

From: [Albrecht, Linda](#)
To: [Public Submissions](#)
Subject: FW: Comments for March 12 Council Meeting - LOC2017-0290 and LOC2017-0291
Date: Monday, March 05, 2018 9:00:53 AM
Attachments: [Letter to City Clerk for LOC2017-0290 and LOC2017-0291.docx](#)

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Sent: Monday, March 05, 2018 8:38 AM
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Cc: development@mardaloop.com; Woolley, Evan V. <Evan.Woolley@calgary.ca>
Subject: [EXT] Comments for March 12 Council Meeting - LOC2017-0290 and LOC2017-0291

Attached are our comments for land rezoning applications LOC2017-0290 (3822 18th Street SW) and LOC2017-0291 (3823 17 Street SW) that go before City Council on March 12, 2018.

Mike and Colleen Way

TO: Calgary City Council Members via the Office of the City Clerk

RE: **File Number LOC2017-0290** Land Use Bylaw Amendment at 3822 18 Street SW
AND
File Number LOC2017-0291 Land Use Bylaw Amendment at 3823 17 Street SW

This letter is in response to the Notice of Public Hearing on Planning Matters and request for comments for the above noted land use bylaw amendments, to be presented at City Council on March 12, 2018. We are the adjacent property owners to the 18th Street site.

The Marda Loop Community Association, many other residents and ourselves, believe an R-CG land zoning does not belong at this location. The most significant considerations are:

1. **Geographic area features resulting in severe privacy and shadowing impact on adjacent neighboring properties** - the topography (18th Street is 6.5 metres higher in elevation than 17th Street) and the severe overlooking/privacy concerns that will result from this build form (an increased footprint from 45% to 60% and an additional 1 metre maximum structure height, looking down into smaller existing homes and most back yards on the 3800 block of 18th and 17th Streets SW).
2. **Significant negative pressure on parking and traffic** – addition of **8** new residences (not including potential for secondary suites) while only adding 8 single garages.
3. **Inappropriate contextual fit for the community (this zoning does not belong at this location)**
4. **Rezoning in this location does not align with the Calgary Municipal Development Plan (MDP)**
5. **Rezoning does not align with the South Calgary/Altadore Area Redevelopment Plan (ARP)**
6. **The property does not meet the location criteria for multi-residential infill either in physical proximity or purpose – only 3 of 8 criteria are met**
7. **Issues identified in the R-CG Monitoring Report M-2017-034**

Given the topography of the site, a poor R-CG structure design and implementation could easily occur. We've been trying to work with the developer to ensure they respect both the character of the area and address the severe overlooking/privacy issues that result from an R-CG build form and area topography. Our assumption is that if this rezoning is approved, the developer will continue to work with us to resolve these issues.

While we still have serious concerns, we will not oppose the land use rezoning only because the developer seems to be making a reasonable effort to address our privacy and overlooking concerns and we expect this effort to continue.

Mike and Colleen Way
3821 17 Street SW, Calgary

Cc: development@mardaloop.com, Evan.woolley@calgary.ca