

From: [Rosanne Tripathy](#)
To: [Public Submissions; Adebayo, Quadri](#)
Subject: [External] Submission for April 4, 2023 Hearing to amend Land use designation (project 1900 Marda Loop) 33rd avenue/ 19th
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I received the document regarding the notice of public hearing and the directions on how to submit comments to City Council. I have to say the form is very confusing and I am unsure if my comments got correctly submitted. It asks for an agenda item number for which I searched on your site to no avail. This whole process is beyond difficult to navigate . I can honestly say the average resident would abort trying to have a voice given what we have had to do to adhere to this process . I would appreciate if someone is able to provide me with an agenda item and where they would find it . In the meantime I am going to attach my comments , hoping they will reach who they need to .

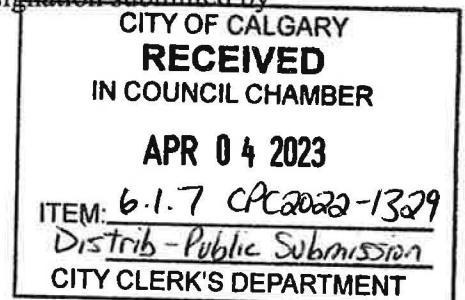
COMMENTS FOR PUBLIC HEARING

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.

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,



<!--[if !supportLists]-->a) <!--[endif]-->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 environmental effects ie. RNDSQR, Shoppers Drug Mart building.

<!--[if !supportLists]-->b) <!--[endif]-->As currently outlined in the MLARP (4.2), much of the land lining 33rd Avenue cannot exceed four storeys (16m) in height. Sarina homes as already constructed a project 5 storeys high on land restricted to four storey use under the MLARP. . 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.** Approvals should also consider the differences between the north versus south side of 33rd avenue with respect to sunlight and the amount of residential backing on to these sides of the avenue. There are distinct differences.

2. The process for land use amendment -development project approval is one that does not feel like a fair and due process. The process is very difficult to navigate and feels very much in favor of the developers such that residents feel powerless and voiceless. Examples of this include

- a) Residents submitted extensive feedback to Quadri that was not shared to CPC beyond his summary of a few key points despite significant effort on the part of residents and then further requesting re submission of all feedback for this upcoming hearing that was already submitted. . Then number of roadblocks and is very discouraging. The process is ineffective and taking up much time (city, residents , developers) and resources which translates into financial burden for tax payers
- b) The developer was allowed to speak to the CPC but residents were not .
- c) Despite community engagement including significant feedback, 1000 names and comments on a community petition , modifications from the developer in response to

this outpouring of concern has been minimal. The developer has such confidence this project will be approved, having only one maximum height plan (six storeys) despite repeated requests for smaller scale proposals and repeatedly responding to residents concern regarding the scale and scope of the project with “ this is what the city wants.”. It is all very discouraging and certainly not an open transparent process that average residents could participate in, in any meaningful way.

* please do not forget the CPC had a split vote .

3. Repeated issues regarding lack of infrastructure, traffic congestion and safety, lack of environmental consideration or requirements for the developer, removal of all vegetation replaced by a few planter boxes “ , significant residential and commercial vacancy already existing in Marda Loop , what is perceived s “ overdevelopment “ and concerns regarding parking have been shared over and over again .

I do hope someone will give the residents of our community a voice and really critically review what you are considering approving.

Regards,

Rosanne