



**Jack Werner**

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June 19, 2023

Ms. Debra Hamilton, Chair  
Calgary Planning Commission  
The City of Calgary

Dear Ms. Hamilton:

Re: LAND USE RE-DESIGNATION LOC2022-0056

My name is Jack Werner and I'm the original owner of the #202 condo in 3650 Marda Link building. I have previously voiced my concerns about the proposed development, and Mr. de Jong's response was much appreciated, but I do not feel that many of my points are addressed in the current application. Therefore, I would like to restate my concerns.

The application has been changed from 6 storeys to 4 storeys plus a 5-storey section, with a shift of the mass to the west side. This change helps residents to the east of the proposed development, since the building would now be 4 storey on the east side; however, the new application actually worsens the views and light blockage problem (shadowing) for residents to the west (3650) for two reasons: first, the proposed building will still be 2 storeys higher than our building and will entirely block our views; and second, in the original application the setback from our shared laneway was 5 metres, but in the new application the setback is only 1.2 metres.

As a result, the building will be much closer to us, and the resulting shadowing will be much worse for residents to the west than it was in the original application. It is also important to note that the increased noise pollution from the huge HVAC units, which will likely be on the west side, will take away from the peace and relaxation on balconies as well as in neighbouring parks. Less sun, and more stress—just what everyone wants to come home to after a long day at work.

As well, there is a strong risk that the parking garage access will be via our shared laneway, which would dramatically increase the traffic volume and noise from what has been a quiet side of the building. This will turn our quiet laneway into a busy street. The resulting traffic increase with such a small setback and additional strain on parking with a building of this size will significantly harm our quality of life. Our community is already bursting at the seams. It is already hard enough to invite family or friends over between the hours of 9 a.m. - 7 p.m., because of the frustration they incur navigating and parking in Marda Loop and its overwhelmingly bustling streets. This is a frustration that our residents now endure EVERYday. The change in zoning that this development represents is harmful to everything that attracts new residents to Marda Loop.

Marda Loop has changed a lot in the last 20 years, and not all for the worse. We have an amazing selection of local businesses that perfectly cater to any individuals who don't have convenient modes of transportation or a desire to travel far for everyday errands. These new amenities have greatly benefitted residents who were established in Marda Loop before these conveniences were available to us.

As old houses and buildings continue to be demolished, some beautiful modern buildings now exist that enhance the look of our community, but these should remain within the low-rise perimeters that have defined Marda Loop. Our narrow side streets and already strained infrastructure cannot sustain the additional cars that will be forcing their way through our streets. This will bring more traffic, more idling and pollution, and less pedestrian/cyclist safety. My fear about street safety comes from witnessing the already everyday misuse of bike lanes and crosswalks.

I am not inherently against changes to infrastructure, as I have personally benefitted from this change. However, something is only so good until it is overdone. Our community has everything it needs, including a good mix of low-rise complexes. I feel that more big structures will oversaturate the community and chip away at our quality of life. Instead, I believe that low-rise complexes with a maximum of 4 storeys, or townhouses, should be a developmental consideration. This would address my concerns and preserve the integrity of this neighbourhood that I have called home for over 20 years.

Thank you for your time and consideration. Should you have any questions, please do not hesitate to contact me at any time.

Sincerely yours,



Jack Werner

Cc (via email): Mr. Joshua A. de Jong; Mr. Courtney Walcott; Ms. Vanessa Develter (O2); Ms. Lindsey Ganczar.