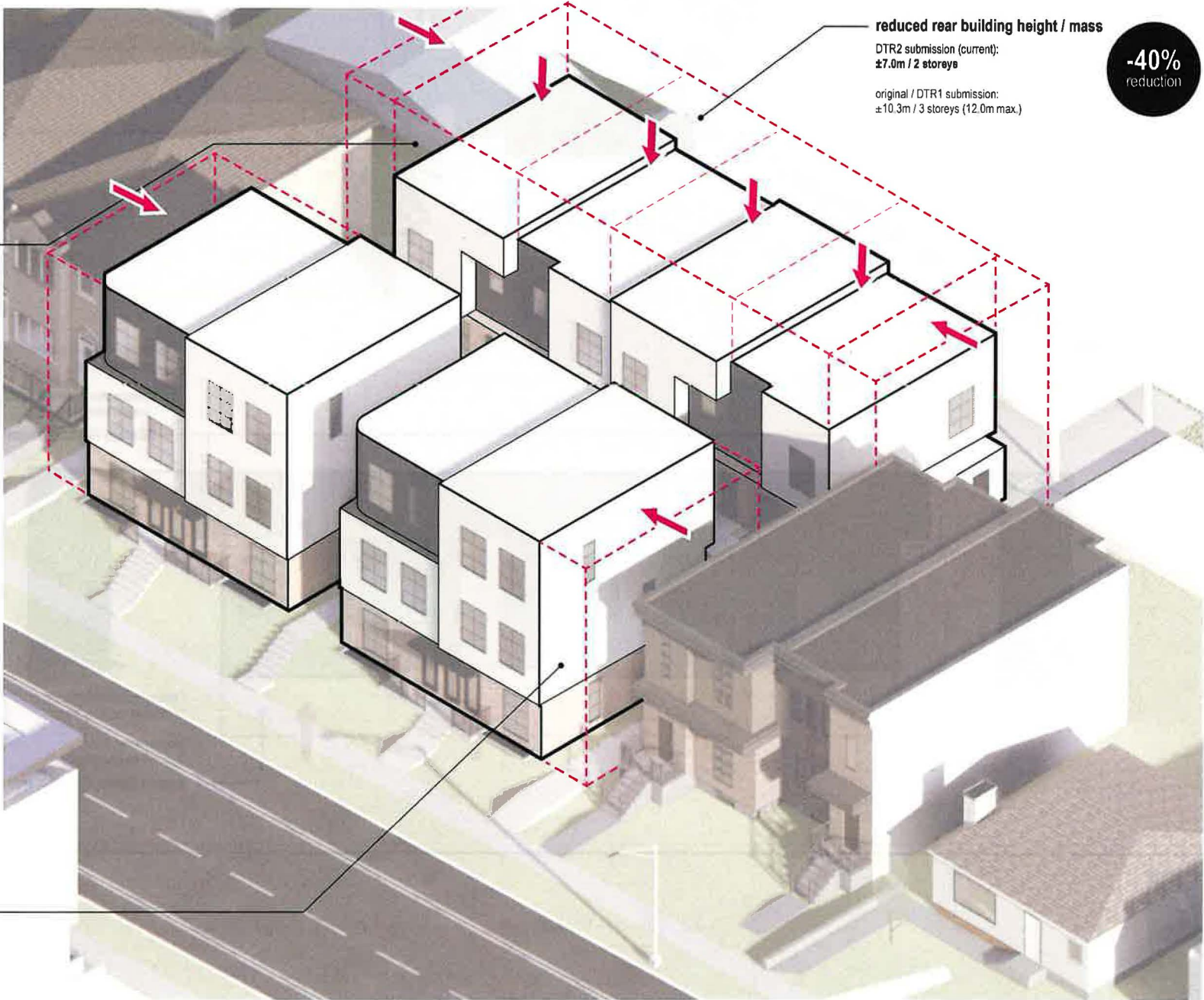


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33 AVE SW

Evolution Key Changes



-18%
reduction

reduced total unit count

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-22%
reduction

reduced density

DTR2 submission (current):
156 units per hectare

DTR1 submission:
181 units per hectare

original submission:
190 units per hectare

-33%
reduction

reduced floor area ratio (FAR)

DTR2 submission (current):
0.95 FAR

DTR1 submission:
1.14 FAR (1.3FAR max.)

original submission:
1.27 FAR (1.5FAR max.)

+35%
increase

contextual side setback / building massing

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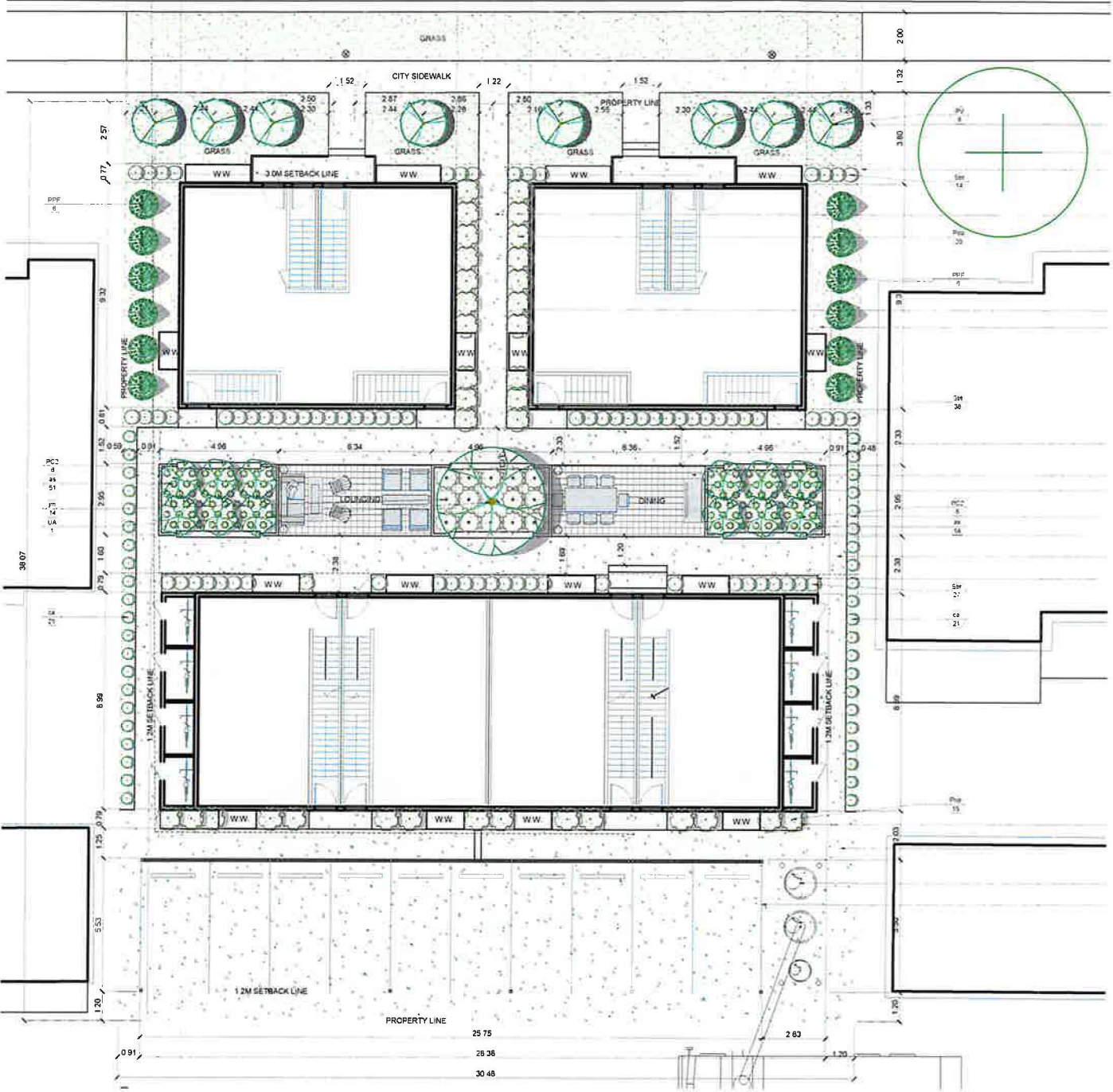
-40%
reduction

Thank You

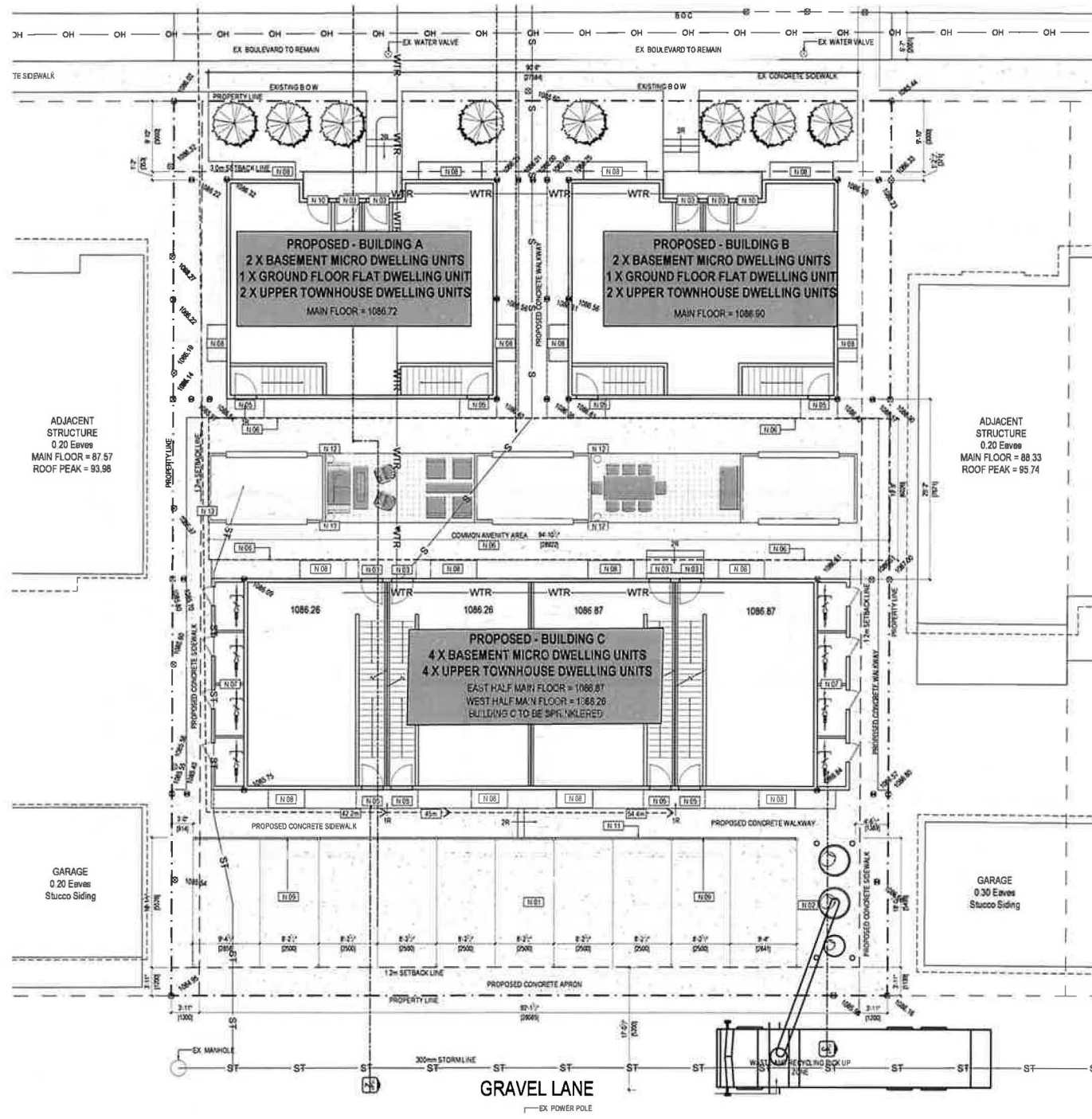


Supplementary.

Landscape Plan



Site Plan



PROPOSED - BUILDING A
 2 X BASEMENT MICRO DWELLING UNITS
 1 X GROUND FLOOR FLAT DWELLING UNIT
 2 X UPPER TOWNHOUSE DWELLING UNITS
 MAIN FLOOR = 1086.72

PROPOSED - BUILDING B
 2 X BASEMENT MICRO DWELLING UNITS
 1 X GROUND FLOOR FLAT DWELLING UNIT
 2 X UPPER TOWNHOUSE DWELLING UNITS
 MAIN FLOOR = 1086.90

PROPOSED - BUILDING C
 4 X BASEMENT MICRO DWELLING UNITS
 4 X UPPER TOWNHOUSE DWELLING UNITS
 EAST HALF MAIN FLOOR = 1086.87
 WEST HALF MAIN FLOOR = 1086.26
 BUILDING C TO BE SPRINKLERED

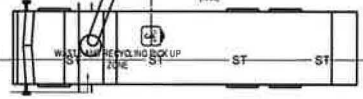
ADJACENT
 STRUCTURE
 0.20 Eaves
 MAIN FLOOR = 87.57
 ROOF PEAK = 83.98

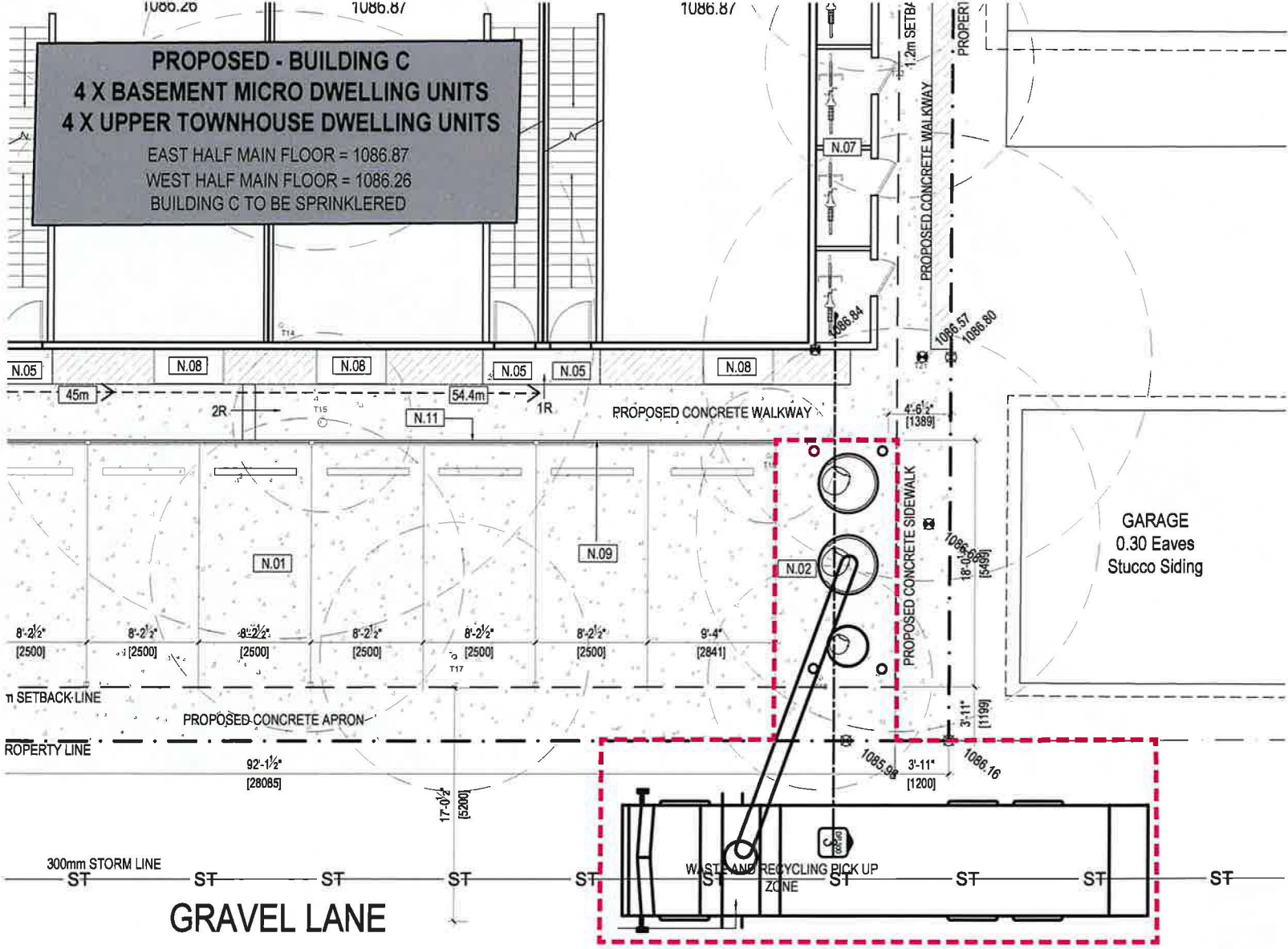
ADJACENT
 STRUCTURE
 0.20 Eaves
 MAIN FLOOR = 88.33
 ROOF PEAK = 95.74

GARAGE
 0.20 Eaves
 Stucco Siding

GARAGE
 0.30 Eaves
 Stucco Siding

GRAVEL LANE
 EX POWER POLE

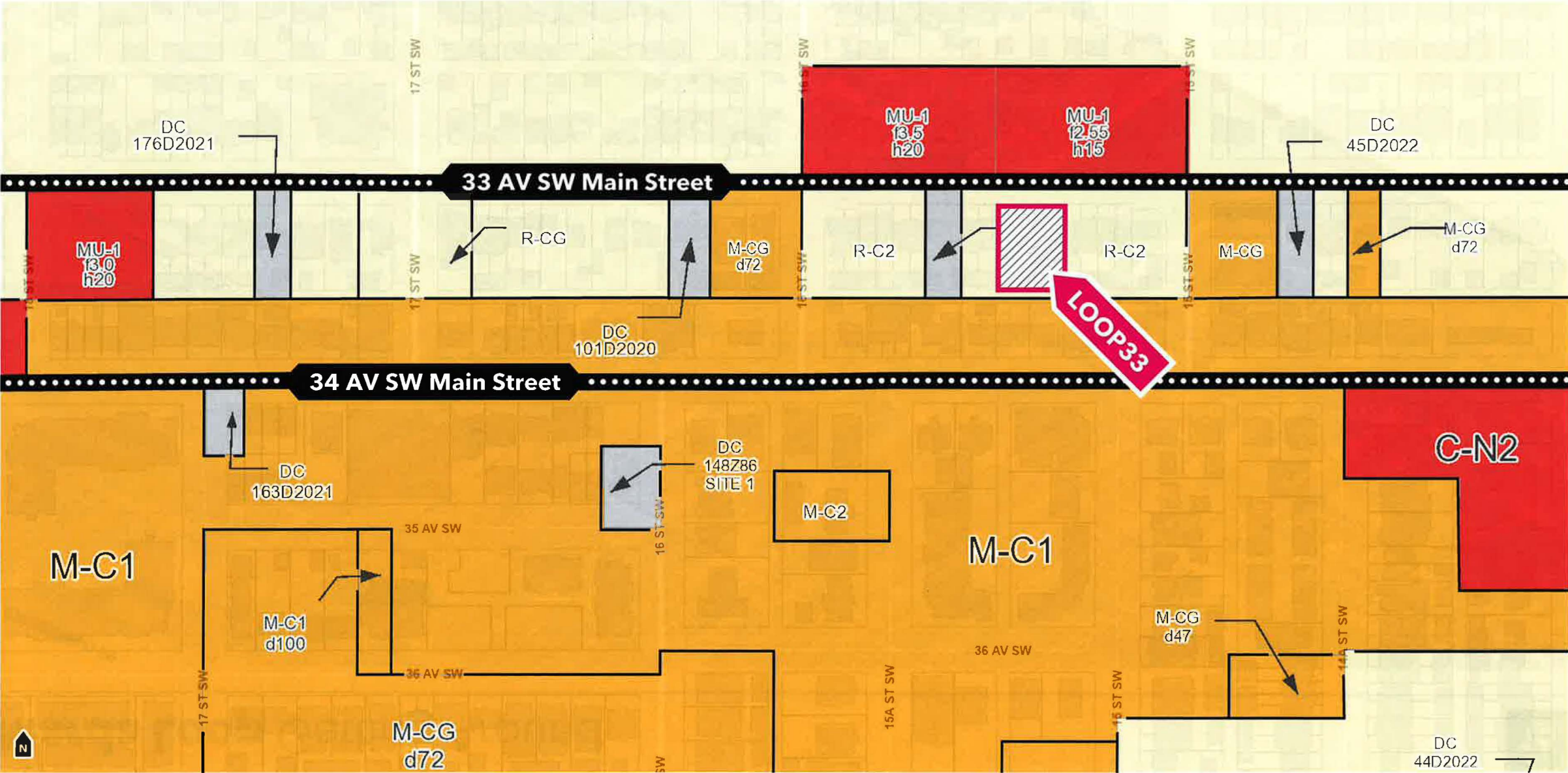




Interior Courtyard Common Amenity



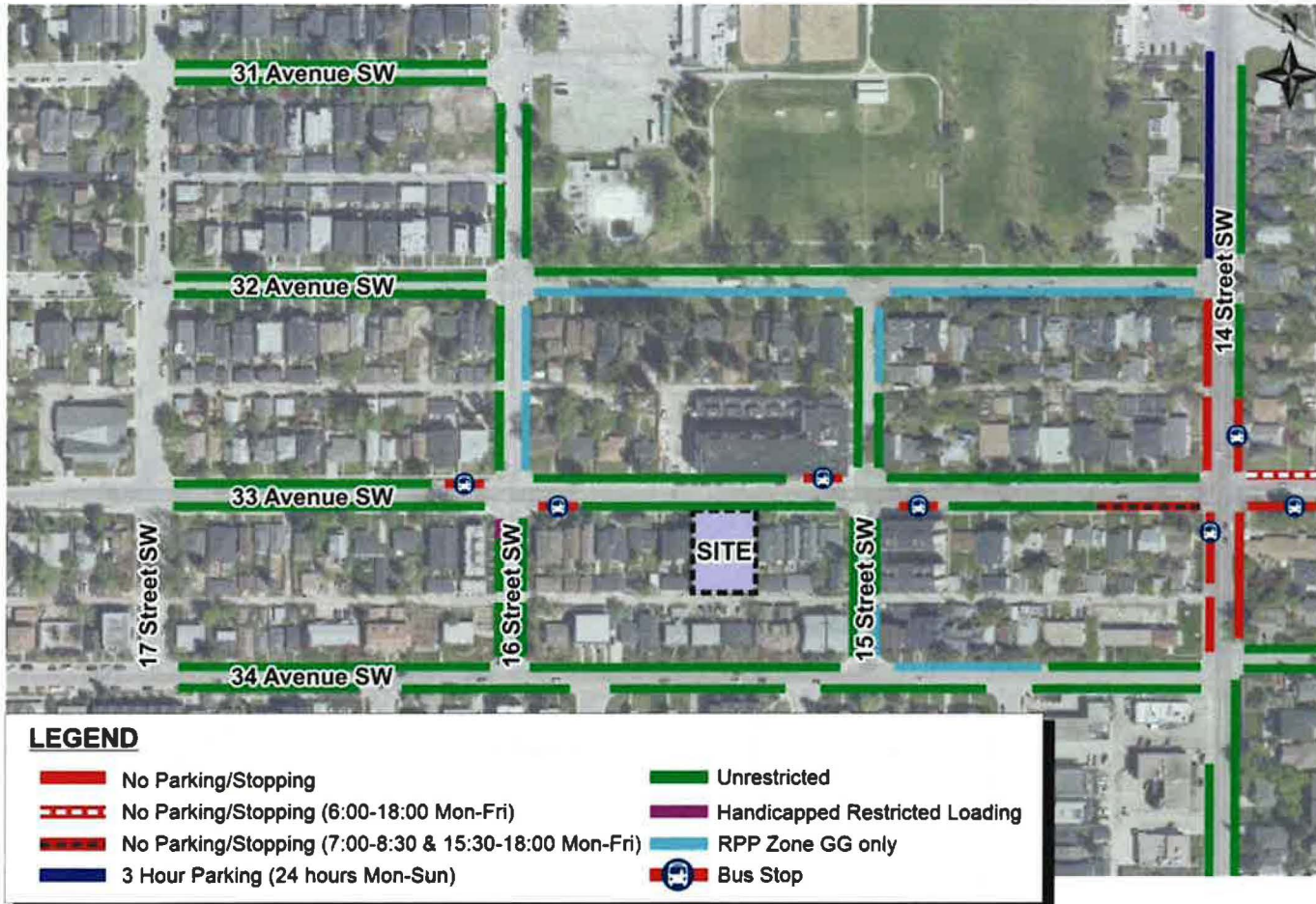
Context Multi-Residential Land Uses



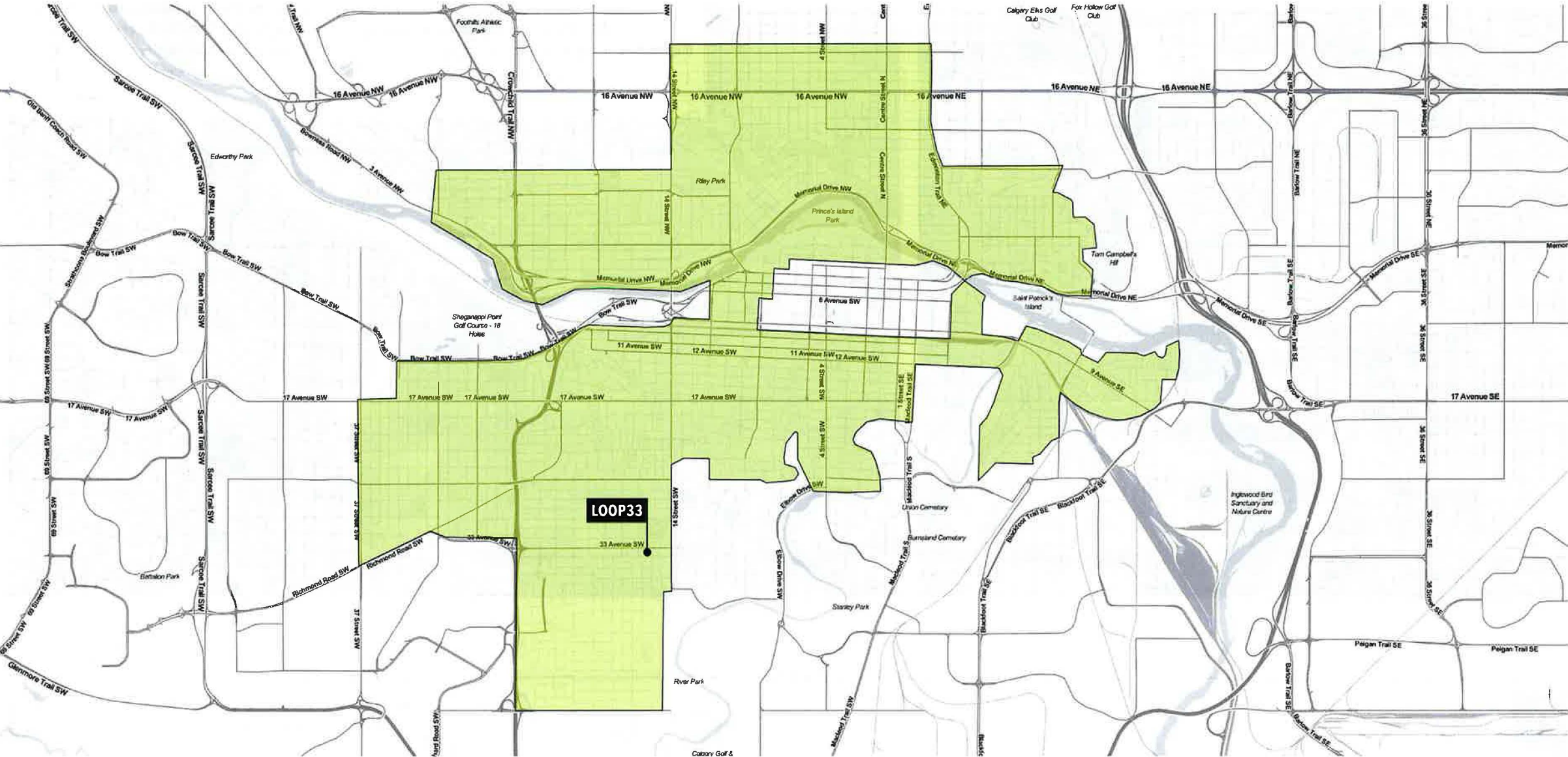
Marda Loop Getting Around



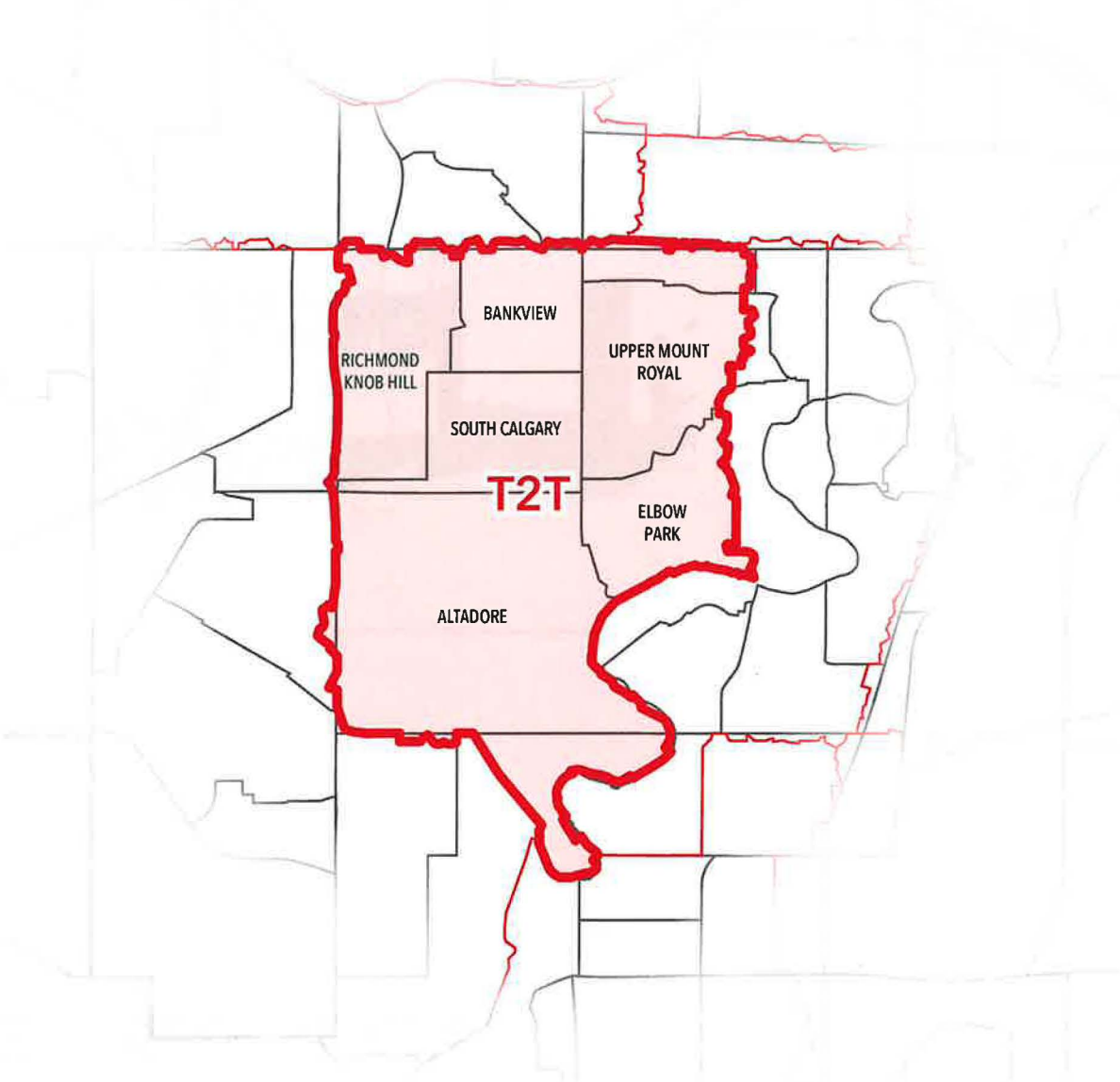
Parking On-street Supply



Mobility Options Communauto Car Share



Vehicle Ownership Local Area Trends



15,472
Total Households In T2T Forward Sorting Area (FSA)
Excluding vacant dwellings or short term rentals



±20%
0 Vehicle Households
3,046 households



±39%
1 Vehicle Households
5,967 households



±23%
2 Vehicle Households
3,603 households

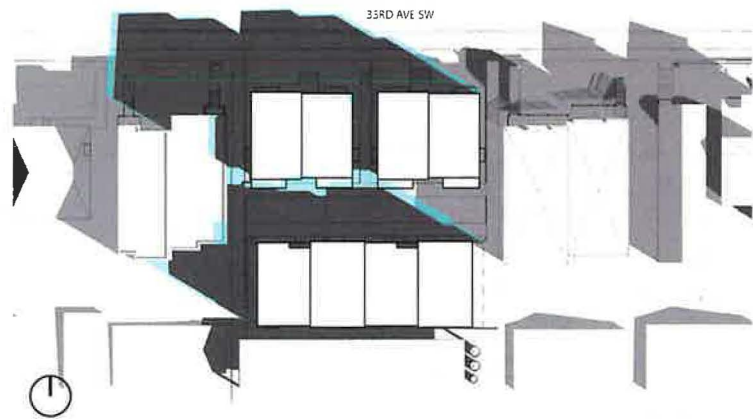


±18%
3+ Vehicle Households
2,856 households

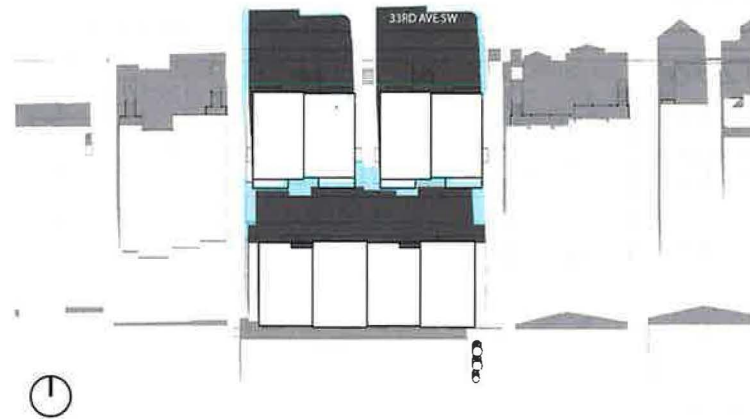
Sources:
Alberta Transportation Vehicle Registrations: MOVES Vehicle Research File (2021)
Canada Post DMTI Postal Suite Addressing: Calgary (2021)
City of Calgary Open Data: Short Term Rentals (2022)
City of Calgary Census: City-wide Vacancy Rate (2019)

Shadow Studies

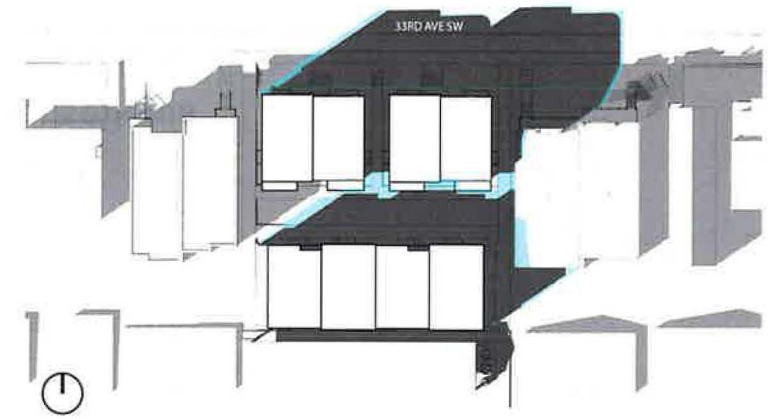
MARCH 21 / SEPTEMBER 21



10:00 am



1:00 pm

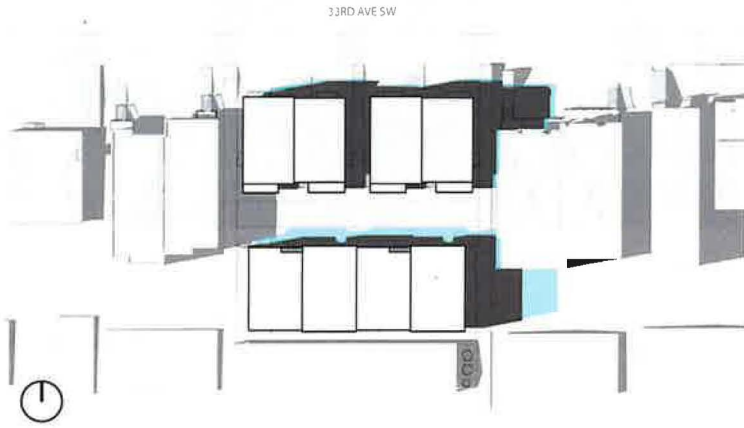


4:00 pm

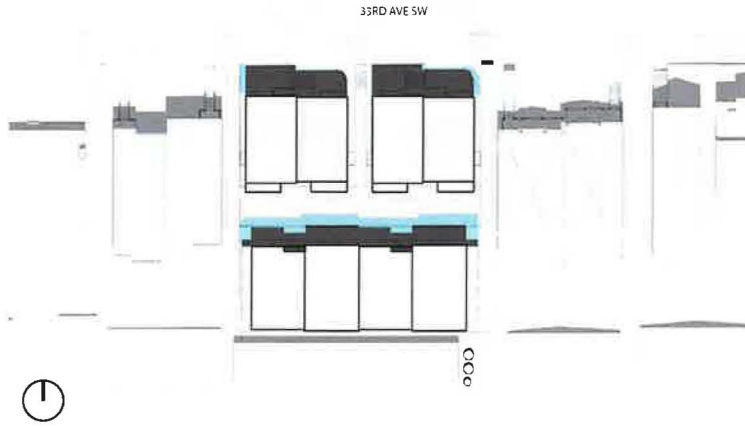
- EXISTING SHADOWS
- LOOP 33 SHADOWS
- PREVIOUS MASSING SHADOW

Shadow Studies

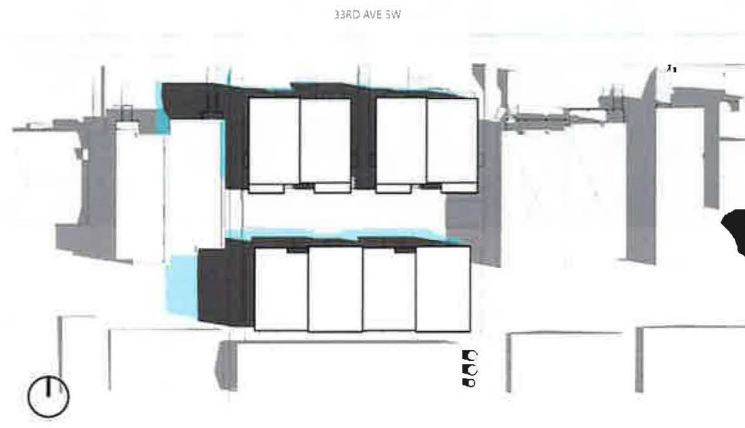
JUNE 21



10:00 am



1:00 pm

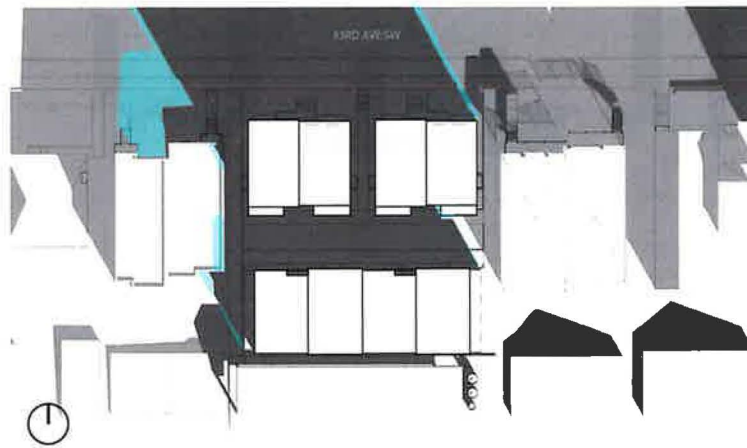


4:00 pm

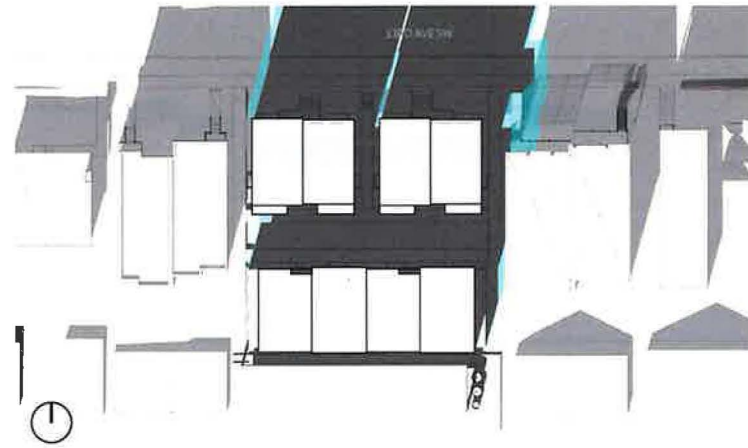
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Shadow Studies

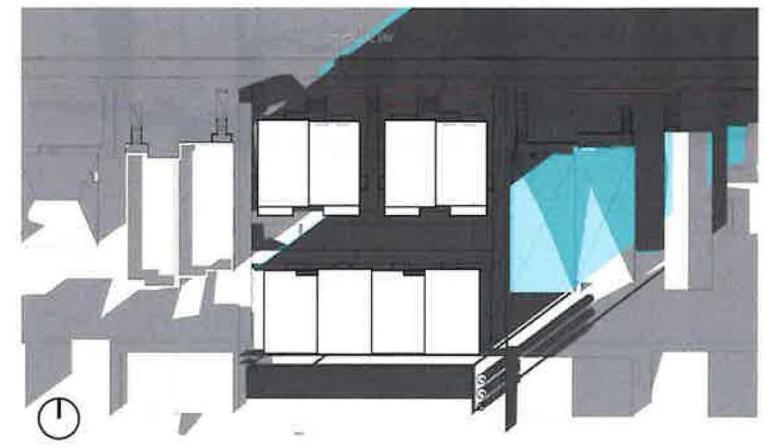
DECEMBER 21



10:00 am



1:00 pm



4:00 pm

- EXISTING SHADOWS
- LOOP 33 SHADOWS
- PREVIOUS MASSING SHADOW