

Community Association Response

McMahon, Ross T.

From: Development@mardaloop.com
Sent: February 20, 2023 9:24 AM
To: McMahon, Ross T.
Subject: [External] 1743 36 AV SW - LOC2023-0015 - DMAP Comment - Mon 2/20/2023 9:24:16 AM

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Application: LOC2023-0015

Submitted by: MLCA

Contact Information

Address: MLCA

Email: Development@mardaloop.com

Phone: 4039661907

Overall, I am/we are:

Neither in support nor in opposition of this application

Areas of interest/concern:

Amount of Parking, Traffic impacts

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:

Hello,

We have received letters from community members about this project who are concerned about parking, shadowing as well as recycling and garbage bins.

We at MLCA would like to see 1:1 parking ratio for all new developments. Shadow studies on this project provided by the applicant have provided fair consideration of the adjacent properties. Tree canopy is a recurring concern for residents and this application has many landscape zones.

The applicant has also addressed garbage and recycling issues.

Sincerely,

Kim Kemper, DID

Director of Planning and Development MLCA