

**From:** [REDACTED]  
**To:** [Public Submissions](#)  
**Subject:** [External] 1918 33 AV SW - LOC2022-0131 - DMAP Comment - Thu 3/23/2023 5:10:5 PM  
**Date:** Thursday, March 23, 2023 5:10:10 PM

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Application: LOC2022-0131

Submitted by: Bryan Eyres

Contact Information

Address: 307-723-57 Ave SW

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Lot coverage, Building setbacks, Privacy considerations, Included amenities, Community character, Traffic impacts, Shadowing impacts, Offsite impacts, Other

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

Marda Loop has become way too commercialized to the point it has been saturated with traffic while parking and trying to cross the streets has become a dangerous nightmare. it used to be a fun, safe and enjoyable place to shop, but over desity and commercial greed has taken it's toll on the neighborhood. The neighborhood charm is being destroyed and it is time for the Council listens to the people for a change.

**From:** [Peter Whitford](#)  
**To:** [Public Submissions](#); [Horkan, Melanie](#)  
**Cc:** [Fay Whitford](#); [elijah peter whitford](#); [Joshua Whitford](#); [Chelsea Whitford](#); [Nigel Whitford](#); [jaymwong](#)  
**Subject:** [External] LAND USE REDESIGNATION - INGLEWOD BYLAW 53D2023  
**Date:** Monday, March 27, 2023 10:54:58 AM

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Thank you for your letter on this PUBLIC HEARING and the opportunity to express my concerns regarding the proposal to redesignate the land located at 806 - 14 Street SE from R-C2 to Direct Control.

I own the houses at 1420 - 8 Avenue SE and 1422 - 8 Avenue SE which are across the street from the "white barn" . My wife, Fay Whitford (Wong), owns the house at 1507 - 15 Street SE which is at the opposite end of the back lane from the "white barn". These houses are Family Homes where our children grew up and still live today. Inglewood is their home.

Over the past 45 years I have seen many changes in the neighbourhood. My main concerns are the increased density, increased traffic volumes and lack of parking. These 3 concerns are all inter-related.

When we visit our children at these 3 houses we often cannot find parking in front of the houses or close by. When they go out to buy groceries someone else pulls in and takes their spot so they may have to walk a long distance carrying their groceries when they return.

St John's Church and Rectory are also now a School increasing traffic on 8 Avenue SE. Condominiums on 9 Avenue SE have increased traffic in the lane between 8 Avenue SE and 9 Avenue SE. People park in front of our houses and in the back lanes of 8 Avenue SE and 15 Street SE and walk to 9 Avenue SE to work or shop or take the bus down town.

This proposal for 806 - 14 Street SE is NOT a low-density residential development. It has 7 main units with secondary suites with .5 (that is 1/2 ) a parking stall per unit.

The "white barn" will have on the second floor an apartment and a work space for a business of some kind; On the ground floor it will have parking for 5 vehicles with garage doors exiting from the south side of the barn into the back lane. There will also be 2 parking stalls on the east side of the barn that will exit onto the back lane.

Please note: Many vehicles park in this back lane adjacent to the "white barn" and City Park. The "white barn" is built on a zero clearance lot along this lane and along the sidewalk on 14 Street SE. which creates a blind spot for vehicles exiting the back lane onto 14 Street SE. When exiting the lane we always stop, honk our horn and inch forward as people on the sidewalk cannot see you coming.

In conclusion:

- 1) This proposed development will not preserve the integrity of the "white barn" (Stewart Livery Stable) due to the many new garage doors to be installed on the south wall of the barn for the vehicles parked on the ground floor and new installation of proper egress windows for the second floor apartment and business development. There will be no view of the north side of the "white barn" as it will be blocked by the construction of the 7 main units with secondary suites.
- 2) This proposed development will greatly increase local traffic volumes. Many parked vehicles in the neighbourhood, especially along 8 Avenue SE, have been side-swiped and/or totaled due to heavy traffic flows.
- 3) This proposed development creates a Safety Concern for children and adults walking to the City Park adjacent to the "white barn".

4) This proposed development will add to the already severe lack of parking problem for those already living in the area.

Thank you for considering my input.

Peter Whitford  
PO Box 201  
Hill Spring, Ab  
T0K 1E0



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**Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.**

I have read and understand the above statement.

## ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name (required) Jackie

Last name (required) Sim

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

## PUBLIC SUBMISSION FORM



What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Apr 4, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

The highrise on 33rd

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)  
If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

Comments - please refrain from providing personal information in this field (maximum 2500 characters)



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I have read and understand the above statement.

First name (required) Margaret

Last name (required) Lindsay

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

**PUBLIC SUBMISSION FORM**



What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Apr 4, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

1900 development

Are you in favour or opposition of the issue? (required)

In opposition

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As a long time resident of South Calgary I have seen many changes. It is a very vibrant area, which I love. I understand that 33rd Ave is a "main street" and as such is designated for higher density housing. However, I think that there should be a lull in construction to assess traffic in the area, parking and the overall effect of so many high density buildings on the community. It seems to me that the developers have more say than the residents. Perhaps the agenda is already set and our voices don't matter. Anyway I am against the 1900 development!



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I have read and understand the above statement.

First name (required) Olga and Mohsen

Last name (required) Harandi

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

**PUBLIC SUBMISSION FORM**



What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Apr 4, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Bylaw45D2023

Are you in favour or opposition of the issue? (required)

In opposition

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We are in opposition to the height and density of the proposed building. It should be 16m height and FAR 3.0 density. We have purchased our house on 32 Ave based on the existing rules for construction of new buildings, which ensures getting some sun-shine in our house as well as less traffic and less crowds. We just moved from a house that a new six story building blocked the sun-shine for us and destroyed back alley; and we do not want to move again for the same reason. We neither have the energy or money to move again. Please reject the proposed project.

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I have read and understand the above statement.

First name (required) Steven

Last name (required) Papp

Are you speaking on behalf of a group or Community Association? (required) Yes

What is the group that you represent? Impacted resident of the Sarnia 1900 proposed development

**PUBLIC SUBMISSION FORM**



What do you wish to do?  
(required) **Submit a comment**

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required) **Standing Policy Committee on Infrastructure and Planning**

Date of meeting (required) **Apr 4, 2023**

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here.](#))

(required - max 75 characters) **BYLAW 45D2023**

Are you in favour or opposition of the issue? (required) **In opposition**

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)  
If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Steven Papp  
2003 32nd Ave SW  
Calgary, Ab T2T1W7

Attention: Office of the City Clerk, City of Calgary

Re: Sarina 1900 Development Project,  
File: LOC2022-0131, CPC2022-1329

I am a directly impacted resident to the Sarina 1900 proposed development and would like to share my concerns and provide you the alternatives/opportunities that impacted residents have suggested with Sarina, to improve the project site.

First off, I am NOT opposed to a densification/alteration the land use to the development site. I AM IN SUPPORT of a development that encourages community gathering, engagement and enhanced inner city living at 33<sup>rd</sup> Ave and 19<sup>th</sup> Street. A six story development at more than 23 meters tall is not a development in which I can support.

The land use application under consideration is not an appropriate development for the following reasons:

1. Location and Size

- The Sarnia 1900 project is outside the established commercial area which is currently underdeveloped. There are a variety of lots within the commercial area site that are better suited to a development of this density and size that would be deemed an improvement to the community. This building on this location is not an improvement to the community.
- The design and façade of Sarina 1900 as a six story building is completely out of place on the block which is surrounded by attached and single detached homes with an approximate height of 8m. The proposed design is not a reasonable transition between the existing land use and the size of the proposed development.
- The six story Sarina 1900 building, proposed at 23m is too high given its adjacent proximity to low density residential properties. There are other locations within Marda Loop that are better served by a development of this size and density.

2. Building Design

- The height and bulk of the Sarnia 1900 design will severely impact privacy in back yards restrict sunlight access on south facing backyard properties which are sought after in this community.
- The Sarina 1900 design calls for 140+ units plus ground floor commercial/retail spaces. The real estate market in Marda Loop is saturated with this type of product (1 and 2 bedroom condos or rental apartments). There are up to 5 similar buildings offering the same product that are not fully occupied as either a purchased or rented home ownership model. Within Marda Loop there is a pile of underutilized commercial space within the neighborhood and adding more similar sized commercial space in an area outside the existing commercial zone is not an enhancement to this area.

- The most recent commercial building (the Henry Block located along 34<sup>th</sup> Avenue and 19<sup>th</sup> Street) was quickly occupied as it provided its tenants unique boutique experience, within the Marda Loop commercial hub. The Sarnia 1900 development will not follow this model.
- The quality of construction of this type of product is a concern within the neighbourhood. Sarina is experiencing quality of construction concerns on their existing buildings along 33<sup>rd</sup> Avenue which are impacting property values of existing residents. After a year are requiring special assessments on condo fees impacting the ability of the units to be occupied.

### 3. Transportation Impacts

- The ability to move along 33<sup>rd</sup> and 34<sup>th</sup> Avenue is increasingly difficult as the City has not effectively managed transportation requirements through the community's significant development. There is little to no street parking available for people to visit the commercial areas. Business owners, employees and shoppers are beginning to park on the non-permitted residential streets of 32<sup>nd</sup> Ave making the street dangerous for kids and pedestrians to cross. The traffic on 33 is also spilling onto 32<sup>nd</sup> Ave as the street is becoming a cut through road. Vehicle volumes, vehicle speeds and visibility are negatively impacting residents of 32<sup>nd</sup> Ave. Adding another 140 units with 1-2 cars per unit is not a reasonable impact to an already congested thoroughfare.
- The Sarina 1900 proposes commercial parking spots within the laneway. The back lane will quickly become a street without the speed or space to safely maneuver as residents back out of garages, garbage trucks service the building. The laneway between 19<sup>th</sup> and 20<sup>th</sup> Street has become very dangerous with two-way traffic as shoppers cut through behind Blush Lane to stay off a congested 33<sup>rd</sup> Avenue.

### 4. Public Consultation Concerns

- The consultation process has not reflected the views of residents. The bare minimum of design considerations has been implemented on the proposed development when the engaged impacted residents have provided reasonable suggestions.
- The residents have engaged professionally, thoughtfully and in good faith. Sarina has not listened or documented our engagements accurately. The "What We Heard" reports have been inaccurate and not reflective of the constructive conversations that have been had. This is indicative of a developer led consultation process where the developer pays the bills of the engagement consultant.
- Sarina has now resorted to 1v1 conversations in hopes the community concern becomes less coordinated. This is not a developer that is concerned about community engagement or the betterment of the neighborhood. The developer is pushing for approval at the expense of the property values and the sense of community that already exists, but is under threat, in the vicinity of this proposed project.
- This process has been with no oversight by the City. The residents have requested engagement and consultation from Counsellor Courtney Walcott. We have asked for an understanding of the opportunities to engage and ensure our feedback has been heard but we have not been engaged with by our politicians or with the Marda Loop Community Association and their development person on the board.

Proposed Alternatives:

- In our consultation process the participants have suggested townhomes, row housing or semidetached houses on the development site. This product is not as prevalent in the area and has a shorter construction window with a reasonable profit that could be made from all of the above suggestions.
- Row houses or townhomes is a tasteful, sensitive transition to the existing surrounding land use as this development site falls beyond the established commercial area.
- A four-story building with thoughtful cutouts to reduce shadowing and strategically placed widows and balconies are an approved suggestion that has been forward to Sarina. They have committed to reduce the massing on the north side of the building and front load the building along 33<sup>rd</sup> Avenue to keep the six story design.
- The participants have suggested the entrance to the parkade come off the east end of the building along 33<sup>rd</sup> avenue to prevent the laneway from becoming a street.
- Reduce the # of units in the development to reduce strain on already strained infrastructure.
- Redesign the entrance of the Sarnia 1900 parkade to be located along the east end of the development, with the entrance from 33<sup>rd</sup> avenue to prevent the laneway from becoming a two-way street.
- Find a different model of building to construct. The number of 5 and 6 story stucco boxes along 33<sup>rd</sup> and 34<sup>th</sup> avenue demonstrates an lack of design and ingenuity. If the city really wants to develop the area with a vision of style, design and a sense of community, it may be better to choose developers that will be creative in their design and how they will be contributing to the development of the fabric of the community, and not just another 6 story wood framed building that has a 35-year life expectancy +/- 5 years (according to the architect of this project), of which we have an abundance of in the community already.
- Find ways to develop a property that will not require the removal of multiple 60-70-year-old trees. With massive apartment buildings, there is no sunlight for these trees to grow. Part of the history and feel of the community will disappear when these trees are removed to build another stucco box building. This development could come in the form of smaller walk up live/work units, side by side homes, or a much smaller and more well thought out design that won't prevent the urban canopy from being destroyed.

There are many solutions to the problems that have be presented to the City of Calgary and to Sarnia Homes (the developer of this project). It's time for these ideas to be properly heard and considered with regards to how the community can be developed in the most sustainable and thoughtful manner.

Yours truly,

Submitted electronically

Steven Papp

Tom Beckedorf  
1923 – 32<sup>nd</sup> Avenue SW  
Calgary, AB  
T2T 1W5

March 22, 2023

The City of Calgary  
700 Macleod Trail SE  
P.O. Box 2100, Postal Station "M"  
Calgary, AB  
T2P 2M5

email:  
publicsubmissions@  
calgary.ca.

Attention: Office of the City Clerk

Re: Submission

Sarina Homes Rezoning Application – City Land Use Application LOC2022-0131

To whom it may concern;

Please accept this letter and its' attachment as my further submission to this file.

Canada is a democracy, and at all levels of government, elected representatives are there to serve the people. Councillors represent citizens in their ward, gathering information and balancing individual wants with community needs. However, when it comes to rezoning applications, there is no bylaw or rule that requires or prohibits councillors from disclosing how they voted or from answering questions from constituents. In a democracy, it is important for constituents to feel that their concerns are being heard and addressed, but past history shows that councillors have not always acknowledged or addressed petitions or opposition from residents. The recent acceptance of the new H-GO zoning without prior input from residents is also concerning.

In an excerpt from the About Calgary City Council (Calgary.ca website), it states; "Council has several roles. It represents individual Calgarians as well as the city as a whole, gathering information and balancing the wants of individual citizens with the needs of the entire community".

In an excerpt from Councillors and Wards (Calgary.ca website), it states; "Councillors represent the citizens in their ward in making Council decisions that have local and city-wide impact."

We have been told that Councillors do not have to explain why they vote or voted the way they do or did; in particular to rezoning applications.



We asked the question to many different departments within the city, including but not limited to; The Office of the City Clerk, the Manager of City of Calgary, Planning Department and Councilor office; nobody has been able to find a bylaw or rule that states either that a Councilor Should or Should NOT disclose how they voted. A further question was asked of the same group as to where it may be stated that residents of Calgary can or Can Not ask questions of Council in matters of rezoning applications. No evidence was provided to either question and or scenario.

In the Alberta Municipal Affairs Basic Principles of Bylaws; it states that, "a Council may act only by Resolution or Bylaw". It also states, "That Council does not pass bylaws that affect an individual's rights". Since there is no apparent Authority granted for the two noted scenarios; one then can assume that it is likely a violation of an individual's rights to be banned from asking questions or banning one from the basis of understanding a council's decision.

Councillors reading this will likely state that I am not an expert in this field and thus there is no substance to the observations presented. This is true, I am not an expert in this field. I will further state then that Councillors are not experts in rezoning applications and the long-term effect it has on Calgary; yet they have the power to decide the future with very little or no representation of those being affected.

On April 4th, concerned residents will present a petition of over 1150 citizens and comments against the current application in Marda Loop. In Bylaw #35M2017, there is a provision to facilitate efficiency in council meetings, but hopefully, it will not be used to silence voices.

The author asks that councillors acknowledge that they have read the attached information and fulfilled their democratic responsibilities by doing so.

The question remains whether democracy will rule.

I thank you for your time to read the concerns presented.

Yours truly,

A handwritten signature in black ink, appearing to read 'Tom Beckedorf', with a stylized flourish at the end.

Tom Beckedorf

attachment

## **Notes for Submissions to Calgary City Council**

The following points summarize some of the key reasons for objecting to the proposed "1900" Sarina Development on 33<sup>rd</sup> Ave SW at 19 St SW. to reflect your concerns.

### 1. The land use is not an appropriate use:

- The proposed project is outside the established commercial area which is underdeveloped (vacant sites and underutilize sites).
- The community norm for commercial building height is a maximum of four stories not six.
- The building is too high (6 Stories) given its close proximity to low density residential developments (sunlight access, shadowing, passive and active solar access, impedes backyard gardening, loss of privacy in rear yards).
- The building form and scale is inconsistent with the residential area (large blank vertical walls, obtrusive structure, visual blight, blocks views from existing buildings).
- Too many units (140+) proposed plus ground floor commercial. High density is not supported by public transit (no Ctrain), insufficient community facilities, and over-crowded local schools. The community norm is lower density (3.0 FAR).
- The community plan envisions the density of buildings to taper off as 33 Ave SW moves east away from Crowchild Trail.
- The proposed project is outside the boundaries of the Marda Loop Area Redevelopment Plan. This Plan should not be amended to include this specific application. Policy should be examined in a comprehensive way that reflects the overall needs of the community as a whole, not in response to an individual developer's application.
- Concern about the quality of construction. (Other projects show deterioration after only a few years).

### 2. Transportation Impacts

- 33 & 34 Ave SW are already congested with on street parking, no snow removal, illegal parking in crosswalks and bus lanes, and a very poor pedestrian environment (dusty streets and sidewalks, street furniture which is dilapidated, unmaintained and dirty)
- Parking access to the proposed building is from the lane. The lane will become a street. Visitor parking and delivery spaces are off the lane.
- Infrastructure improvements (Main Streets) have not been approved on 33 Ave SW east of 19 St SW where the proposed development site is situated.

### 3. Public Consultation Concerns

- The consultation process did not reflect the views of residents.
- Only token changes were made to the original application.
- No oversight of the consultation by the City.
- Rush to seek approval.

#### 4. Alternate Uses

- Leave as single and semi-detached dwelling units as per the current zoning
- Townhouses and row house
- Lower density apartments
- Lower building height

Many residents of the community support a new Local Area Plan so there is clarity and consistency as Marda Loop continues to develop. Approving individual land use amendment applications without a plan for Marda Loop is concerning and negatively impacting the community.

## PUBLIC SUBMISSION FORM



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In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided **may be included** in the written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

## FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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**Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.**

I have read and understand the above statement.

## ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name (required) Barbara

Last name (required) Rodrigues

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

## PUBLIC SUBMISSION FORM



What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Apr 4, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Proposed construction 1900 block 33 Ave SW Marda Loop

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)  
If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I would like to comment on the proposed development in the 1900 block of 33 Ave SW in Marda Loop.

Another high density building will add more congestion to the current traffic bottlenecks. It is important to recognize that local residents are already suffering. The proposed construction would exacerbate the current situation and devalue single family homes. More development will necessitate an increase in parking spaces, which are already seriously lacking.

I appreciate you taking these serious concerns into consideration.

Thank you,

Barbara Rodrigues

March 25, 2023

RE: 1900 Development Project, Application for Land Use Amendment, LOC2022-0131, [Bylaw 45D2023](#)

We are homeowners on the south side of 32 Ave SW, directly north of the proposed '1900' development on 33 Ave SW. Our family moved to Calgary at the beginning of 2019 and have enjoyed living in Marda Loop since then. We chose this neighbourhood for a variety of factors, but the most relevant is that we value walkability – cafes, restaurants, grocery stores, etc., and bike-ability to other areas of Calgary – and Marda Loop has mostly delivered in this regard. In fact, the recent redevelopment of older character homes as 'The Shops at Avenue Thirty Four' is exactly the kind of development we get excited about. We chose our particular home because we love old, character homes (ours is over a century old), and those are in very short supply in Calgary compared with other similar-sized Canadian cities. One of the biggest selling features of this particular home was the bright south-facing yard where our kids, dog, and vegetable plants would thrive.

We are not opposed to urban densification – in fact we are in favour of it. We believe that denser neighbourhoods, with a mix of retail/commercial and residential space, more diverse housing options, and relaxations of residential parking requirements in targeted locations, are a required component of a climate change mitigation strategy. We were also encouraged to see the creation of the new H-GO zoning option in Calgary, which will add a much-needed, more diverse, housing options within the neighbourhood.

We were expecting that the homes on 33 Ave behind our house would be redeveloped at some point to a much higher density than what currently exists. However, the height of this proposed development was a shock at six storeys and 23m, and the land use redesignation would be a very substantial land use change to what currently exists. We do not believe that this will provide a measured transition between streets, and that this will be an extremely abrupt transition between the two storey homes on 32 Ave and the proposed development on 33 Ave. **A lower building – say 16m - would be more consistent with most buildings outside of the Business Improvement Area, and would provide a more reasonable transition from the homes on 32 Ave.**

Since we are located directly north of the development, the proposed building will block almost all our direct sunlight in the winter months, exactly when we need it most. This is completely incompatible with the use and enjoyment of our property, and we would not have bought our home if such a building was in the backyard. City of Calgary Land Use Bylaw 1p2007 states that *"The Development Authority may approve a development permit application for a permitted use where the proposed development does not comply with all of the applicable requirements and rules of this Bylaw if, in the opinion of the Development Authority:*

***(a) the proposed development would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring properties; and***

***(b) the proposed development conforms with a use prescribed by this Bylaw for that land or building."***

In our view, the proposed 1900 development unduly and materially interferes with the use, enjoyment, and value of neighbouring properties.


Although we feel that this area is suitable for further densification given its location in close proximity to downtown and an existing main street, we are extremely frustrated that significant rezoning is occurring with only a partially funded Main Street program, and a significant delay in a Local Area Plan process. The community plan envisions the density of buildings to taper off as 33 Ave SW moves east away from Crowchild Trail. While Administration has recommended that the Marda Loop ARP boundary be amended to include the 1900 development, this does not meet the community needs to have a more comprehensive, holistic approach to significant land use changes. A LAP process would provide the community with the much-needed engagement, as well as clarity and consistency as Marda Loop continues to evolve. There is a need to develop land-use policies in a comprehensive way, not in response to individual developer's application on a case-by-case, piecemeal basis.

Also, we are concerned that a considerable portion of the Marda Loop Main Street area has not been funded within this 4-year budget. A partially funded project will be misaligned with the actual growth and needs along the eastern part of 33 and 34 Ave. There are already significant challenges along this corridor, including very unsafe pedestrian crossings and only a partially funded multi-use path. Densification is occurring however, without commensurate fully-funded public realm improvements to deal with these safety concerns and mobility needs.

To summarize, we encourage densification and would like to see a variety of urban forms within the community that meet the needs of a diversity of residents, but one that provides measured transitions in scale, and includes commensurate investments by The City such as in safety and multi-use mobility options. There are numerous alternatives available for this parcel, and we recommend that the Application for Land Use Amendment be declined as proposed.

We encourage The City to find a solution that will find a balance with the redevelopment of the Marda Loop area and the current character of the community.

Thank you in advance,

Dan Shugar & Jen Pouliotte  


**PUBLIC SUBMISSION FORM**



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**Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.**

I have read and understand the above statement.

**ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING**

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I have read and understand the above statement.

First name (required) Damir and Katarina

Last name (required) Jesic

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



## PUBLIC SUBMISSION FORM



What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Apr 4, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Public Hearing April 4, Planning CPC2022-1329 (Bylaw 45D2023/LOC2022-0131)

Are you in favour or opposition of the issue? (required)

In favour

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)  
If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please see attach our letter in support of this project, thank you.

**To City of Calgary Councilors and the Mayor,**

**I am writing in support of Bylaw 45D2023 to accommodate a mixed-use multi residential development.**

- This is an application about diversified housing options, enhancing the public realm, as well as broadening the range of services and amenities in established communities. Both undersigns live in a mixed-use building in the area and appreciate the opportunity to live in such diverse environment that bring people and community together.
- Sensitive density that complements the ongoing evolution of 33rd Ave SW, while also supporting the vision of the Marda Loop Streetscape Master Plan (MLSMP). Buildings of this type need to be strategically located on sites just like this to allow for visual appeal and practical living scenarios for residents and business to thrive in the newly created ecosystem.
- Sarina has been and continues to be a valued member of the community, with desirable projects that contribute to the overall planning of the community and enhance living standards by building quality projects.

As residents in the area, we appreciate that this proposal seeks to balance the characteristics that define Marda Loop while also proposing an attractive vision for the ongoing evolution of this area, main street, and the city; namely for the following reasons:

- The mid-rise, medium-density nature of this development will bring in more users of community amenities. The undersigns have experienced this firsthand by living in the community and utilizing commercial services that are created.
- This project and its location will provide more eyes on surrounding streets, which, when combined with the landscaped, paved, and gently illuminated rear alley, will improve the overall safety of the area.
- Having reviewed the proposal, we appreciate the parking amenities provided, and trust that, given the type of units, its proximity to major transit and cycling networks, and the updates to 33rd/34th Ave SW, vehicular congestion in the area will be managed accordingly.

Overall, we remain confident that this project will add value to the community and look forward to seeing it progress for the benefit of community residents, landowners, businesses, and visitors alike.

Sincerely,

Damir Jescic  
#211, 3375 – 15 Street SW  
Calgary, AB T2T 1Z3

Katarina Jescic  
#211, 3375 – 15 Street SW  
Calgary, AB T2T 1Z3

Audra Papp  
2003 32nd Ave SW  
Calgary, Ab T2T1W7

March 26, 2023

Attention: Office of the City Clerk, City of Calgary

Re: Sarina 1900 Development Project,  
File: 2022 – 0131  
Agenda Item: Bylaw 45D2023

I am a directly impacted resident to the Sarina 1900 proposed development and would like to share my concerns with Council and provide you the alternatives/opportunities that impacted residents have suggested with Sarina, to improve the project site.

First off, I would like to state that I am NOT opposed to a densification/alteration of the land use to the development site. I AM IN SUPPORT of a development that encourages reasonable development, density, community gathering, engagement and enhanced inner city living at the corner of 33<sup>rd</sup> Ave and 19<sup>th</sup> Street. A six-story development at 16 meters is not a development in which I can support.

The land use application under consideration is not an appropriate development for the following reasons:

1. Location and Size

- The Sarnia 1900 project is outside the established commercial area which has been identified in the Marda Loop Area Redevelopment plan (MLARP). Based upon the MLARP, commercial development is to be located on the west side of 19<sup>th</sup> Street.
- The design of Sarina 1900 as a six story building is completely out of place on the block which is surrounded by attached and single detached homes with an approximate height of 8m. The proposed design is not a reasonable transition between the existing land use and the size of the proposed development. A comment was made in the Calgary Planning Commission that a building of this size on the north side of 33<sup>rd</sup> Avenue was a mistake. I would encourage Council to reject this current application and request a more thoughtful development plan on the project site.

Proposed Alternatives:

- In our consultation process the directly impacted residents have stated support for a thoughtful 4-story development, live/work housing products, townhomes, or semi-detached houses on the development site. These types of housing products are not as prevalent in the area, would be a welcomed housing option and provide a reasonable transition between existing land use. In addition, a project of this sort would be less capital intensive, have a shorter construction window for the developer and be less disruptive to the neighbors.

2. Building Design

- The height and bulk of the Sarnia 1900 development will severely impact privacy and restrict sunlight access on south facing properties which are sought after in this community. South facing back yards are sought after properties in our climate and a six-story development would be detrimental to the enjoyment of the directly impacted residents.
- The Sarina 1900 design calls for 140+ units plus ground floor commercial/retail spaces. The real estate market in Marda Loop is saturated with this type of product (1 and 2 bedroom condos or apartments). There are up to 5 similar buildings offering the same product that are not fully occupied as either a purchased or rented home ownership models. When walking down 33<sup>rd</sup> avenue, it is easy to find underutilized commercial space within the neighborhood and adding more similar sized commercial space in an area outside the existing commercial zone is not an enhancement to this area.
- The most recent commercial building (the Henry Block located along 34<sup>th</sup> Avenue and 19<sup>th</sup> Street) was quickly occupied as it provided its tenants unique boutique experience, **within the Marda Loop commercial hub**. Commercial development east of 19<sup>th</sup> street is not in the commercial hub and will remain in the shadows of avenue 33 making it a marginal enhancement.
- The quality of construction of this type of product is a concern within the neighborhood. Sarina has developed the following buildings on 33<sup>rd</sup> Avenue with mediocre design and quality. Coco, Avenue 33, Harrison and 1600 are all experiencing quality of construction concerns on their existing buildings along 33<sup>rd</sup> Avenue. Special assessments in these buildings are impacting occupancy of these properties and negatively impacting property values of surrounding residents.

Proposed Alternatives and additional commentary:

- A four-story building with thoughtful cutouts to reduce shadowing and strategically placed windows and balconies are an approved suggestion that has been forward to Sarina. They have committed to reduce the massing on the north side of the building and front load the building along 33<sup>rd</sup> Avenue to keep the six story design. Front loading the building reduces enjoyment from the street level and prevent any vegetation growth along the north side of 33<sup>rd</sup> Ave.
- As Sarina has 5 developments along 33<sup>rd</sup> avenue with minimal design or visual interest, we are not hopeful that Sarina is capable of improved design. **I request that Council push developers to create design that is engaging, creative and beautiful.**
- In July, when Councilor Courtney Walcott met with the group of directly impacted residents, he also suggested that 33<sup>rd</sup> avenue needed more inviting development.

3. Transportation Impacts

- The ability to move along 33<sup>rd</sup> and 34<sup>th</sup> Avenue is increasingly difficult as the City has not effectively managed transportation through this community. Presently, there is little to no street parking available for people to visit the commercial areas and business owners, employees and shoppers are beginning to park on the non-permitted residential streets of 32<sup>nd</sup> Ave. This added traffic and parking load is impacting the ability to safely cross neighborhood streets and 32<sup>nd</sup> Ave is becoming a cut through road. Vehicle volumes, vehicle

speeds and visibility are negatively impacting residents of 32<sup>nd</sup> Ave. Adding another 140 units with 1-2 cars per unit is not a reasonable impact to an already congested area.

- The Sarina 1900 proposes access, egress and commercial parking spots within the middle of the laneway. The back lane will quickly become a street without the speed or space to safely maneuver as residents back out of garages, garbage trucks service the building. Speaking from experience, the laneway between 19<sup>th</sup> and 20<sup>th</sup> Street has become very dangerous with two-way traffic as shoppers cut behind Blush Lane to stay off a congested 33<sup>rd</sup> Avenue.

Proposed Alternatives:

- Reduce the # of units in the development to reduce strain on already strained infrastructure and reduce the FAR to 3.0.
- The impacted residents who have met with Sarina numerous times have suggested a development with reduced site coverage to create a more inviting building. These suggestions have never been considered.

#### 4. Public Consultation Concerns

- The consultation process has not reflected the views of the directly impacted residents. The bare minimum of design considerations are the only considerations that have been implemented by Sarina on the proposed development.
- The directly impacted residents have engaged professionally, thoughtfully and in good faith. Sarina has not listened or documented our engagements accurately. The “What We Heard” reports have been inaccurate and not accurately reflected the constructive conversations that have been had. This is indicative of a developer led consultation process where the developer pays the bills of the engagement consultant. We have requested City involvement in these meetings with no engagement. **I would like to request that council reject this application and participate in the process prior to approval.**
- Sarina has now resorted to 1v1 conversations with some directly impacted residents, and cut others out of the conversation in hopes the community concern becomes less coordinated. Sarina is not a developer that is concerned about community engagement or the betterment of the neighborhood. **The developer is pushing this process through council so no further engagement is required.**
- The community of South Calgary and Altadore have held the burden of development for years. Hundreds of 50ft lots holding bungalow style houses have been subdivided to 25ft lots with two residential houses which have fed the municipal purse through property taxes. We have held a huge development/densification burden with no new municipal services provided. As stated, traffic planning has been largely ignored for the past 10-20 years. **The directly impacted residents are requesting that policy be updated to support the current community needs and development occur in alignment with updated policy. This community deserves that courtesy.**

City of Calgary Priorities

- Sustainability has been a key priority for this council under the new mayor. Council is requiring citizens to adjust their actions and should be requiring developers to follow suit. Sarina’s 1900 development is not in alignment with Councils current priorities. They have not incorporated

any LEED or BOMA principles into its design. To align with current City priorities Sarina's 1900 development *should* propose:

- a project site a smaller surface footprint vs maximizing density
- water collection and re-use on site,
- green spaces or green roofs which reduce run off, promote vegetation growth and reduce sedimentation of our waterways,
- incorporation of mature trees on the project site to maintain the urban canopy, or a robust urban landscape plan,
- waste management practices that divert wastes from landfill,
- inclusion of permanent vegetation on the project site to support local biodiversity,
- waste heat to power technologies
- consideration of sustainable building materials
- Instead, Sarina can promise marginal construction quality which is not a sustainable solution.
- You are all a new council and may not be aware that in the last Council meeting an array of development was approved before the new council was created. Sarina homes has been a developer who has benefited from the previous mayors development approvals. You, as a new council are only hearing of this project in isolation and need to know the following information:
  - Every development Sarina homes has put forward along the North side of 33<sup>rd</sup> Avenue in the Marda Loop area has encountered opposition and has not been universally well received. A variety of impacted residents have tried (in good faith) to influence the density and design of Sarnia projects. Sarina has ignored discussion, suggestions and alternatives and cut off dialogue to push the development forward which has resulted in unreasonable density, mediocre design and below average quality.
  - We have become aware from residents in the last two Sarina developments (Harrison and Coco) that within the first year of ownership, special assessments have been required to address issues with poor quality construction.
- Commitment to this community has been the cornerstone of Sarina's engagement with my family. If Sarina is committed to the community then why have our voices not been heard or considered in the design? Why has Sarina sold two of its latest properties to a Vancouver based private equity firm? This does not sound like commitment to our community nor to our City.

As a concerned resident, I am requesting that you reject this application in an effort to align with your own priorities and objectives. A rejection of this application does not mean that it can't go ahead, it just means that more work and consultation is required. I am asking you to demand more from developers. Have them engage in good faith with their stakeholders and develop the policy which supports constructive engagement. Have them incorporate sustainability principles that reduce impacts to water, waste, and climate. I request that you spend time to align policy in key areas in the city that have outdated policy. These actions puts council back in the drivers seat on development and puts developers in the correct seat of following sound policy.

Let's say not right now to this development and help Sarina develop a project that supports the needs of the community and the city.

Thanks, Audra Papp

RE: PROPOSED BYLAWS 45D2023, 17P2023, 18P2023

CITY COUNCIL MEETING APRIL 4, 2023

My name is Colleen Schommer. Thank you for the opportunity to submit.

I oppose the proposed Land Use Amendment 2022-0131 in Marda Loop to accommodate a six storey mixed use building with a height of 23 meters and a floor area ratio of 3.6 on the 1900 block of 33<sup>rd</sup> Ave SW which is currently zoned for RC-2, Residential-Contextual One/Two Dwelling.

Rationale:

1. Land use redesignations are in perpetuity (outlasting resale and redevelopment) and thus need to be thoughtfully and wholistically considered. They are best limited to exceptional circumstances.

My personal measure is whether a proposal will benefit the quality of life of present and future generations of the community. This proposal does not meet this test.

2. Changes must be made to two local area plan documents in order to make the application retroactively compliant. It would require a half block (from 33<sup>rd</sup> Ave to the lane) addition to the Commercial area (business district) of Marda Loop without any due diligence or public consultation.

(Proposed Bylaw 17P2023 Schedules A and B)

A matching cut out would be required to the South Calgary/Altadore Plan.

( Proposed Bylaw 18P 2023 Schedules A and D)

Page 190 of A City of Safe & Inspiring Neighbourhoods refers to values that matter to Calgarians. The first stated value is Reliability, "Citizens and investors want to know that requirements in plans will be upheld and not abandoned arbitrarily."

3. Effectively, developers rather than the City would be drawing the line between residential and commercial districts. Planning is the purview of the City, while developers comply with plans and regulations.

The Urban Strategy report to SPC on Planning and Urban Development dated December 13, 2017, recommends, "The 33<sup>rd</sup> and 34<sup>th</sup> Avenues SW (Marda Loop) Streetscape Master Plan will support the upcoming City-initiated land use re-designation as part of the Main Streets Program."

City Council approved land use bylaws (39P2019 and 112D2019) for 33<sup>rd</sup> and 34<sup>th</sup> Avenue between Crowchild Trail and 19<sup>th</sup> Street SW, including the 18<sup>th</sup>/19<sup>th</sup> Street loop extending from 34<sup>th</sup> to 36<sup>th</sup> Ave, on May 27, 2019. (CPC 2019-0404 attachment 3).

As of March 2023, City-led rezoning for the area on 33<sup>rd</sup> and 34<sup>th</sup> Avenues SW between 19<sup>th</sup> Street and 14<sup>th</sup> Street remains outstanding.

4. The absence of an updated local plan and the patchwork of land use redesignations, exclusively for Sarina Homes, on 33<sup>rd</sup> Ave SW has resulted in scope creep (zoning, height and mass) without full consideration of community implications.

5. The proponent has applied for a MU zone which allows inappropriate commercial land uses for the residential zone. For example some discretionary uses for this zone include drinking establishment, hotel, kennel, and vehicle rentals and sale.
6. The applied for height and mass are excessive:
  - A) The commercial area on the northwest corner of 33<sup>rd</sup> Ave and 19<sup>th</sup> Street (directly across the street) has approved zoning with a maximum height of 16 meters and a maximum floor area ratio of 3.
  - B) The streets closer to the Crowchild BRT station are more suitable for higher density development. The area does not have direct access to LRT to accommodate density.
  - C) The comprehensive Marda Loop Streetscape Plan finalized March 2019 and considered by City Council on May 27, 2019 has the north side of 33<sup>rd</sup> Ave between 14<sup>th</sup> and 19<sup>th</sup> streets zoned for MH-1 (multi-residential low rise high density) housing with a maximum height of 16 meters (representing 4 stories) and a maximum floor area ratio of 3.
  - D) No suitable rationale was provided by the developer for the height and mass variance yet the City Administration recommended the proposal.
7. The February 9, 2023 City Administration report to Planning Commission for this proposal, CPC 2022-1329, states, "Infill developments complement the established character of the area and do not create dramatic contrasts in the physical development pattern." "These transitions should be sensitive to the scale, form and character of the area and do not create dramatic contrasts in the physical development pattern." The application does not satisfy this requirement.
8. The Calgary Planning Commission recognized the issues and was divided on this proposal.
9. During the developer conducted consultations, the residents were told by the proponent that the Marda Loop Area Redevelopment Plan (which has some standards for setbacks etc.) was not considered by the City to apply to this application. I was further advised by City Administration that "The Sarina site is only bound to the policies of the South Calgary/Altadore ARP. "The final City administration report reversed this position without resident notification.
10. With a six story building, the residents directly across the lane will be fully in the shade in the winter. For example, our home was designed with the primary incoming light from a wall of south facing windows in order to benefit from living in Canada's sunniest City. The winter shade diagrams are attached to this document. The yellow colouring represents additional shading from a four story building-note that this illustration is for a four story building with no setbacks. The additional shading for the six story building consists of both the yellow and the blue shading in the diagram. Currently the areas represented in yellow and blue enjoy daytime winter sunlight. The City's requirements for shade studies are insufficient compared to other Canadian municipalities.
11. Other potential loss of use and enjoyment for neighbours and community residents as well as environmental impacts are set out in detail in the petition.



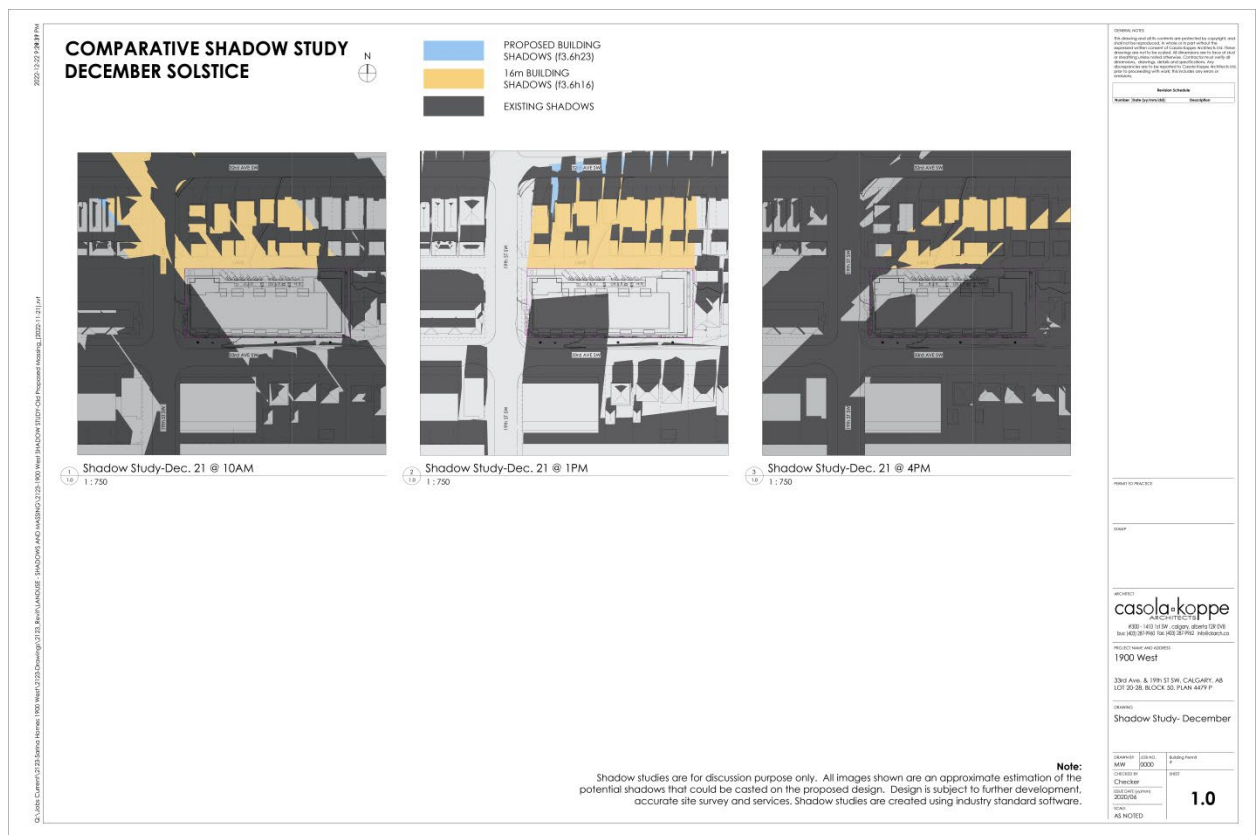
Recommendations:

1. a) The City deny this application.

OR

b) With respect to the proposed Bylaw 45D2023 corresponding to this application, that second and third readings be withheld and the file referred back to Administration to explore M2 or MC2 zoning, the reduction of the mass of the building to a maximum Floor Area Ratio of 3 and a maximum height of 16 meters.

2. The Local Area Plan be updated to include rezoning of the residential zone of 33<sup>rd</sup> Ave SW and that consideration be given to utilizing a joint City and resident committee to develop the Plan. Proposed Bylaws 17P2023 and 18P2023 be deferred for consideration pending completion of the Local Area Plan.



Madame Mayor  
Members of City Council

April 4, 2023

RE: Bylaws: 45D2023, 17P2023, 18P2023 (LOC2022-0131/CPC 2022-1329) -1900 Blk 33<sup>rd</sup> Ave SW

Thank you for the opportunity to address the proposal for the 1900 Block 33<sup>rd</sup> Avenue SW (File 2022-0131).

I am a relatively new resident to Calgary and have spent my career in city planning and development. My opinions represent my views as a resident of Marda Loop and as a planning professional. I am here to object to the proposed plan amendments, the proposed zoning amendment and the proposed development. My submission provides a comprehensive commentary on his application.

I support sensitive thoughtful infill development that respects the existing community context, is compatible with existing development and provides a net benefit to the community.

## **1.0 Summary of Requested Actions**

- 1. Deny the Application as Submitted or Refer the application back to the Administration and CPC for review and reconsideration with any amended application to have a maximum height of 16m and a maximum Floor Area Ratio of 3.0 and initiate development of a new “ Neighbourhood Mainstreet Zone”.**
- 2. Direct the Administration to prepare a new Area Structure Plan for the South Calgary/Marda Loop/Altadore community.**
- 3. Place a moratorium on multiple unit residential projects of more than four units and mixed use projects that require a zoning bylaw amendment until a new ARP is in place.**
- 4. Engage in Positive Community Building.**

Section 2.0 below provides key points in support of the requested actions.

## 2.0 Key Points

### 2.1 Deny the Application as Submitted or Refer the application back to the Administration and CPC for review and reconsideration with any amended application to have a maximum height of 16m and a maximum Floor Area Ratio of 3.0 and initiate development of a new “Neighbourhood Mainstreet Zone”.

1. The application does not comply with approved City Policy as provided in:
  - The *South Calgary/Altadore Area Redevelopment Plan, 1986*
  - The *33<sup>rd</sup> and 34<sup>th</sup> Avenues SW Streetscape Master Plan Final Report, March, 2019*
  - *The 33/34 Avenue Land Use Policies approved by Council on May 27, 2019*
  - *The Marda Loop Area Redevelopment Plan, July 2021.*

The CPC staff report (2022-1329) provides a path forward to skirt key policy and regulatory issues, a “work around” via spot rezoning the subject site with development standards (Height, FAR) proposed by the developer not the City.

2. The proposed amendment to the MLARP (18P2023) Schedule D would designate the site as “retail-residential”. The proposed zoning bylaw amendment (45D2023) would zone the site MU1. The proposed MU1 zone contains land uses that are not “retail” such as breweries, wineries, distilleries, kennels, licensed restaurants, hotels, car rental, vehicle sales, vet clinics. The proposed zoning is inconsistent with the proposed land use policies.
3. The *33/34 Avenues Land use Planning Policies* approved by Council on May 27, 2019 are the most recently approved land use policies for the site. **The subject site is not identified for a proposed zoning change.**
4. The proposed Height of 23 m and FAR of 3.6 exceeds the standard of H16 and FAR of 3.0 provided in the *Streetscape Master Plan Final Report, March 2019*). As per CPC 2022-1329, the Administration has accepted the developer’s request to increase the height of the building because the site is sloped. The method of height calculation as defined in the Zoning Bylaw is standard for all projects. No rationale is given for deviating from the prescribed methodology.
5. The staff report has several important errors and omissions:
  - a. The report (page 1) cites several projects recently approved that were approved as spot rezonings that were similar and height and FAR to the proposal as “precedents” without reference to the fact that they are contrary to approved policy. The staff report does not make reference to the developed commercial strip immediately west of the subject site that is zoned MU2- F3.0 h16 as a comparable property (See Location Map Page 2.)
  - b. A review of the current zoning map indicates that the “community norm” in the commercial area is a FAR of 3.0 and H16 metres. The others appear to

- have resulted from “spot rezonings” to accommodate specific developer requests.
- c. The staff report does not provide decision options to CPC. A policy option that should be presented is to refer the report back with direction for the developer to submit a revised application after further consultation.
  - d. The report does not provide commentary on the range of uses permitted in the MU zone. The applicant has indicated dwelling units, commercial space, and live–work space as likely land uses. The MU zone provides for over 40 land uses, many that could be considered incompatible with adjacent housing (e.g. brewery, winery, distillery, drinking establishment, kennel). Perhaps the MU zone is not an appropriate zoning designation. A new “Neighbourhood Main Street zone “may be required to address zoning deficiencies
  - e. The report does not indicate that approximately 10 low cost rental dwelling units will be demolished.
  - f. The report does not identify existing MU areas or other land use districts where the proposal could be developed in compliance with approved policies.
6. There is considerable resident opposition to the proposal 49 letters of opposition and a petition with over 1,200 signatures and almost all are neighbourhood postal codes.
  7. The proponent is able to address CPC but residents/spokespersons are denied the opportunity. The submissions are not received by CPC but summarized in one brief paragraph in the staff report. The developer was able to address CPC and submit information that was not subject to public review or comment and had factual errors.
  8. There is no guarantee the proponent will even advance the amended project as submitted.
  9. While the BIA supports the proposal it raises several red flags with respect to maximum building height, setbacks, adequacy of parking, assurance of design. That is a very qualified endorsement. The BIA also recommends a new ARP be prepared.
  10. There are many undeveloped and underdeveloped sites within the Marda Loop BIA and other commercial sites where this project is appropriate.
  11. The “accepted” practice of having developers propose regulations for their specific projects should be terminated. The zone should prescribe the development standards and processes should exist for seeking variances.
  12. The responsibility for opposition to this project rests with the developer. They have not attempted to comply with approved policy, consider alternate uses, and make significant changes in response to community concerns. Their approach is to advance a project that will be “rejected” by the community and return with one that provides token change and will be reviewed and get approved.

## **2.2 Direct the Administration to prepare a new Area Structure Plan for the South Calgary/Marda Loop/Altadore community.**

1. This process can fine tune the details required for Main Street implementation such as criteria for commercial expansions or new commercial areas and recommend appropriate zoning classifications and development standards through policy rather than through zoning amendment application process.
2. Establish policies for the benefit of the City and the community that guide development to appropriate locations.
3. Ensure better use of City investments in communities.
4. Reduce the number of contentious projects from Council agendas.

## **2.3 Place a moratorium on multiple unit residential projects of more than four units and mixed use projects that require a zoning bylaw amendment until a new ARP is in place.**

1. This action allows development that complies with current approved policies to proceed.
2. Consider deferring consideration of current applications until a new ARP is adopted.

## **2.4 Engage in Positive Community Building**

1. The residents are generally support of sensitive compatible infill redevelopment and recognize that change is occurring, but must be done within a contemporary comprehensive planning framework.
2. There is a need to balance overall City growth objectives while being sensitive to the impact on existing communities that have already experienced substantial redevelopment.
3. Citizens expect local governments to provide services and protect them; that responsibility extends to their communities.
4. The negative impacts of approving development in the absence of a sound policy framework are apparent:
  - a) Trust and confidence in the planning review and approval process is eroded.
  - b) Developers face community opposition on every project.

- c) As issues cannot be resolved at earlier stages, Council Chambers becomes the first public forum for residents to express their views.

### 3.0 Detailed Analysis and Commentary

The information which I have had the opportunity to review indicates that the proposal is not in compliance with approved City policy as documented in the *South Calgary/Altadore Area Redevelopment Plan*, *The Marda Loop Area Redevelopment Plan* and the *Municipal Development Plan, Section 3.4 Main Streets*.

These documents are Council's statement of commitment to the community regarding managing urban change and also provide direction to the development industry on how/where development should proceed. Not complying with policy can be seen as a break of public trust. Deviations from approved policy erode public confidence in our institutions; these decisions should not be taken lightly.

Appendix A provides a detailed examination of the project's compliance/non-compliance with City policy.

Appendix B examines the project's compliance/non-compliance with the major development standards for the MU-1 zone.

In the community engagement process residents identified other land uses that would be acceptable. Suggestions included row housing, stacked townhouses or redeveloping the sites as semi-detached dwellings (which is permitted).

#### 3.1 Summary of Key Findings:

- 1) **The proposal is inconsistent with land use guidelines approved by City Council on May 27, 2019. Those guidelines and previous studies do not contemplate the expansion of the Marda Loop Commercial precinct eastward to include the subject site. The rationale is clear. The Marda Loop commercial precinct must remain compact, walkable and pedestrian oriented. The Commercial area is generally underdeveloped (low intensity older structures) and there are significant opportunities for "Commercial/Mixed Use densification" within the existing area on 33<sup>rd</sup> and 34<sup>th</sup> Avenue SW. There is no need for commercial sprawl in a community that continues to experience residential densification. No economic analysis has been undertaken to demonstrate a need for a change in policy direction.**
- 2) **There is an immediate need to update the Area Redevelopment Plan. This application and other projects within the Marda Loop area the last few years, combined with other general development pressures, community infrastructure issues and the historical densification of the community are key drivers for a review. A contemporary policy framework is required to guide development decisions and provide clear direction to the**

- development community and residents. Valuable work has been undertaken but it should be integrated into a fresh vision.
- 3) **The proposed MU-1 Mixed Use zoning district development standards should be reviewed if it is to be used to implement the Main Street concept. The absence of specific development standards with respect to height and Floor Area Ratio (FAR) are problematic when trying to uphold principles related to ensuring compatible infill development. The development industry and communities would both benefit from clear rules. In the absence thereof, community battles over infill projects will continue. The permissive approach of developing/approving development regulations in response to specific applications encourages potential conflict. The practice of spot rezonings should end.**
  - 4) **The proposal is incompatible with the adjacent low density residential development to the north of the subject site with respect to height (23m), building mass (FAR 3.6), building scale. The proposed six storey building is immediately south of the lane from one and two storey dwellings of recent construction and prime building condition. Specific development guidelines provided in the City policy documents identify issues related to land use compatibility and policies for mitigation of land use conflict.**

### **3.2 Managing Infill Development –The Marda Loop Experience**

Managing urban development in established communities is a fine balance between allowing significant changes in development (intensification/densification) while maintaining the urban environment qualities that support sustainable resilient communities and provides a desirable quality of life. It is time for thoughtful sensitive redevelopment. The community building process is complicated, often with competing objectives. Therefore it is time to be thorough in the analysis of options and pay attention to detail.

Marda Loop has experienced significant “soft -low impact” intensification over the last ten to 15 years. Many sites are on their third generation of housing stock replacement. Low density single detached housing has been replaced by semi-detached units, smaller single detached housing sites and smaller infill multiple units such as 4 unit townhouses.

According to City data, the Marda Loop area has a development density of approximately 2.5 times the City average. If the whole City were developed to the Marda Loop density, the footprint of the City could be considerably smaller. Think of the impact on capital and operating budgets and livability considerations such as travel times, walkability and access to services.

Major players in the Calgary community frequently promote the idea that all growth is good. The recent larger scale projects approved in Marda Loop clearly demonstrate the negative impact on established communities. Some projects have been proven to be incompatible in terms of: land use, building height, massing, and scale. Many projects are out of character with the community and place high demands on existing infrastructure which can destroy the very elements that make communities successful.

There is no identified need to expand the existing Marda Loop Commercial precinct eastward along 33<sup>rd</sup> Avenue SW. The existing area (33<sup>rd</sup> Ave SW and 34th Ave SW) features approximately 8 city blocks of commercial space in which there are many undeveloped or underutilized sites. In that regard the existing commercial area is a “commercial node” rather than a continuous commercial street as it comprises two parallel streets with intersecting streets resulting in a grid pattern. The Marda Loop Commercial precinct will only be successful if it remains compact and becomes fully developed. The City’s own policy documents (South Calgary/Altadore Area Redevelopment Plan, 1986 and the Marda Loop Area Redevelopment Plan 2021) clearly define the commercial precinct and related policies.

Recent larger scale infill projects required relaxations of city policies. There have been about 60 amendments to the Community Plan over the years to accommodate many of these non-complying projects. The approval of these projects is contrary to approved policy and several of these projects have proven to be detrimental on the community. Compare the current application and recently approved ones too many in the Garrison Woods area and the differences are apparent. It is time to revisit development policies and development regulations if the intent is to approve medium density infill projects that are compatible with the existing community.

### **3.3 A Political Perspective**

In running for election in 2021, Councillor Walcott provided the following commentary/observations as part of his platform (Calgary Herald, Oct 11, 2021)

*“Ward 8, like many other inner –city wards, has been subject to higher rates of densification due to its location to pre-established amenities and activity centers. As I speak to constituents throughout the ward, there is a feeling of being targeted, of being subject to greater change than anywhere else in the city. To some degree, this is accurate. We’ve seen buildings go up that disregard the Area Plan, spot “What I have heard though is that council has often focused on the big picture so much that the ground-rezoning, and significant change come quickly into Ward 8 neighborhoods.” level lived experience of constituents has been neglected, and in some cases, actively disregarded.”*

Council has the opportunity to make a decision that benefits both the City as a whole and the Marda Loop Community. It is time to raise the bar on the quality of development that the City is prepared to accept and to initiate the process of contemporary collaborative community building. A progressive forward looking City makes decisions that improve the overall quality of urban living. It is time to “walk the talk” by denying this application. The option to continue down the current path will result in community deterioration.

### **3.4 Council Responsibilities/Decision Making Process**

**It is time for Council to adjust its focus if the intent is to encourage vibrant, sustainable, livable communities that are consistent with higher level goals such as increasing densities in existing communities.**



The relationship between community leaders and the development industry appears to be uniquely aligned. Evidence supporting this position is the established pattern of approving developments that contravene approved policy. There are certainly many possible explanations for the close relationship between the common aspirations of the development community and Council. Two reasons stand out:

1. The City has fallen behind in its obligations to establish community specific appropriate policies and regulations through community consultation prior to consideration of development applications. The remedy requires the City to get a head of the game and be proactive rather than being reactive.
2. The City needs to apply and uphold the current approved policies and deny applications that are non-compliant. Projects that are compliant should be approved in a timely manner. Non-compliant projects must be subject to a far more rigorous assessment/review process. The threshold for approval must be high and have wide support.

The development review processes are complex, confusing and lack transparency. While direct consultation between residents and a developer has merits, it is important that the City be active in overseeing and monitoring public events. The current process allows for unbalanced “negotiation” between individual residents and the proponent. The role of Community Associations is invaluable in providing programs to residents; their role in the review process could be modified from being passive to actively engaged in the process.

Respectfully submitted,

Joe Schommer

## Appendix A - Policy Compliance Analysis

**Note: The Administration has advised that if the project were to proceed, amendments would be required to existing policy documents. This analysis evaluates the proposal on the basis that that the subject site may be covered by those policies in the future.**

Policy Component	Commentary/ Analysis	Compliance Status
<p><b>Municipal Development Plan Section 3.4.2 (c)</b>  <i>“Local Area Plans for an Urban Main Street should provide a land use framework to achieve a minimum intensity threshold of 200 jobs and population per gross developable hectare. Individual Urban Main Street densities and appropriate job and population distributions will be established through a Local Area Plan or within an Implementation Guidebook.</i></p>	<p>This policy requires the City to undertake additional policy work prior to consideration of specific zoning applications or development applications within a designated Main Street area. No evidence has been found in the research that this critical policy work has been done and approved.</p> <p>While the subject site is designated Neighbourhood Main Street under the MDP, the subject site is outside the recognized commercial precinct.</p> <p>Given that the Local Area Plan is outdated, it should be updated prior to consideration of any rezoning and development applications.</p>	<p>Non-Compliant</p>
<p><b>South Calgary/Altadore Area Redevelopment Plan Section 3.3.2</b>  <i>“No new commercial areas or expansions to the existing local commercial areas are envisaged. This Plan would require an amendment should such changes occur.”</i></p>	<p>The subject site (1918- 1940 33<sup>rd</sup> Avenue SW) is outside the approved commercial precinct.</p>	<p>Non-Compliant</p>

<p><b>Marda Loop Area Redevelopment Plan, 2021 Map 4.1</b></p> <p>The eastern terminus of the study area extends to 19<sup>th</sup> Street SW on the north side of 33<sup>rd</sup> Avenue SW.</p> <p>There are no policy provisions proposed to extend the commercial precinct or a process identified for extending the commercial area.</p>	<p>The subject site is not included within the Neighbourhood scale commercial precinct.</p>	<p><b>Non-Compliant</b></p>
<p><b>MLARP Section 4.2.1.2(1)</b></p> <p>New developments should comply with the maximum building heights indicated in Map 4.2 Maximum Building Heights of unless otherwise specified in Policy 4.2.1.2, 4.2.1.3 and 4.2.14.</p>	<p>The application requests a maximum building height of 23m.</p> <p>It is noted that the commercial area block face immediately to the east of the subject site has a maximum permitted height of 4 storeys in 16 metres.</p> <p>The proposal is not compliant with maximum permitted height in the current RC-2 zoning (8.6 to 10m) for residential use.</p>	<p><b>Non-Compliant</b></p>
<p><b>MLARP Section 4.2.2(2.)</b></p> <p>“Where new developments share a lane with a low density residential district (Figure 4.5) the building should meet the following guidelines:</p> <ul style="list-style-type: none"> <li>• Provide a minimum setback of 5 metres from the rear property line.</li> <li>• Provide a minimum step-back of 3 metres at either the second or third storey</li> <li>• Balconies should not project beyond the building façade.</li> <li>• New development is encouraged to consider locating active uses at grade, such as retail, residential and live/work along rear lanes</li> </ul>	<p>This policy would not apply to the current as the subject site is outside the MLARP commercial precinct.</p>	<p><b>Non-Compliant</b></p> <p>At this time the applicant has not provided detailed dimension drawings to confirm compliance. Until such time as that occurs this component is considered non-compliant.</p>

## Appendix B – Compliance with MU-1(Mixed Use) Land Use District Development Standards

Appendix B examines the project with respect to compliance with the key development standards for the MU-1 zoning district (the applicant’s proposed zoning designation),but not the General Development standards for all MU zones or all General Development standards.

There are components that cannot be addressed as detailed drawings are not available to review. Commentary is also provided with respect to development guidelines given approved policy objectives for Main Streets in the Municipal Development Plan.

Zoning Regulation/Standard	Commentary	Compliance
Section 1367(3) (j) Dwelling units are a discretionary use.	The number of dwelling units for the site has not been finalized. Various numbers ranging from 110 to around 140.	To be Determined
Section 1366 Permitted and discretionary Uses	The developer has not indicated the types of uses that are anticipated for this project.	To be Determined
Section 1369 Floor Ratio “there is no maximum floor area ratio”	<p>The developer has applied for a FAR of 3.6.</p> <p>The proposed FAR is significantly higher than any proposed FAR development standard in any of the approved city policy documents for sites with a similar context.</p> <p><b>A maximum FAR of 3.0 is identified in the approved land use policies in the Streetscape Master Plan Final Report, March 2019.</b></p> <p><b>The Land Use Guidelines approved by City Council on May 27, 2019 maintain the zoning as R-C2.</b></p> <p>The absence of a FAR standard is a major deficiency. The MU zone as it exists should be reviewed if it is to be used as an implementation tool for Main Streets. On infill development key concerns will frequently be the height, scale and building massing elements.</p>	Non-Compliant

	If a proponent wishes to exceed the prescribed standard such requests can be addressed through applications for Variance and a decision by a Board of Variance.	
Section 130 Density “there is no maximum density”	In the MU zone the density can be addressed through FAR, height and site coverage development standards	N/A
Building Height Section 1371(4)  “Where the parcel shares a property line with a lane that separates the parcel from a parcel designated as low density residential district H-GO, M-CG or M-G District the maximum building height: (a) Is 7.5 metres measured from grade at the property line that the parcel designated as a low density residential district, H-GO, M-CG, or M-G District shares with the lane. (b) Increases at a 45 degree angle to a depth of 11.0 metres from a line shared with the lane or to the number following the letter “h” indicated on the Land Use District Maps whichever results in the lower building height measured from grade: and (c) Increases to the number “h” designated indicated on the Land Use District Maps measured from grade at a distance greater than 11 metres from the property line shared from the lane.”	<p>The application is for a maximum building height of 23 metres.</p> <p>This regulation applies as the properties across the lane from the subject site are low density residential (R-C2)</p> <p>A cross elevation drawing showing the potential building envelope has not been provided by the proponent.</p> <p><b>The proposed height of 23 metres is significantly higher than the maximum height of 16 metres contemplated in any of the City’s policy documents.(Streetscape Master Plan).</b></p> <p>The absence of a specific development height is problematic given the policy intent of ensuring compatible development with existing areas with respect to scale, massing and overall compatibility with existing development.</p> <p>If a proponent wishes to exceed the prescribed standard such requests can be addressed through applications for Variance and a decision by a Board of Variance.</p>	To be Determined
Site Coverage:  There is no specific standard regarding the maximum amount of site coverage in the MU-1 Zone.	Consideration to include a site coverage provision should be included in a review of the development standards in the MU-1 district.	N/A

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Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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**Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.**

I have read and understand the above statement.

**ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING**

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name (required) Rosanne

Last name (required) Tripathy

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

## PUBLIC SUBMISSION FORM



What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Apr 4, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Agenda item 6.1.7 Policy ammendment Sough Calgary LOC  
2022-0131CPC2022-1329

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)  
If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

Kindly review my feedback for opposing the proposed land use amendment by Sarina Development -the 1900 project at 33rd Ave SW at 19 St SW. I wholeheartedly support development and densification at a scale that is reasonable and promotes as well as reflects the cohesiveness and the character of the neighbourhood.

. 1. The proposed land use of the 1900 project does not abide by the existing SCAAARP nor does it meet the principles of the MLARP. It remains puzzling why land use applications are continuing to be approved on an individual-by-individual basis with repeated exemptions outside existing rules. In the absence of a current local authority plan. rules and guidelines that currently exist should be abided to as they are in place for a very important reason. Repeatedly approving individual land use applications, including this proposed 1900 project in the absence of a suitable plan is very concerning with a strong potential to change the long-term landscape of Marda Loop in a detrimental way.

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

In the absence of an updated Local Authority Plan for Marda Loop, the land in question "falls under the SCAARP," which does not identify the specific 1900 project site as an area for medium density re-development. Even if one were to stretch and align with Sarina homes proposal that the SCAARP is a relatively dated document and instead request use of the MLARP due to its geographic nearness of the project, the redesignation submitted by Sarina homes also does not align with the principles of the MLARP redesignation submitted by Sarina Homes.  
Specifically,

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a) Community Character, the MLARP (2.2) states that “development should respect the local context, history and character of the area and promote a sense of place through the design of buildings and public spaces.” This acknowledges the importance of developing the buildings in Marda Loop in a cohesive manner that remains sensitive to existing structures. Given that redesignation to MU-1 f4.0h26 would warrant the construction of buildings up to six storeys in height, the eventual development will not blend in with the rest of the neighborhood. It is situated right beside relatively new two-story residential properties. We also have the privilege of learning from previously approved applications that have had detrimental long-lasting effects on our community with respect to cohesiveness, loss of sunlight, loss of privacy, scale that is ill-fitting in the neighborhood with very little attention to enviro



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**Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.**

I have read and understand the above statement.

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I have read and understand the above statement.

First name (required)                      Taye

Last name (required)                      Louie

Are you speaking on behalf of a group or Community Association? (required)                      No

What is the group that you represent?

## PUBLIC SUBMISSION FORM



What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Apr 4, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

agenda item 6.1.7 Policy Ammendments and lanue use Ammendment in South Calg

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.  
Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)  
If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

To whom it may concern,

My name is Taya Louie, and I am writing to express my concerns regarding the Land Use Amendment (LOC2022-0131) proposed by Sarina Homes for the land located from 1918 33 AV SW to 1940 22 AV SW. More specifically, after evaluating Sarina Homes' rationale behind their proposal to redesignate this land, I do not believe rezoning from R-C2 to MU-1 f4.0h26 is merited for the reasons detailed below.

As acknowledged by Sarina Homes, the land in question "falls under the SCAARP," which "does not identify [the] specific site as an area for medium density re-development." Though this evidence alone may be sufficient to reject the suggested Land Use Amendment, following their claim of the SCAARP being a "relatively dated document that does not fully capture the development path that has been seen in the area," Sarina Homes suggests that the MLARP, concerning land use nearby the proposed site, may provide more appropriate guidelines for redevelopment. This logic immediately makes me wary, as I believe that the existing guidelines from the SCAARP are in place for a reason, and the geographic nearness of the MLARP, though valuable, may not encompass the nuances of the land. Any requests that propose to make "an amendment to the SCAARP" ought to be considered critically.

After reading through the MLARP, I strongly believe that its guiding principles do not align with the redesignation submitted by Sarina Homes. In its first principle, Community Character, the MLARP (2.2) states that "development should respect the local context, history and character of the area and promote a sense of place through the design of buildings and public spaces." This tenet is extremely valuable, as it acknowledges the importance of developing the buildings in Marda Loop in a cohesive manner that remains sensitive to existing structures. Given that redesignation to MU-1 f4.0h26 would warrant the construction of buildings up to six storeys in height, I am concerned that the eventual development will not blend in with the rest of the neighbourhood.

As currently outlined in the MLARP (4.2), much of the land lining 33<sup>rd</sup> Avenue cannot exceed four storeys (16m) in height, which is shown in Figure 1 below. As stated in Section 1.3.2, given that "newer developments are generally built to the full extent allowed under their land use district," the height limit of four storeys helps preserve some cohesion in height when new developments are built next to already existing structures. However, as exemplified by Sarina Homes' recently constructed Avenue 33 project, which is located on the southeast corner of 19<sup>th</sup> street and 33<sup>rd</sup> Avenue, a five-storey complex was built on land restricted to four-storey use under the MLARP.

Under Bylaw 40P2014 outlined in the MLARP (4.2.1), it is my understanding that an exception to the four-storey maximum to allow a five-storey building ought to only be granted if the development "steps back the upper storeys of the building to mitigate the perception of height and create comfortable pedestrian conditions along 33 Avenue SW." As seen in Figure 2 below, however, this building is only stepped back on its uppermost storey, which appears to me to be a violation of the bylaw. Furthermore, as again seen in Figure 2, it does not adhere to the specifications in Section 4.2.2 that buildings "four storeys or greater should be stepped back... at

either the first, second or third storey.” Given that this development “share[s] a lane with a low-density residential district,” it ought to also “provide a minimum step-back of 3 meters at either the second or third storey.” Though the MLARP (4.2.2) provides the image seen in Figure 3 of how the step back ought to be done, as shown in Figure 4, there is no step back at the second or third residential storey of this building.

The deviations from what is prescribed by the MLARP in the Avenue 33 project create a building that towers over nearby properties and sticks out from existing structures. The building also fails to meet the public space design blueprint outlined in Section 4.1, which grants six meters of space including a three-meter sidewalk and a 2.5-meter boulevard between the building’s front and the road. These factors combined produce a claustrophobic environment lacking openness and sunlight for pedestrians at many times of the day. For these reasons, the Avenue 33 development by Sarina Homes could have been incorporated much more cohesively with and appropriately to the local community’s context.

Looking at their history of development showcased by the Avenue 33 project, at the very least, Sarina Homes already develops at a larger scale and more intrusively on public space than what is typically allowed according to the MLARP. In fact, Avenue 33 may even violate Bylaw 40P2014. As seen in Figure 5 below, matched with the fact that the homes directly adjacent to the land proposed for redesignation are recently built two-storey houses that will not be redeveloped in the near future, I do not believe that the new development, which is likely to be six storeys if rezoned to MU-1 f4.0h26, will provide cohesion with the neighbourhood. To go from a six-storey building immediately to two-storey homes is simply too dramatic of a contrast to blend in with the neighbourhood. Thus, rezoning to allow six-storey developments should not be permitted.

From my perspective, though the proposal to rezone the land to MU-1 f4.0h26 ought to be rejected, rezoning the land to allow up to three or four storeys of development may tastefully be done to align with the vision outlined in the MLARP (2.1) of creating “mixed-use development[s] and modest increases in density” while also maintaining the character and continuity of the neighbourhood. Learning from some of the limitations of Avenue 33, I believe it is crucial that development on this land blend in with the two-storey houses that surround it. Furthermore, stepping back the building at its higher storeys and ensuring a large region of surrounding public space and greenery will prevent it from dwarfing the street in shade and concrete. Ultimately, rejecting the proposal to rezone the land to MU-1 f4.0h26 in order to downsize the development to four or fewer stories is the first step in creating a project that meets the goals of MLARP while simultaneously maintaining cohesiveness with the community to enhance Marda Loop.

Thank you for taking the time to read and consider my concerns. I am greatly appreciative of this opportunity to provide my feedback,

Taye Louie

Figure 1 – Maximum Building Heights



Figure 2 – Avenue 33 Front View



Figure 3

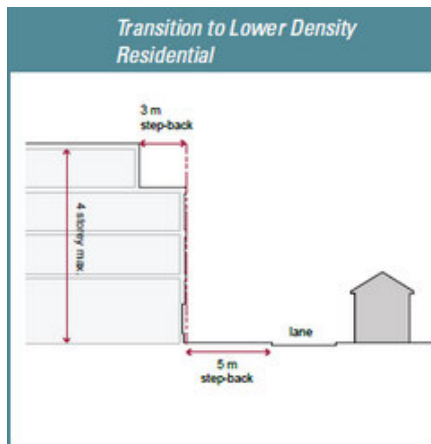


Figure 4 – Avenue 33 Rear View

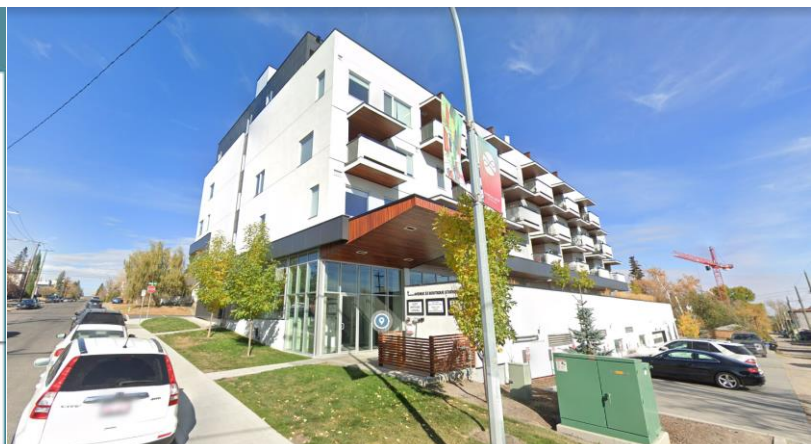


Figure 5 – Houses Adjacent Proposed Redesignation Site (1916 33 AV SW on the left)





## PUBLIC SUBMISSION FORM

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In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided **may be included** in the written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

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**Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.**

I have read and understand the above statement.

### ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name (required)                      Lai Sing

Last name (required)                        Louie

Are you speaking on behalf of a group or Community Association? (required)                      No

What is the group that you represent?

## PUBLIC SUBMISSION FORM



What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

Apr 4, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Rezoning land in Marda Loop from current single and semis to 6 story condo

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)  
If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Hello Committee,

I have lived and raised a family in Marda Loop for over 24 years. I am against the proposed rezoning and development of 6 story building behind my house. Replacing one to two story houses with a tall and wide six story building with structures on top of it is way out of proportion with existing homes and is a violation of existing land use and existing community plan.

The proposed large tall structures will create a wall of darkness blocking the direct sunshine and casting a dark shadow and block sunlight, especially in the fall and winter months. This is evident by the existing tall buildings already on 33 Ave SW. A tall and wide building does not allow the sun to shine through, this is especially the situation in the winter when the sun is low and shadows are long. I enjoy the direct sunshine on my property in the winter, the sunshine makes me feel better and I do not want to lose this so a developer can profit from it and leave. I own a home with a south facing backyard for the sunlight in a neighbourhood not zoned for tall structures.

How would you like to have a 6 story building put behind your house, lose sunlight, privacy, and deal with the congestion of what over 100-plus new households brings?

Why is it that the community and I have to justify the existing land use rules that have existed for decades and decades. Over a thousand people have signed a petition against rezoning. The existing land use rules just need to be enforced.





**PUBLIC SUBMISSION FORM**

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Please do not approve the rezoning.

Regards,

Attn: Calgary City Council  
Re: Sarina 1900 Development (on 33 Ave SW at 19 St SW)  
Agenda Item: 6.1.7  
BYLAW: 45D2023  
Application: LOC 2022-0131

I am a local resident who resides directly behind this proposed development.

My concerns around this application include the following:

-Policy: The Marda Loop ARP plan is in place to provide *“direction and certainty for area residents, land owners and applicants and allow for and enable an appropriate scale of development and intensity within the context of Marda Loop.”*

The CPC has voted to amend the ARP in response to this application. Amending policy to include one application at a time is disconnecting and doesn't seem thought out or reasonable. I don't believe it is reasonable to change a plan radically in the middle of the block to fit the need of the developer and ignore the current area plan. There are multiple developments on 33 Ave SW that have been approved as exceptions by this same developer. It seems now that these exceptions continue to set a precedent for the same developer to request yet another exception.

-Height/Shadowing: The North side of 33 Ave SW is to have maximum 4 storey/16m buildings. Amending the land use to allow for a 6 storey /23 m building creates substantial shadowing on the the current residents. 33 Ave SW runs East/West and therefore the sun shadowing is accentuated. It would be more consistent and comply with policy to have a 4 storey /16m and FAR 3.

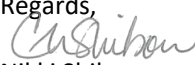
-Design: The vision within the Marda Loop ARP states *“A high standard of urban design will respect the existing community character through human-scaled buildings and by providing sensitive transitions to the adjacent residential streets.”* I don't believe this proposal fits the vision. This design is not respectful of the existing character or sensitive to the adjacent streets. A developments such as the Henry Block on 34 Ave SW is a great example of this high standard in our area.

-Land Density: The footprint of this building doesn't allow for the preservation of any trees or green space, socialization/meeting place, no dog/pet areas.

-Sustainability: The city should be holding developers to LEED standards. No sustainability practices are being requested of these large developers.

-Parking/Traffic: The amount of vehicle traffic and parking associated with a building of this scope will impact the local area substantially. The back lane will become a through road and parking on the surrounded streets will need to become permitted.

I am not opposed to redevelopment/revitalization of Marda Loop. I support working together with developers to ensure our community continues to evolve and flourish in line with the City's densification/growth/housing diversification policy while maintaining the qualities of a great community. I don't believe the solution is as simple as approve or deny. I believe there is an opportunity for council to send this application back for review – to request more from the applicant. An opportunity for a more thoughtful and sensitive transition to the existing area and something in line with the existing policy. The CPC was not a unanimous vote. They were only one vote shy of NO. I respectfully request that council consider further review before approving this application.

Regards,  
  
Nikki Shibou  
1933 32 Ave SW

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I have read and understand the above statement.

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I have read and understand the above statement.

First name (required)	Kerry
Last name (required)	Parker Smith
Are you speaking on behalf of a group or Community Association? (required)	No

What is the group that you represent?

## PUBLIC SUBMISSION FORM



What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Apr 4, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

6.1.7 (Bylaw 45D2023)

Are you in favour or opposition of the issue? (required)

In opposition

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

**March 26, 2023**

**Submission for Council Meeting: Public Hearing (April 4, 2023)**

**Re: Application for Land Use Amendment: LOC 2022-0131; Bylaw 45D2023**

**Location: 1918 - 1940 33 Avenue, SW**

**From: R-C2 to MU-1f3.6h23**

Dear Madame Mayor Gondek and Members of City Council,

Thank you for receiving public submissions for the above-noted Land Use Amendment Application (Application) submitted by Sarina Homes (Applicant).

As a Calgarian for almost 50 years and a long-time resident of the community, I support many of Calgary's growth initiatives, plans for redevelopment and urban densification, as well as vibrant community building. I also support sustainable development that is sensitive to the character of the community, considers the implications to all stakeholders, and complies with the City's legislative and regulatory planning framework.

Position:

After careful review of this Application, the Planning and Development Services Report to Calgary Planning Commission (CPC2022-1329), together with the relevant legislation, policies, plans and regulatory framework, I oppose this Application from R-C2 to MU-1f3.6h23 for a number of reasons:

- 3 members of the Calgary Planning Commission voted against amending the Marda Loop Area Redevelopment Plan for this Application for reasons shared by community members. The Application needs further analysis, consideration of alternatives, more innovation from the Applicant and a more thought-out policy approach for the community.
- The Application violates approved City Policy;
  - The Application for a maximum height of 23m and FAR of 3.6 and is not an appropriate Main Street development on the North side of the corridor and does not comply with the Neighbourhood Main Street policies of the *Municipal Development Plan* or the *33rd and 34th Avenues SW Streetscape Master Plan, Final Report, 2019*.
  - The Application falls outside the boundaries of the *Marda Loop Area Redevelopment Plan*. Section 3.1(1) of the MLARP states that "land use redesignations must be consistent with the general land use classifications identified on Map 3.1 Land Use Policy Areas" (attached as Figure 1). The MLARP emphasizes balancing the City's goal of densification with a "sensitive transition to the adjacent residential streets."
  - The Application for a maximum height of 23m and FAR of 3.6 does not comply with Map 4.2 of the *Marda Loop Area Redevelopment Plan* and its land use planning and policy maximum building heights (attached as Figure 2) nor does it

comply with Figure 9 of the *33rd and 34th Avenues SW Streetscape Master Plan, Final Report, 2019* and its land use districts (attached as Figure 3).

- The Application does not consider the effect of a 23m building on the NORTH side of the east/west corridor of 33 Ave SW and the significant sun shadowing that will occur to the low density residential buildings adjacent to the subject site, or the dark tunnel effect for pedestrians between two large buildings along 33 Ave SW.
- Amending the Marda Loop Area Redevelopment Plan in response to this specific Application is not the appropriate avenue to amend City planning policy.
  - Applications by developers should not be the driving force behind community planning and development. Their objectives are profit and not diversity, innovation or vibrancy of the community.
- The Application has not adhered to any significant sustainability practices.
- The Application has not provided any public realm spaces or plazas. The land density is too high and does not allow for community gathering spaces, grass, or an effective tree canopy.
- The Application has not demonstrated any innovative design and is not sensitive to the character of the area. Marda Loop is a diverse and unique community, however this Application looks like 4 other recent applications by the SAME Applicant along 4 blocks of 33 Ave SW.
- The Application is relying on “precedent” along 33 Ave SW to justify the significant land use amendment. However, all of the other land use amendments and all of the large buildings (which did not comply with City planning policy along 33 Ave SW to the east of 19 St SW) were all filed by the same Applicant, Sarina Homes.
  - This Application would be the 5th similar application within 4 blocks along 33 Ave SW. The Applicant is establishing its own precedent, one application at a time.
  - Community members feel that the Applicant is taking advantage of a policy vacuum without considering the concerns of the community. Each Application has been met with community opposition over height and the frustration is growing.
  - Community members also feel as though the Applicant is unilaterally determining the land use districts within the planning policy and the design elements of 33 Ave SW to the east of 19 St SW one application at a time without adequate stakeholder engagement.
- Most residents in the community support densification, redevelopment and a modernized land use pattern but strongly oppose the height on this Application and the ongoing community densification with heights and densities exceeding the current City policy.
  - 49 letters of opposition to this Application were submitted in Sept 2022 (and only 3 letters of support).
  - An online petition has gathered over 1100 signatures from the community that oppose the height and density of this Application.
  - The Applicant approaches each land use amendment application as a fresh new slate and indicates that there was no opposition to previous applications which is not true. Every similar application along 33 Ave SW has had strong opposition from community members and is not reflected in the community’s ARPs.

- The ongoing approvals by the City of individual land use amendment applications (“spot rezoning”) that are taking place in the community are not considering the broader community implications and the “lived experience” of residents.

#### Recommendations:

- A land use designation with a maximum height of 16m and a maximum FAR of 3.0.
  - F3.0h16 would comply with the *33rd and 34th Avenues Streetscape Master Plan Final Report, March 2019* and the *Marda Loop Area Redevelopment Plan*, would be consistent with the community norm, and would consider community feedback.
  - F3.0h16 would still meet the City’s objectives of:
    - Additional housing options for inner-city living with access to transit;
    - A more efficient use of existing infrastructure without violating current policy; and
    - Promoting commercial and employment opportunities to activate this part of the community.
  - The Marda Loop BIA states, “[i]n large scale development we prefer buildings to be in the 4-5 storey range as a maximum.”
  - Members of the Calgary Planning Commission suggested a lower height and lower FAR given the location of the site.
- Thoughtful development on the site that provides innovative design which reflects the unique and diverse character of the community, public realm spaces, sustainability features, lower land density to encourage community interaction, and sensitivity to the nearby low density residential properties.
- A new Local Area Plan should be initiated to create a new regulatory framework of updated local area policy and new land use districts.
  - A new LAP would guide redevelopment decisions and provide clarity, reliability and consistency for all stakeholders including City Administration, developers, businesses and residents.
  - Members of the Calgary Planning Commission, the BIA and the Marda Loop Community Association support the development of a new Local Area Plan.
- Send the Application back for further review, comprehensive analysis, consideration of alternatives, more innovation from the Applicant and a more thought-out approach to the overall regulatory framework..

#### The Calgary Planning Commission

The discussion at the Calgary Planning Commission meeting on February 9, 2023 reflected many of the concerns expressed by community residents.

- Given the land use (height and density) of the surrounding parcels of land as well as its location on the north side of 33 Ave SW, the subject site of the Application should have a maximum height of 16m and maximum FAR of 3.0. The density of the community should ideally taper down from Crowchild Trail moving east along 33 Ave SW.
- There is a growing need for a new Local Area Plan so there is predictability and reliability instead of the growing number of individual ‘spot rezonings’ that are being approved.

- This Application is not the appropriate method to amend the *Marda Loop Area Redevelopment Plan*. Community planning policy needs to take a broader perspective. 33 Ave SW has experienced increasing challenges over the last few years and the *South Calgary/Altadore Area Redevelopment Plan* is out of date and provides little guidance. Amending the *Marda Loop Area Redevelopment Plan* boundary by ½ block to accommodate the Application is not a well-considered, long-term solution.

**The City of Calgary must ensure that growth and densification is aligned with and occurs within the City's legislative and regulatory framework.**

When making planning decisions, the City considers the *Municipal Development Plan* (MDP) (which includes the Main Street Initiative), the *Guide to the MDP and CTP*, the *Developed Areas Guidebook*, as well as more localized *Area Redevelopment Plans* (ARPs), and *Land Use Bylaws* for policy direction. More specifically, for the proposed land parcel in the Application, the *33 and 34 Avenues SW Marda Loop Streetscape Master Plan, Final Report March 2019* the *Marda Loop Area Redevelopment Plan* (MLARP) and the *South Calgary Altadore Area Redevelopment Plan* (SCAARP) provide specific direction relative to the local community context.

The ARPs and other applicable policies, as well as the compatibility and impact of the proposed land use with respect to adjacent development and the neighbourhood, must be taken into account when examining densification.

After reviewing all of the City's applicable legislation, plans and policies affecting the proposed parcel of land, it is respectfully submitted that the proposed land redesignation does not meet many of the City's own legislative and policy requirements.

Applying for land redesignation from R-C2 to MU-1f3.6h23 is a material and drastic land use change. The conversion of seven 2-storey residential single and semi-detached homes (10m max height) to one 6-storey residential complex with commercial space on the main floor and approximately 118 units with a max height of 23m and FAR of 3.6 is not integrated at all in a way that is sensitive to the transition from medium to lower density residential uses.

The proposed land use redesignation does not fit within the context or character of the community and is highly disproportionate to the adjacent residential and commercial buildings.

The proposed parcel of land falls outside the designated commercial and mixed use areas in the recent MLARP, it falls outside the Marda Loop Business Improvement Area, and it is not identified as an area for medium density redevelopment in the outdated SCAARP. Despite the objective of densifying the community of Marda Loop, the City must balance the compatibility and impact of the Application on the community. The Application has not justified such a drastic change in land use (ie 23m height) that falls outside these guiding policies.



When examining the MDP for policy guidance, the proposed land parcel falls within the Main Street Policy of s. 3.4. More specifically, s. 3.4.1(b), which outlines the General Policies for Main Streets, states that:

“the highest densities and tallest buildings on the Main Street should be concentrated into ‘nodes’ that occur at the intersections of the Main Street with other major transit streets or any Future Comprehensive Plan Area identified through a local area planning process. Between the nodes and any future Comprehensive Plan Area, lower scales of development are appropriate.”

The Application’s proposed land use redesignation violates this clause. It would be one of the highest densities (FAR 3.6) and tallest buildings (23m) on 33 Avenue SW and is outside the ‘nodes’ that occur at the intersection of 33 Avenue SW and the next major transit street of 20 Street SW. As previously mentioned, the proposed land parcel is also outside the Business Improvement Area and MLARP. Therefore, the Main Street policy states that lower scales of development are appropriate. (It is important to note that the funding for the City’s Main Street Initiative stops on 33 Ave SW at 19 St SW and does not include the proposed site. The Main Street funding and infrastructure improvements are concentrated within the central area of Marda Loop and the community’s activity nodes. The Application falls outside this area.)

Further, s. 3.4.1(h) states that “appropriate transition of building scale between developments in the Main Street and adjacent areas should be provided. These transitions should be sensitive to the scale, form and character of the surrounding buildings and uses.” The proposed land use redesignation would not meet this requirement; a building 23m in height with an FAR of 3.6 would not be an appropriate transition of building scale between the 2-storey residential homes and 1-storey commercial structure (MU-2f3.0h16) that sit adjacent to the site.

Community Context - surrounding development to the subject site::

- Immediately south of the subject site on 33 Ave SW at 19 St SW: 18m height and FAR 3.0.
- Immediately west of the subject site on 33 Ave at 19 St SW: 16m height and FAR 3.0 [within MLARP boundaries].
- On 33 Ave SW at 16 St SW: 20m height and FAR 3.5.
- On 33 Ave SW at 18 Street SW: 20m height and FAR 3.0.
- On 34 Ave SW between 18 St SW & 19 St SW: 16m height and FAR 3.0 [within MLARP boundaries].

The Application for the intensification of land use (height and density) does not meet the requirement of being sensitive to the scale, form and character of the surrounding buildings and uses.

Within the MDP, the proposed land parcel is defined as a Neighbourhood Main Street, not an Urban Main Street. Section 3.4.3 specifically outlines the Land Use Policies for Neighbourhood Main Streets. The proposed Application for land use amendment does not comply with s.

3.4.3(e) which encourages “the highest densities occurring in close proximity to transit stops and in locations where they merge with Activity Centres, other Main Streets and any Future Comprehensive Plan Area identified through a local area planning process.” The proposed land parcel is on the Main Street of 33 Avenue SW but is outside the MLARP and not at a location that merges with other Main Streets. The land use amendment would be much more suited to a location on an Urban Main Street or closer to Crowchild Trail within the Business Improvement Area. The location for this land use redesignation is not compliant with the land use policies within the MDP.

In addition, the Application does not comply with s. 3.4.3(f) which states that “an appropriate transition between the Neighbourhood Main Street and the adjacent residential areas is required.” Further, it states, “these transitions should be sensitive to the scale, form and character of surrounding areas, while still creating opportunities to enhance connectivity with the community.” The addition of 4 work/live units in the Application attempts to provide an appropriate transition to the adjacent 2-storey residential dwellings but the height and density of the land use redesignation is not sensitive to the scale, form and character of the surrounding areas and therefore does not comply with the relevant land use policies within the MDP.

The proposed land parcel falls within the Inner City Area of the Main Street Policies under s.3.5.2 of the MDP. The Marda Loop area has undergone extensive redevelopment in recent years and much of this intensification has occurred along 33 Avenue SW. Pursuant to the land use policies in s.3.5.2, intensification must be “consistent and compatible with the existing character of the neighbourhood.” The land use designation that is requested in the Application does not meet this requirement as the height requested is too high and the density requested is too high.

Looking more specifically at the local area planning policy and the MLARP, s. 3.1(1) states that “land use redesignations must be consistent with the general land use classifications identified on Map 3.1 Land Use Policy Areas” (see Figure 1). The proposed parcel of land falls outside the plan area boundary and the Application has not sufficiently justified the requested land use redesignation. The MLARP emphasizes balancing the City’s goal of densification with a “sensitive transition to the adjacent residential streets.” The proposed land use amendment to a medium rise mixed use development of a 6-storey residential complex with 1 storey of commercial units on the ground floor that sits on the North side of 33 Ave SW does not meet the requirement of a sensitive transition to the adjacent 2-storey residential structures. Looking at the intent of the MLARP, it should be the “basis on which development proposals will be evaluated.” The MLARP is intended to be a cohesive and consistent vision and “establish a design and land use framework.”

Pursuant to the MLARP, Map 4.2 Maximum Building Heights (see Figure 2) indicates that 4 storeys (to 16m) is the maximum height adjacent to the proposed site. Therefore, the requested land use amendment to a height of 23m is in violation of the MLARP and is not consistent with the context and character of the community. Section 4.2.1 outlines building height and states that the tallest buildings should be in the central area of the plan and lower heights in the rest of the area. The proposed land use amendment is not within the central area of the plan. In fact, it

is outside the plan altogether and does not support the transition to the lower density residential community. The location of the land use amendment is not compliant with the MLARP and would be much more appropriate within the central area of the plan. Even if the MLARP boundaries are amended to include the subject site, the Application for a maximum height of 23m and FAR of 3.6 violates the MLARP.

Pursuant to the *33rd and 34th Avenues SW Streetscape Master Plan, Final Report, 2019*, Figure 8 Land Use Districts (see Figure 3) indicates that the proposed site should be zoned to a maximum height of 16m and maximum FAR of 3.0. Although the map is in draft form, it is the most relevant and most current planning policy upon which residents can rely. Continuing to amend the draft map without amending the overall planning regulatory framework for the community bypasses the much-needed community planning with an updated local area policy and modernized land use districts. It is respectfully submitted that the Application does not comply with the *Streetscape Master Plan*.

Pursuant to Bylaw IP2007, s. 1333 states that the proposed redesignation to Mixed Use requires “transition to lower scale residential buildings on adjacent parcels.” Further, s. 1365(1)(c) states that the designation is intended to “respond to local area context.” I respectfully submit that the Application does not meet the requirements of the intended transition that responds to local area context.

The Application does not comply with the Public Realm Policy within s.3.4.1 of the MDP: General Policies for Main Streets. Under subsection (s): south facing public open spaces and plazas should be incorporated in the buildings fronting the north side of the Main Street. This public realm policy is not met with the Application.

**Amending the Marda Loop Area Redevelopment Plan in response to a specific application is not the appropriate method to amend policy.**

There is a growing need for a new Local Area Plan for the community of Marda Loop so there is predictability and reliability instead of the growing number of individual land use amendments or ‘spot rezonings’ that are being approved. The City is receiving significant land use amendment and development applications within the small defined community of Marda Loop and the Local Area Plans need to be amended to ensure that land use changes are occurring within the community planning framework. It is not in the spirit of the SCAARP or MLARP for the City to continue to approve applications one at a time for significant land use amendments that fall outside the guidelines. Developers should not be unilaterally driving the community planning process. A cohesive community redevelopment plan with updated local area policy and accurate land use districts is needed for clarity, reliability, transparency and sustainable growth that is sensitive to the character of the community.

This Application is not the appropriate approach for attempting to update the *Marda Loop Area Redevelopment Plan*. Amending the *Marda Loop Area Redevelopment Plan* boundary by 0.5 block to accommodate the Application is not a well-considered or long-term solution. The

discussion at the Calgary Planning Commission demonstrated the conflicting opinions and uncertainty among the members. City Council has the opportunity to send this Application back for further analysis to be strengthened and improved so that the community benefits from a thoughtful development.

### **Community Opposition**

Many residents in the community oppose the Application and the ongoing community densification with heights and densities exceeding the current City policy given the lack of a clear redevelopment plan. There were 49 letters of opposition to this Application submitted in Sept 2022 (and 3 letters of support). And an online petition has gathered over 1100 signatures from the community that oppose the height and density of this Application as of March 24, 2023. These indicators demonstrate the concerns within the community.

After reviewing feedback on a number of land use amendments and development permits in the community of Marda Loop, SDAB decisions within Marda Loop, and a number of “What We Heard” Reports from the past few years, as well as speaking with community members, the Marda Loop Community Association and many local businesses, it is apparent that concerns of community members do not feel heard or reflected in the decision-making process regarding land use and community development. It is apparent that community residents have been expressing their concerns around land use amendments and densification that violate the current planning regulatory framework for many years. As stakeholders, these concerns feel dismissed. Even the community ‘engagements’ with the Applicant on this Application felt like opportunities for the Applicant to strengthen the merits of its Application with the City, convince community members that the City would approve the Application and argue that it was the best possible land use despite the policy non-compliance..

It does not feel as though the process is in alignment with the City’s engagement guiding principle of being citizen-centric. Pursuant to the MDP under s.5.2.1, the City “supports strong relationships with key stakeholders within Calgary to ensure that the growth and change of our city benefits all citizens, now and into the future.” These key stakeholders include developers as well as community members, community groups and community associations. Within s.5.2.7 of the MDP, City Council must ensure that “growth decisions are based on thorough assessment of the environmental, economic and social factors of any proposal.” As a community member and stakeholder, I respectfully submit that the City has not thoroughly assessed these factors.

Community members appreciate the ability to review applicable legislation and regulatory planning policies, to submit feedback to the City, as well as the opportunity to participate in a public hearing before City Council. However, the City has a statutory obligation to balance these community concerns with the goals of densification. Given the City’s recent decisions regarding redevelopment within Marda Loop despite the non-compliance with existing planning policy and the various concerns of community members, I respectfully submit that there is a growing concern with the transparency of the decision-making process and lack of compliance with the regulatory framework.

## **Conclusion**

As a community-minded citizen, I support densification, diversity of housing and commercial options, modernized land use patterns, activation of the street level as well as opportunities for increasing the tree canopy, integrating more public art, interacting with neighbours in innovative public spaces and supporting local businesses. As Marda Loop's densification began to intensify, I started to review the relevant planning policy with curiosity, attend the many public consultations sessions with the City regarding the Main Street Initiatives, review the reports from various community engagement sessions, and attend information sessions with developers to learn about the local area plans and how they interact with the City's regulatory framework. I have met with Councillor Walcott, the Director of Planning and Development with the Marda Loop Community Association, the Marda Loop Main Street City representatives, the Applicant on this Application and many neighbours. I am engaged, informed and wish to collaborate with all stakeholders as a new vision for the redevelopment of Marda Loop takes shape.

However, the planning and development process in Marda Loop over the last few years has been frustrating and disheartening. There is a planning policy vacuum and without a current local area plan that reflects the objectives of the City while balancing the compatibility and impact on the community, the vision for Marda Loop's redevelopment is being established by developers one application at a time despite non-compliance with City policy and strong community opposition. Many community residents fear that in a few years, the redevelopment will be mostly complete without an overall vision for what is in the best interests of all stakeholders. The policy documents will need to be amended to reflect the completed redevelopment that has been approved individual application by individual application by the City.

There is an opportunity on this Application for the City to request re-igniting the local area planning process and supporting a vision and a plan for the Marda Loop community without approving yet another land use amendment that stretches what is possible to the upper-most limit and is considered by many residents (and some CPC members) to be too high for its location and the context of the community.

I respectfully submit that the Application for Land Use Amendment be declined and sent back for further analysis. The Application does not comply with various levels of the City's legislative and regulatory policies and plans. The community members of Marda Loop support a vibrant and diverse community with thoughtful redevelopment that is sensitive to the character of the area, supported by City and local area planning policies, and considerate of community concerns.

There are numerous alternative options available for the land use of this proposed parcel of land that meet the City's objectives while being more closely aligned with the MDP, Main Street Policies, MLARP, SCAARP and Land Use Bylaws, as well as community concerns. These alternative options would be lower in height and lower in density than requested in the Application.

- A land use redesignation to allow development of a 4-storey structure on the proposed site with a maximum height of 16m and FAR of 3.0 is more in alignment with the City's relevant planning framework given the location of the site on the North side of the corridor, outside the current boundaries of the MLARP, and further away from the community's central business area and activity nodes.
- There is an opportunity to encourage the Applicant to develop inclusive community spaces, innovate its design elements, elevate its sustainability practices and include permanent landscaping that helps develop a tree canopy, includes some grass and helps usher the trendy and growing community into the future with thoughtfulness and vibrancy.

I appreciate the opportunity to submit my comments.

Respectfully submitted,  
Kerry Parker Smith

Figure 1:

Map 3.1 Land Use Policy Areas

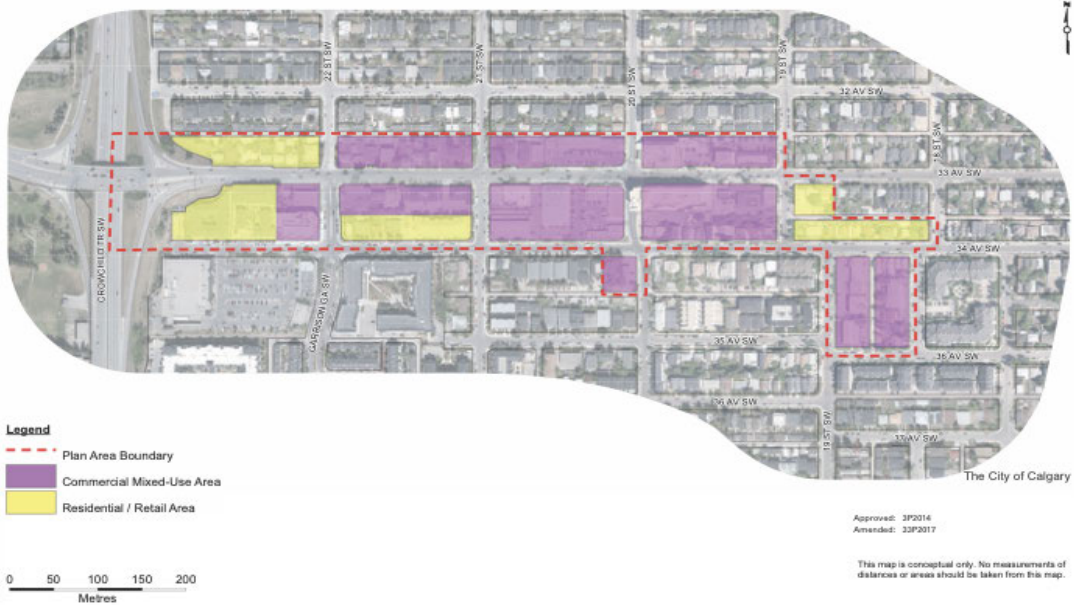


Figure 2:

### Map 4.2 Maximum Building Heights

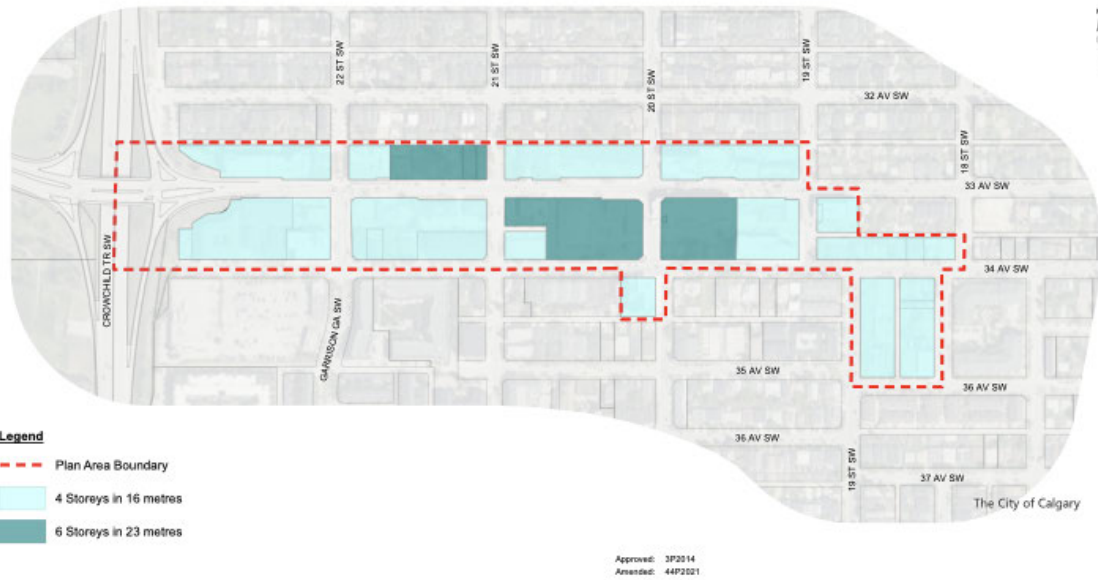




Figure 3:

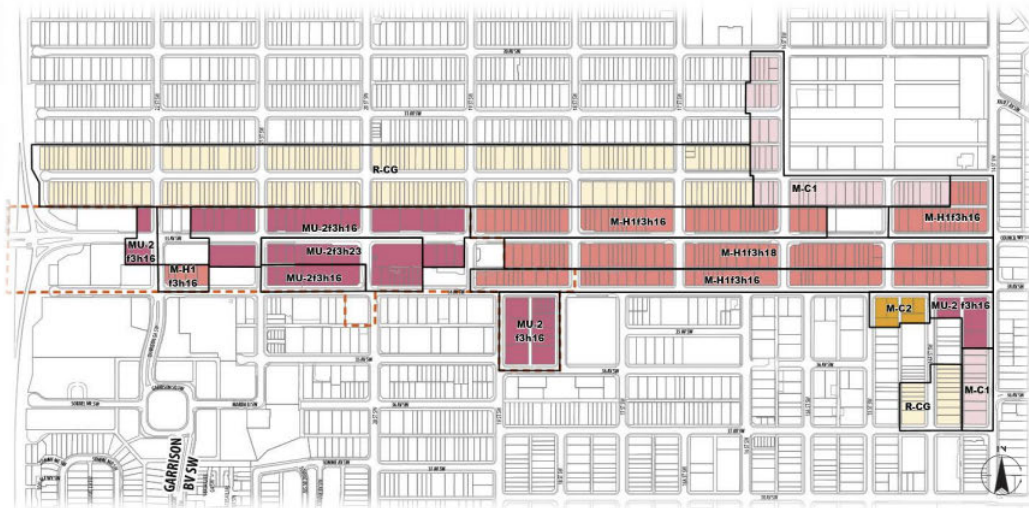








Figure 8 - Marda Loop Land Use Districts (DRAFT)

Legend

- |  |  |  |
|--|--|--|
|  R-CG - up to 3 storeys |  M-C2 - 4-6 storeys |  MU-2 - 4-6 Storeys      |
|  M-C1 - 4-6 storeys     |  M-H1 - 4-6 storeys |  Marda Loop ARP Boundary |

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In accordance with sections 43 through 45 of [Procedure Bylaw 35M2017](#), the information provided **may be included** in the written record for Council and Council Committee meetings which are publicly available through [www.calgary.ca/ph](http://www.calgary.ca/ph). Comments that are disrespectful or do not contain required information may not be included.

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**Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.**

I have read and understand the above statement.

**ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING**

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I have read and understand the above statement.

First name (required) Paul

Last name (required) Smith

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

## PUBLIC SUBMISSION FORM



What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Apr 4, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

6.1.7 - Bylaw 45D2023

Are you in favour or opposition of the issue? (required)

In opposition

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If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

March 27, 2023

RE: Application for Land Use Amendment LOC 2002-0131 - Bylaw 45D2023

Location: 1918 - 1940 33rd Ave SW

From: RC-2 to MU-1f3.6h23

Dear Madame Mayor Gondek and Members of City Council

Thank you for receiving public submissions for the above noted Land Use Amendment Application (“Application”) submitted by Sarina Homes (“Applicant”).

I have lived in Marda Loop for the past 13 years and I have seen many exciting changes over the course of this time. I live here because of the vibrancy, the diversity, the walkability, and my incredible neighbors. I am a strong supporter of sustainable development that is sensitive to the character of the community, equally respects the needs of all stakeholders, and complies with the City of Calgary’s legislative and regulatory planning framework.

I am opposed to the application made by the Applicant to change the land use to MU-1f3.6h23 for many reasons.

#### Violation of Current Policy

- The current set of land use policies are a combination of dated and ambiguous documents that leave residents and developers uncertain about the current and intended use of land. Through this ambiguity, the Applicant has successfully obtained land use amendments to accommodate 4 other multi-story buildings between 15th and 19th Streets SW along 33rd Avenue SW since 2017.
- A central premise behind the Main Street concept of 33rd Avenue SW is that there should be taller structures on the ends of the Avenue and a tapering through the middle. 19th Street SW is exactly halfway between the two ends of the Avenue, and should not accommodate one the tallest buildings at this time within the Marda Loop community.
- The proposed parcel of land currently is situated outside of the designated commercial and mixed use areas in the recent MLARP, it is situated outside of the Marda Loop Business Improvement Area, and is not identified as an area for medium density redevelopment in the most recent ARP. Rather than accommodating this amendment for the fifth time on 33rd Avenue SW, instead the policy itself should be amended which would incorporate the input from all stakeholders, not just the views and interest of the Applicant.
- This Application violates the clauses with The Main Streets initiative that stipulates that the highest and densest buildings should be on the “nodes” of the street, and areas between should be considerably lower. Again, this location is in the very middle of the area, hence the building size and density are inappropriate.

- The Main Streets initiative does not have funding in place for the section of 33rd Avenue SW pertaining to this Application. As such, the community is gaining the intended density without the benefit of any of the supporting infrastructure.
- A building of this size will require site coverage that nearly encompasses the entire lot. In doing so, the Applicant will have to destroy nearly a dozen trees that are approximately 50 years old, which is contrary to the City's sustainability and tree canopy goals.
- The Applicant has not demonstrated how this development will comply with the City's environmental protection initiatives.
- The proposed Amendment is a continuation of the ad hoc, bespoke nature of the development and growth of the Marda Loop Area. This can be remedied if the City properly addresses the inconsistencies in the related policies and regulations.

### Concerns from Community Members, Community Organizations, and CPC Members

- The Applicant's five buildings along 33 Avenue SW have been met with strong opposition from community members of Marda Loop. Each time, including this one, the concerns have been exactly the same:
  - Too high;
  - Too dense;
  - Insufficient parking;
  - Insensitive transition to the surrounding dwellings; and
  - In violation of the existing policies governing development in Marda Loop.
- These concerns have been brought forward again on this specific Application by:
  - Three members of the Calgary Planning Commission who voted against amending the existing Marda Loop Area Redevelopment Plan for this Application on February 9th, 2023. In addition, one member that voted in favor of the amendment explicitly expressed many concerns and questions that are shared by community members.
  - The Marda Loop Community Association has expressed that it is in favour of a 4-story structure that is more sensitive to the surrounding area and built with less site coverage and a lower FAR.
  - The Marda Loop Business Improvement Area (BIA) has similarly expressed that it is in favour of a smaller building (4-5 stories) that is more consistent with the business needs of the community.
  - During the land use application notice period, the City File Manager received 49 written submissions against the proposal and only 3 in favour.
  - While an official petition has not been submitted, a change.org petition received over 1100 signatures in opposition to this Application

### Inappropriate Land Use & Erosion of Community Character

- The Application is for land on the North side of 33rd Avenue SW, hence the proposed structure, at 23 meters, would cast a shadow that eclipses the homes along the South side of 32nd Avenue SW for nearly 6 months of the year.

- The Applicant has stated that this proposed building is contributing to the diverse and unique character of the community. This will be the 5th building that the Applicant has built on 33rd Avenue SW between 15th and 19th Street SW. Apart from some very minor details, each of the buildings are replicas of each other, which has eroded the uniqueness of the community.
- The Applicant's prior projects along 33rd Avenue SW have been insensitive to the surrounding area, and in some instances have produced a pedestrian experience that is quite unpleasant.
- The Applicant is relying on precedent of past development decisions that supports this Amendment at this time. However the Applicant is the only developer that has built on 33rd Avenue SW East of 19th Street SW, and each time the Applicant has been required to obtain an amendment to accommodate the development. The precedent is being driven by the Applicant, not the policy.
- The Applicant has stated that any building less than 6 stories is "not feasible". There has to be a decoupling of the feasibility and the appropriateness of this project. Project feasibility relates to the developer's needs, which is the profitability and return on investment. What is appropriate for the community, however, is defined by the existing policy framework governing the use of lands in Marda Loop, as well as the lived experience and concerns brought forward from the community. This Application is only being submitted to accommodate the developer's feasibility, and is not addressing what is in the best interest of the community. What is in the best interest of the community is a more thoughtful, sensitive, and appropriate housing solution that respects the existing homes and businesses in the area, as well as supporting thoughtful and coordinated growth for the future.
- Transitioning this land from R-C2 where there are presently 7 single-family dwellings to a 23 meter, 118 unit apartment complex is a drastic change and is not considerate of, or sensitive to, the surrounding single and semi-detached homes.
- A building of this size cannot be built safely without significant disruption to the surrounding community. By their own admission, the Applicant has stated that their Harrison project had some dangerous building conditions, hence why their Hudson project has closed 16th Street SW for staging. Closing 19th Street SW is not a viable option as it would restrict access to a parking lot on 19th Street SW that services half a dozen local businesses.

Recommendation: Reject this Application and recommend the following:

- A more appropriate land use to a maximum of 16m.
- Lower the FAR to 3.0.
- Insist upon greater adherence to the City's sustainability and environmental goals.
- Impose a moratorium on this and all further land use amendments and development on 33rd Avenue SW until the Marda Loop Area Redevelopment Plan and/or Local Area Plan can be appropriately amended as a governing document such that developers and residents can understand the long-term goals for the area.

### What is Appropriate at 1900 33rd Avenue SW

- There are numerous examples of locations in Calgary where a 6-story, 118 dwelling-unit structure is appropriate. These are places where there are busy roads and access to dozens of amenities, such as in the community of Kingsland along McLeod Trail. Or places where the surrounding community is already 3-4 storey condos and apartments, such as in Windsor Park at Elbow Drive and 58th Avenue SW.
- There are also examples of more appropriate housing solutions in the Marda Loop area that will help to achieve the growing need for housing diversity in Calgary. The row-housing and town homes in Garrison Woods are some of the most unique living dwellings in Calgary and are highly desirable. The townhomes being built at the end of inner-city blocks are taking single family homes and replacing them with 5-6 modern units. The H-GO missing middle homes are similarly providing increased density where only one or two families may have previously lived.
- There are several examples in Marda Loop of developments being built that are much more appropriate than what is being proposed in this Application. For example, an application has been made by a developer at 21st Street SW and 35 & 36th Ave SW (LOC2002-0056) which is for a 16m structure with an FAR of 2.5.

### Conclusion

This Council has the opportunity to truly improve the Marda Loop community by rejecting this Application, and insisting the developer build a structure that is more appropriate, sensitive and responsible for this particular parcel of land.

This Council does not have to vote based on the precedent of decisions made by prior Councils which have had the effect of needlessly creating inappropriately large and insensitive structures along 33rd Avenue SW by this one single Applicant.

This Council has the opportunity to respect the concerns of the three CPC members that voted against this Amendment, over 1100 online petition signatories from the community, the Marda Loop Business Improvement Association and the dozens of businesses in the area, the Marda Loop Community Association and the thousands of community members who are loudly opposing the irresponsible, developer-driven community redevelopment.

This Council has the opportunity to demonstrate leadership and create a proper land development policy that achieves the goals of developers, community members and the City of Calgary. Marda Loop simply deserves better than what has been proposed in this Application.

Respectfully submitted,

Paul Smith



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**Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.**

I have read and understand the above statement.

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I have read and understand the above statement.

First name (required) SAMANTHA

Last name (required) JENKINS

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



## PUBLIC SUBMISSION FORM



What do you wish to do?  
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

Apr 4, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

BYLAW 45D2023

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below. Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)  
If you have additional files to attach, email them to [publicsubmissions@calgary.ca](mailto:publicsubmissions@calgary.ca)

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

To City Council

**RE: BYLAW 45D2023**

**1900 West (1918 33 AV SW; 1922 33 AV SW; 1924 33 AV SW; 1928 33 AV SW; 1932 33 AV SW; 1936 33 AV SW; 1940 33 AV SW)**

I am the owner of 1916-33rd Avenue SW, being the house immediately east of the proposed development.

Please accept this letter as my expression of opposition to the above-noted application for land use amendment.

**The Proposed Development is Inconsistent with City Planning**

The proposed development is a six-story mixed-commercial and residential use property that would take up more than half of a city block and be as high as 26 meters, despite being located in an area currently exclusively zoned for one/two-unit dwellings with a maximum height of 10 meters. In other words, the development, if built, would be three times the height of the neighboring properties, entirely rewriting the surrounding community's current character and appearance.

This is inconsistent with the City's own plans, including the South Calgary / Altadore Area Redevelopment Plan, the Marda Loop Area Redevelopment Plan (MLARP), the 33rd and 34th Avenue SW Marda Loop Streetscape Master Plan, and the Municipal Development Plan (MDP).

The MLARP requires that "development should respect the local context, history, and character of the area" and dictates that developments cannot exceed four stories in order to preserve some cohesion when new developments are built next to existing structures. Similarly, the MDP provides:

Appropriate transition of building scale between developments in the Main Street and adjacent areas should be provided. These transitions should be sensitive to the scale, form and character of the surrounding buildings and uses.

A six-storey mixed commercial and residential building immediately next to two-storey homes offers no appropriate transition.

**The Proposed Development is Not Supportable by the Existing Infrastructure**

The proposed development exacerbates the existing infrastructure deficit in the Marda Loop community, which includes poor roadway conditions, aged utility services and inadequate community centers.

Traffic getting in and out of 33rd Avenue is already very congested and, in my opinion, the volume of traffic flowing into 33rd Avenue from Crowchild Trail during rush hour is dangerous: the lights/stop sign set up means that more traffic is coming in from Crowchild than can be accommodated causing back up into intersections. The development also does not provide a solution to the annoyance and danger that will result from adding an additional 100 cars to a single-lane back alley that currently only supports approximately 22 households.

The community has experienced significant redevelopment within the past five years. Further development needs to be stopped until such time as the infrastructure can catch up.

## **The Proposed Developments Impact on Neighboring Properties**

On a personal note, the development would be quite devastating to me, both emotionally and financially.

Even after the planned two-year construction period (which will create a nightmare of noise and chaos at a time when I am hoping to have an infant child in the house), the development will continue to rob me of any enjoyment of my home:

- The development will block sunlight into my backyard;
- The entrance to the underground parkade will be directly by my bedroom window;
- I will be within meters of several commercial buildings, including a bar/restaurant.

This is entirely inconsistent with the family home I thought I had purchased.

The development will also result in significant loss of my property value. When I first found out about the development, I contacted a realtor about selling, who advised that I would lose a significant portion of my investment. Indeed, at least two homeowners in the project's footprint area have attempted to sell since finding out about the development, without success.

Like most Calgarians, my property is my main investment and something I saved for for years. To have my investment decimated to enable a corporation to make a profit feels manifestly unfair.

Thank you for your consideration.



To: Clerks Office for Calgary City Council  
Re: LOC2022-0131  
Bylaw:45D2023  
Comment re: Sarina 1900

The Planning and Development committee at the Marda Loop Community Association (MLCA) has received numerous concerns regarding this application. The residents are not opposed to redevelopment but are looking for more thoughtful and sensitive transitions within an area that is experiencing rapid densification.

The main concerns of residents are as follows:

- 1. Policies** - the said applicant is initiating a policy change and amendments to the current ARP
- 2. Height/Shadowing** - Six stories on the NorthSide of 33rd Ave creates immense shadowing to the adjacent homes particularly in the Winter months where shadowing crosses the North side of 32 Ave. This reduces the ability to create a Tree Canopy and desired privacy.
- 3. Parking** - We at MLCA echo the BIA's and residents' request for a 1:1 ratio based on MLARP 5.2.5 as there are significant issues with visitor, customer and short-term parking which impacts the vibrant, inclusive area we want Marda Loop to be.
- 4. FAR** - The residents would like to see a Floor area ratio of 3.0 maximum with height of 16m which is suggested in the Streetscape Master Plan Final Report, March 2019
- 5. Sustainability** - The massing of the proposed development is incongruent with City's strategy to "protect land, transform urban natural areas and assets, improve air and water quality, protect ecological health and maintain biodiversity" while ensuring Calgarians quality of life by "sustainable transportation, land use and community design initiatives."  
With ~ 90% lot coverage the development fails to address the City's strategy laid out above. Residents ask that the City make developers accountable to these strategies as well as LEED and BOMA building codes. Greater consideration should be given to developments that incorporate a smaller footprint, water collection, green spaces, waste heat to power technologies and sustainable building materials.

This proposal changes the Map of the business area in Marda Loop along 33rd and with the request stopping in the middle of the block this brings to light that there is a desperate need to have an updated version of the ARP which currently is from 1986.

We at the MLCA are very excited to work with the City on a new LAP but in the meantime some of our members are questioning why the Applicant is driving policy amendments that are clearly not compliant with the most current policy documents that the residents have access to.

The residents would like to see a 3 to 4 story building with significant setback details on all levels that improve the pedestrian experience and realm. In the MLARP section 4.2.1.2 as mentioned by the BIA as well, we would like applicants to contribute to public art or contributions to the public realm like open corner plaza's, permanent high-quality trees and shrubbery as well as all-season patios.



Land use rules and changes in Marda Loop have been adrift for years making the process for all stakeholders very difficult and confusing.

We at the MLCA eagerly await our LAP to create a clear plan and path forward that all parties can refer to alleviate the current situation.

According to City data Marda Loop currently has a development density which equates to 2.5 times the City average.

Sincerely,

Kim Kemper, DID  
Director of Planning and Development  
MLCA