


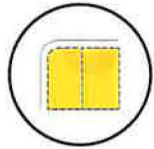
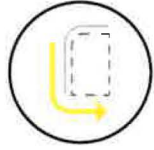
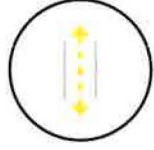


CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 26 2023
ITEM: 7.2.19 CPC2023-0491
Distrib-Presentation 2
CITY CLERK'S DEPARTMENT

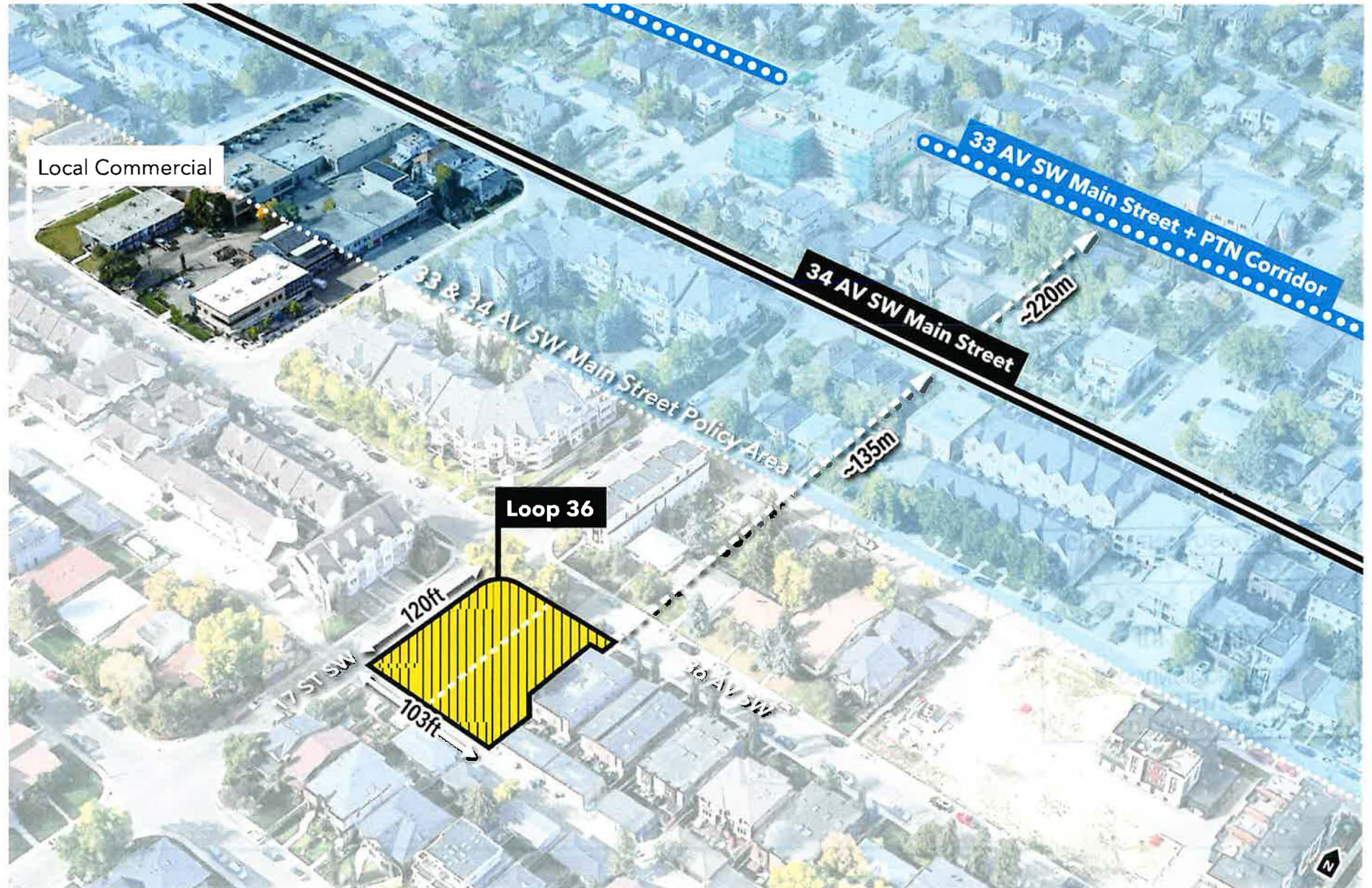
Loop 36.

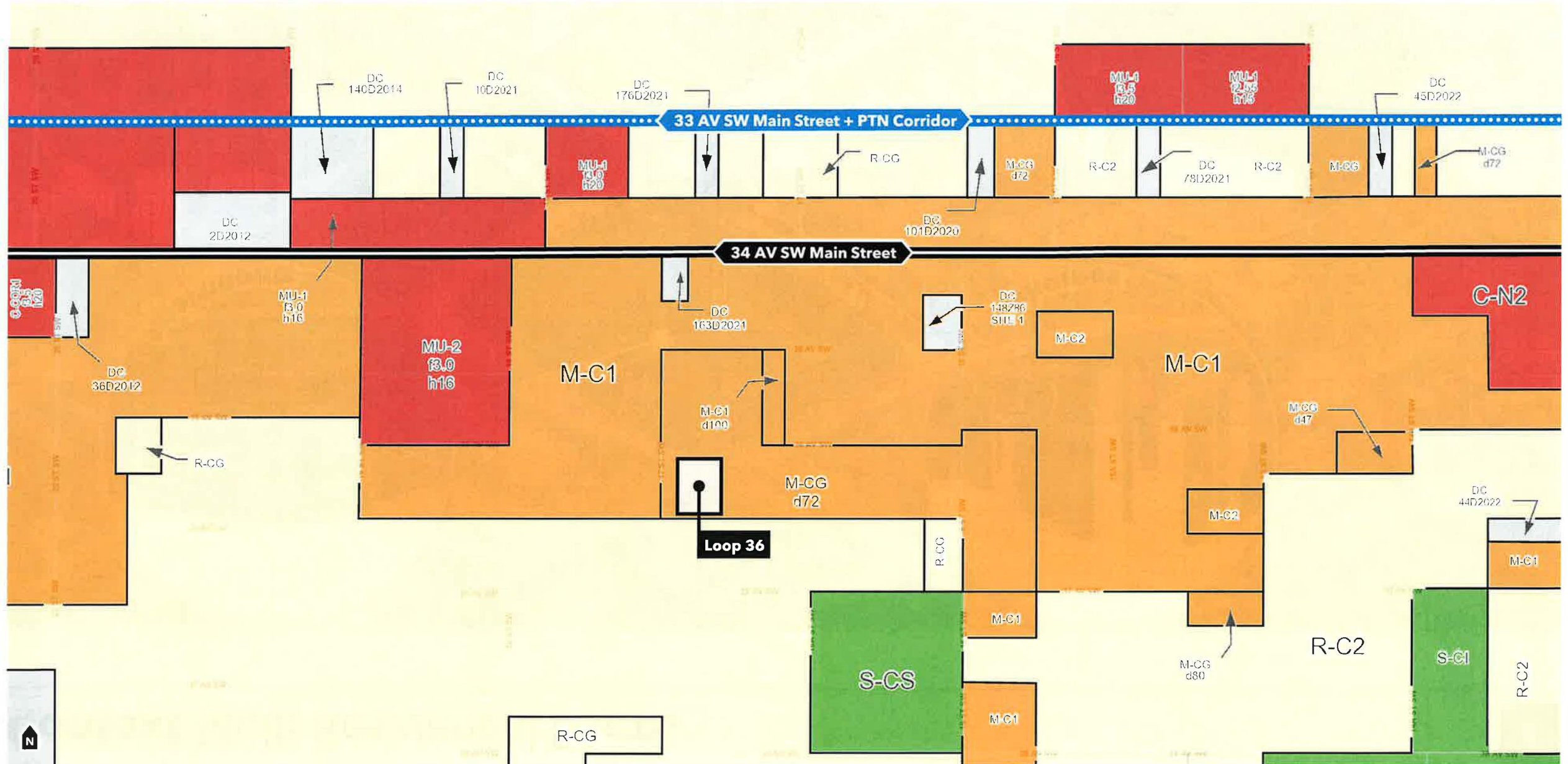
LOC2023-0015 / DP2021-6711
Item 7.2.19

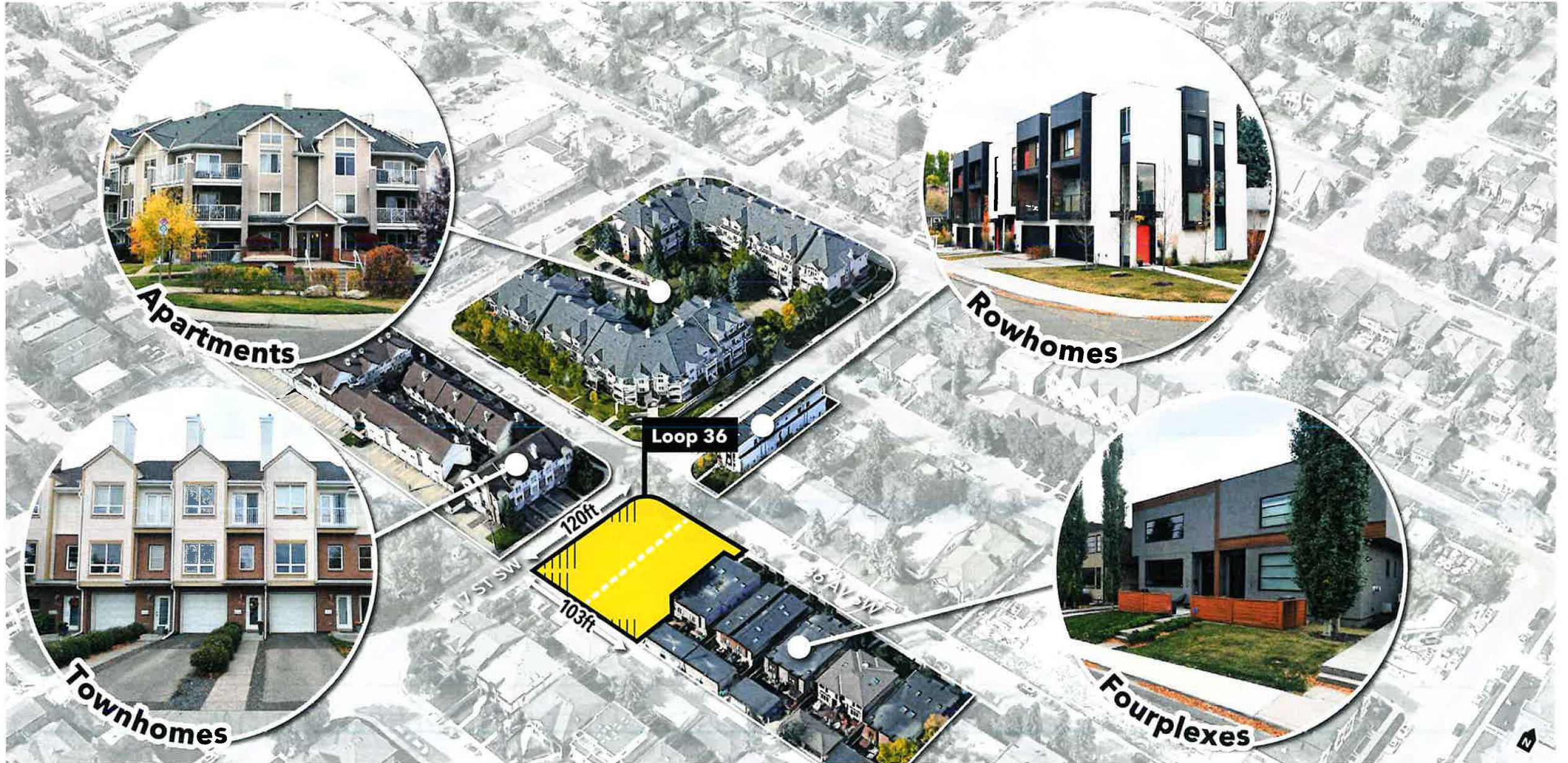


Context 33 & 34 Avenue Main Streets

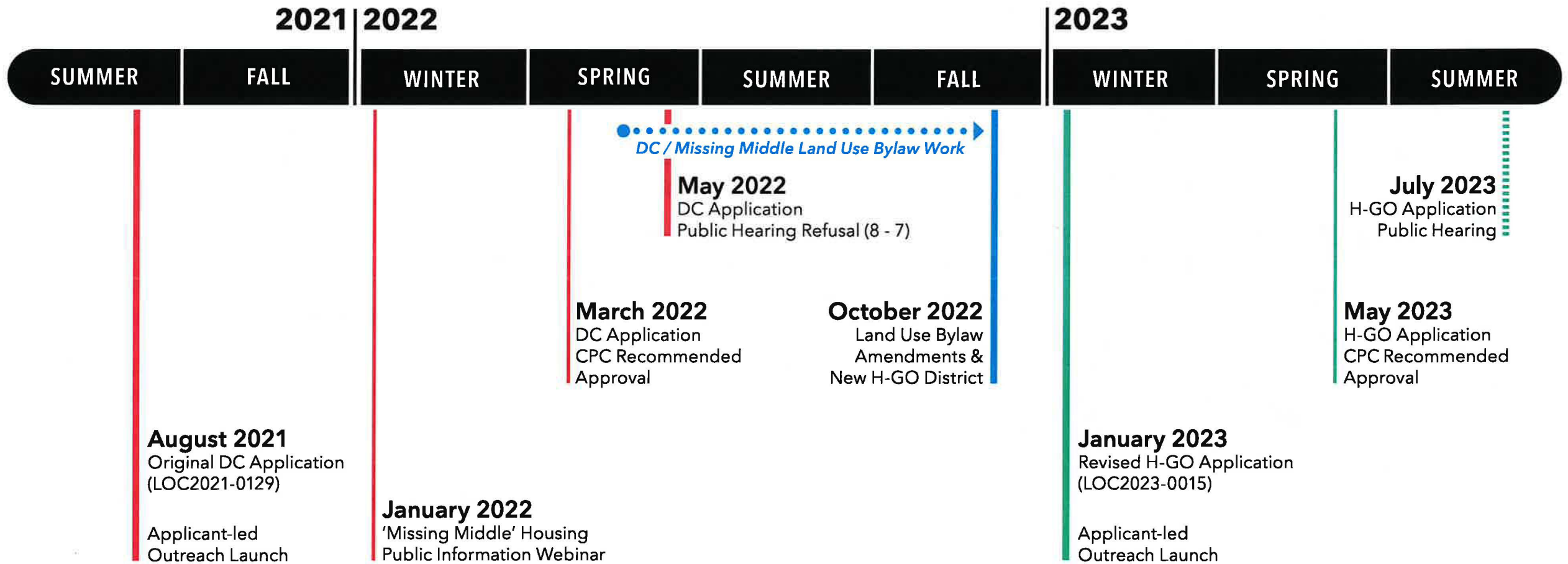
-  **Inner-city Community**
-  **Large 103ft Corner Assembly**
-  **Direct Access to Paved Lane**
-  **Excellent Connections**
-  **Main Streets + Amenities**
-  **Close to Transit**







Application History 2021 - 2023



Previous DC Application (2021)

Primary Public Concerns

1. The use of a custom Direct Control (DC) District
2. The density is too high & number of suites is not appropriate
3. Waste & recycling bin clutter in the rear lane
4. Privacy and unit entry interface with the adjacent eastern neighbour
5. Site specific parking supply

"The surrounding stakeholders, residents and Community Associations are against the applications."

- MLCA (2021)

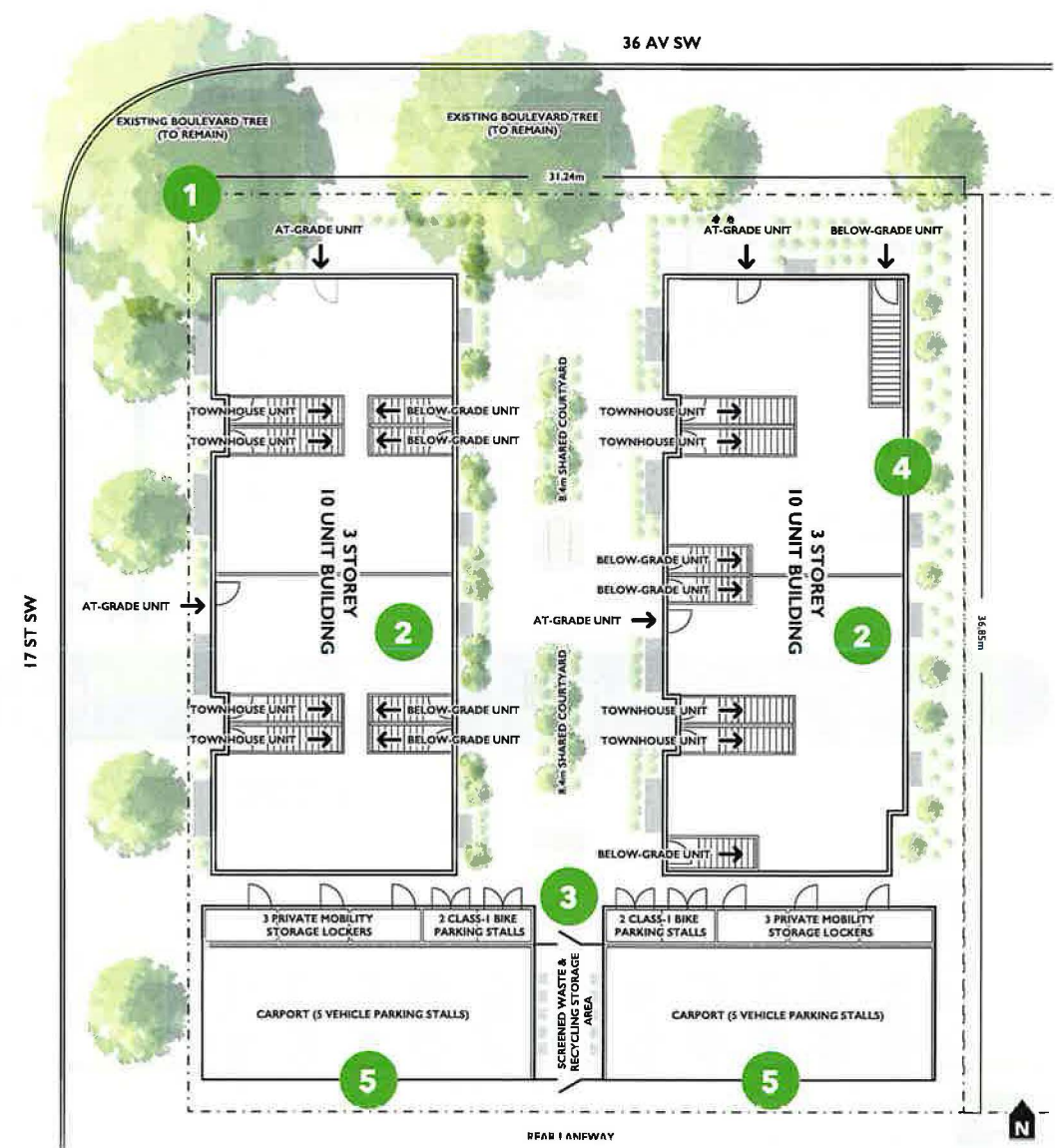
Current H-GO Application (2023)

Development Vision Changes

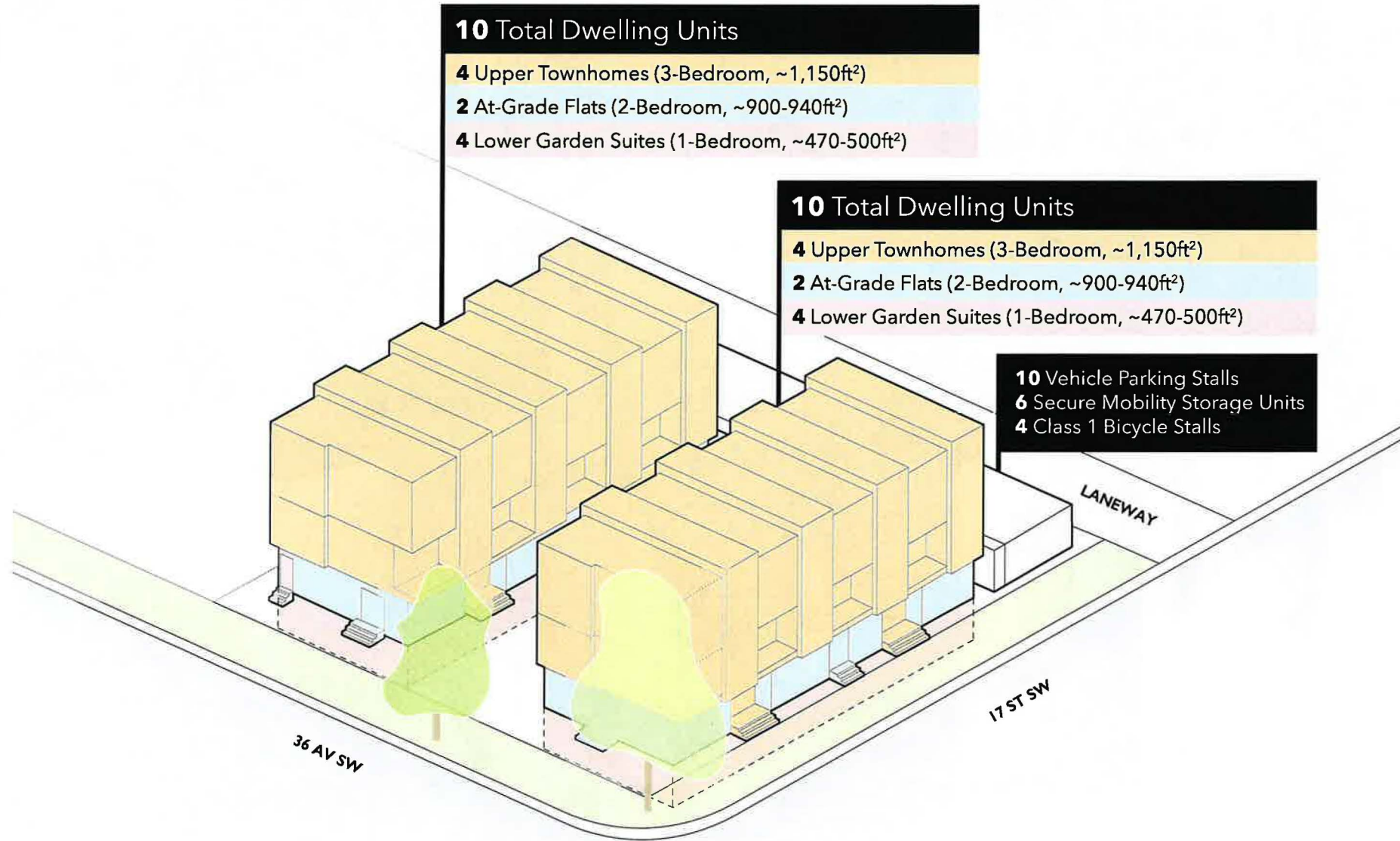
1. The site is eligible for Council's new stock Housing - Grade Oriented (H-GO) District
2. Total number of units reduced to 20, with suite-style units combined into larger flat-style at-grade units
3. Waste, recycling & organics relocated to screened internal storage area with a private collections strategy
4. All east unit entries relocated to internal courtyard, replaced with an eastern landscape buffer
5. Bylaw-compliant parking supply of 0.5 stalls / unit, with secure alternative mobility and bike storage

"These drawings look beautiful. The addition of trees and planters is very welcome for the community."

- MLCA (2023)



Unit Mix All Ages, Wages & Stages







LOOP
36
0
BOUTIQUE
RENTALS

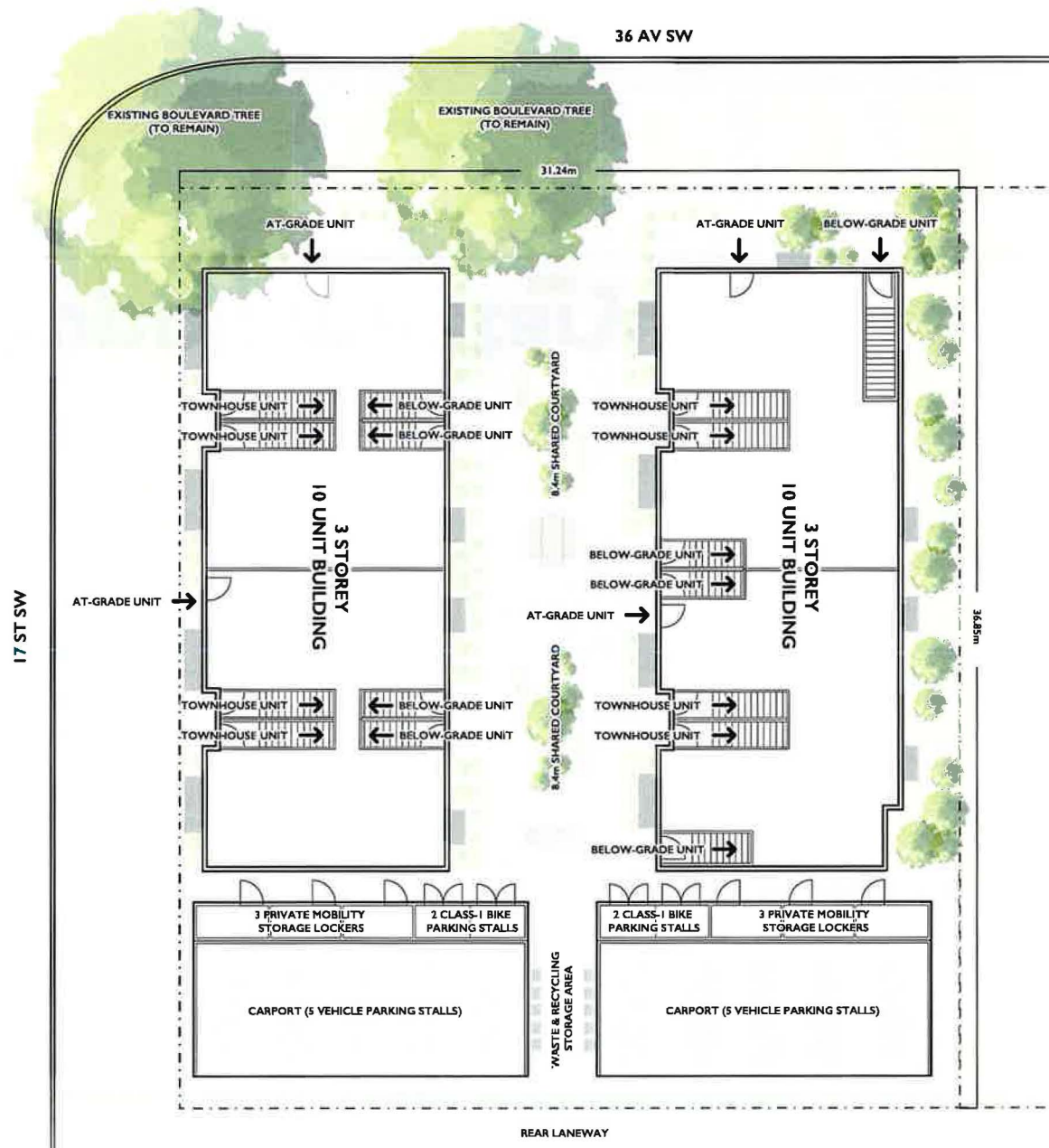
9



Supplementary.

Development Vision At A Glance

12



2 Low Scale Multi-residential Buildings
~10.5m building height

8.5m Interior Courtyard
Unit access, shared amenity, massing relief

20 Total Dwelling Units
Street & courtyard oriented

- **8 Upper Level Townhomes** ($\pm 1,100 \text{ ft}^2$)
Individual street & courtyard oriented entries
- **4 Main Level Flats** ($\pm 650\text{-}890 \text{ ft}^2$)
Individual street & courtyard oriented entries
- **8 Lower Level Suites** ($\pm 410\text{-}460 \text{ ft}^2$)
Individual street & courtyard oriented entries

10 Vehicle Parking Stalls
EV-ready carport, access via laneway

10 Class 1 Bike Stalls / Mobility Device Storage Units
Individual, secure, enclosed, charger-ready

Private Collections Central Waste / Organics / Recycling Area

All (2) Public Street Trees Retained

6 New Public Street Trees Proposed

\$55K area benefiting fire flow upgrade

Outreach Strategies



ON-SITE SIGNAGE



HAND-DELIVERED MAILERS



OUTREACH EMAIL INBOX + CORRESPONDENCE



OUTREACH PHONE LINE + TEAM RESPONSES



PROJECT MEMO SHARED WITH MLCA + WARD 8 OFFICE



INFORMATION SESSION: JANUARY 19, 2022 (Original Application)



DETAILED WHAT WE HEARD SUMMARY



Land Use Change (LOC2023-0015) + Development Application (DP2021-6711)



Address 1743 - 1747 36 AV SW
Proposed Change M-CGd72 to Housing - Grade Oriented (H-GO) District

Our Vision

For Calgarians who want the opportunity to call Marda Loop home, we are proposing a sensitively scaled multi-residential development with a central courtyard and front doors facing 17 ST and 36 AV SW, close to local destinations, transit options, parks, schools and amenities.

What We Heard

In response to community feedback, the development vision has been changed to reduce the total number of units, provide a screened waste & recycling storage area, and the use a stock district (H-GO) to provide greater certainty to community members and groups.

- 3 STORIES TOWN/FLAT DEVELOPMENT**
- 20 UNITS (14 TOWNHOMES, 6 FLATS)**
- 18 PARKING STALLS (14 RESIDENTIAL, 4 COMMERCIAL)**
- 10 BIKE/MOBILITY STORAGE UNITS (10 BIKE/MOBILITY STORAGE UNITS)**



Housing - Grade Oriented (H-GO) District

The proposed H-GO District is intended for grade-oriented development in a range of housing forms at a scale that is consistent with low density residential districts. The H-GO District accommodates a scaled townhome-style development with a tailored vehicle parking and bicycle storage supply.

Get In Touch

Have questions or comments? Get in touch with the project team by:
 E-mail engage@ciweworks.ca
 Phone 587.747.0317



Stakeholder Outreach Summary 2.0

Loop 36 LOC2023-0015 / DP2021-6711
 January - April 2023

448 - 3118 Elbow Drive SW
 Calgary, Alberta T2V 1K2
 P 403 291 5305
 F 403 291 5344
ciweworks.ca

Hello Neighbour!

We are proposing a land use change (LOC2023-0015) at 1743 - 1747 36 AV SW (Loop 36) | M-CGd72 to H-GO



Land Use Redesignation

We are proposing a land use redesignation (LOC2023-0015) to the Housing - Grade Oriented (H-GO) District to facilitate the development of a 20 dwelling unit (4 at grade flats, 8 upper storey townhouses, and 8 below-grade units), grade-oriented stacked rowhouse-style development, with 10 vehicle parking stalls and 10 bicycle parking/mobility storage stalls.

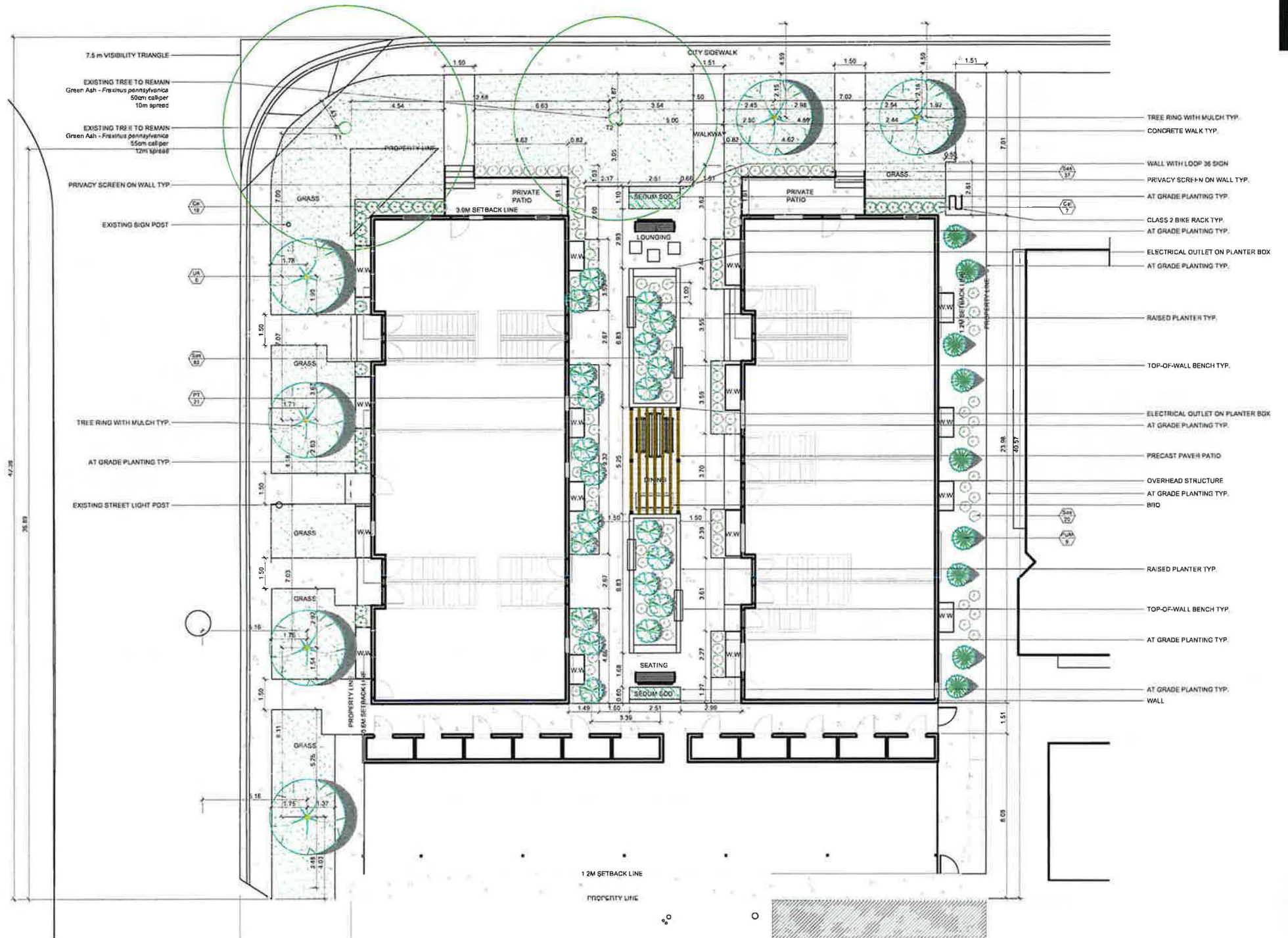
In response to community feedback, the development vision has been changed to reduce the total number of units, remove unit entrances along



Our Vision

For Calgarians who want the opportunity to call Marda Loop home, we are proposing a sensitively scaled multi-residential development with a central courtyard and front doors facing 17 ST and 36 AV SW, close to local destinations, transit options, parks, schools and amenities. The 20 unit development offers a range of unit typologies that cater to a variety of needs and lifestyles, including Calgarians that prefer vehicle-reduced or vehicle-free lifestyles and value high-quality ground-oriented housing.

Landscape Plan



Waste, Recycling & Organics Private Collections



Old Street Development
 Attn: Connor Irving

Re Multi Family Unit 1743 & 1747 36 Avenue SW

To Whom it may concern

LBR has reviewed all plans for the new project listed above. It is our conclusion that LBR can service this property with designated trucks and with no safety or access concerns.

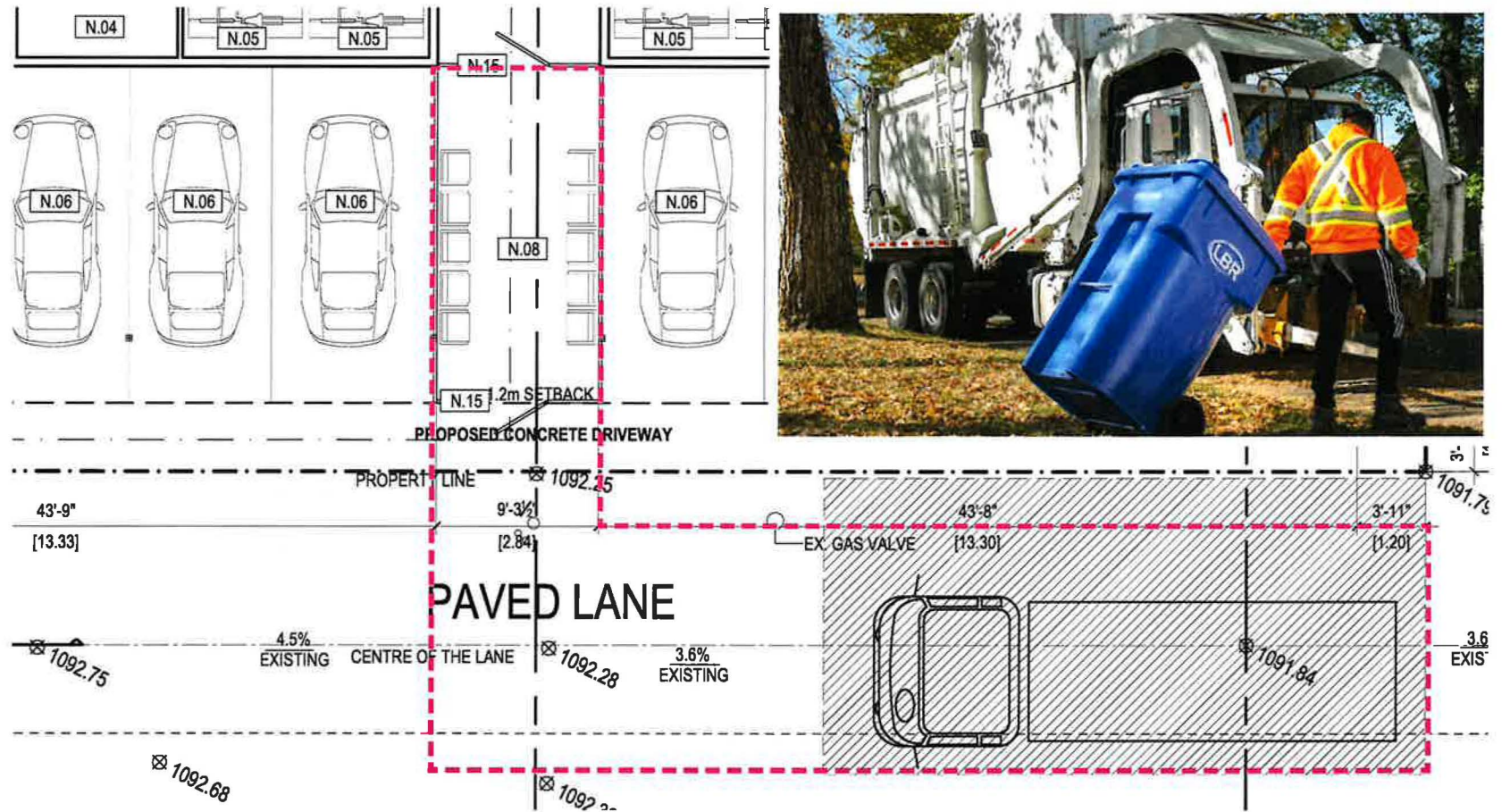
LBR will use a front load truck for both waste and mixed recycling and a side load truck for the organics. We feel we have suitable access to operate these vehicles.

If you have any further questions or concerns feel free to call me at (403) 630-9680.

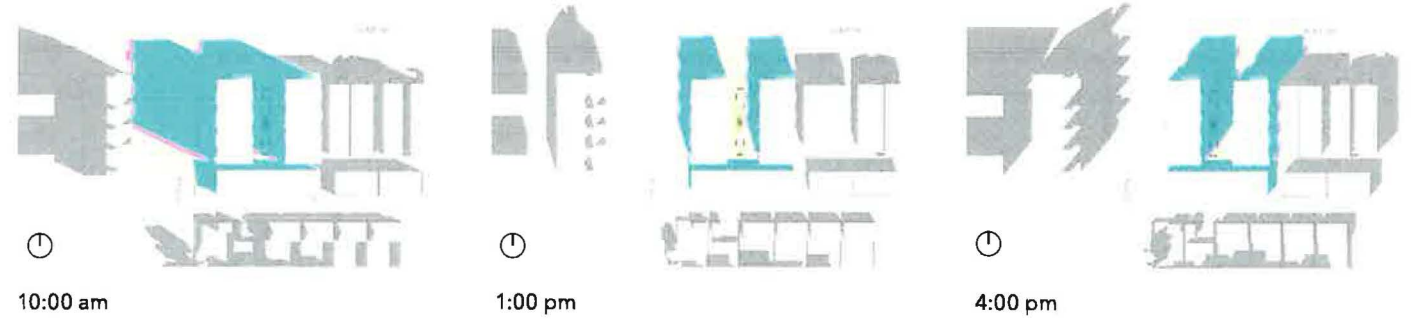
Sincerely,

 Pat Pellegrino

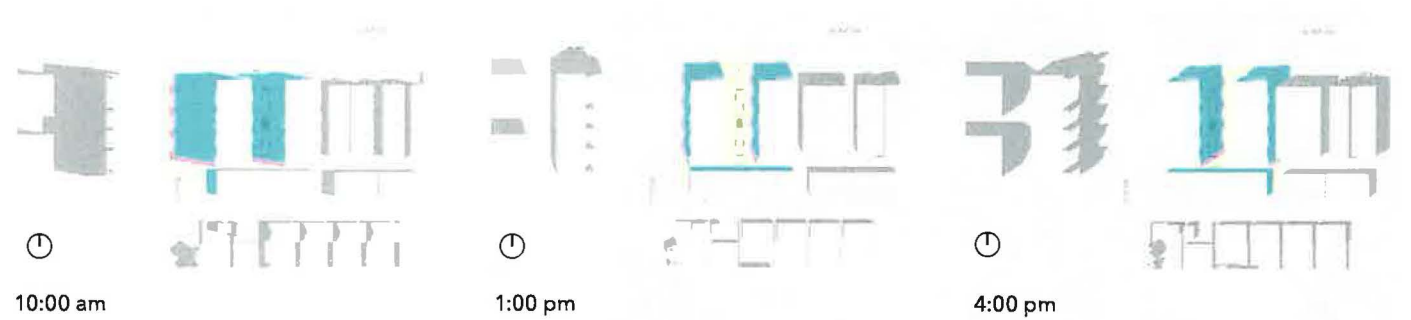
District Manager
 Little Big Recycling Ltd.



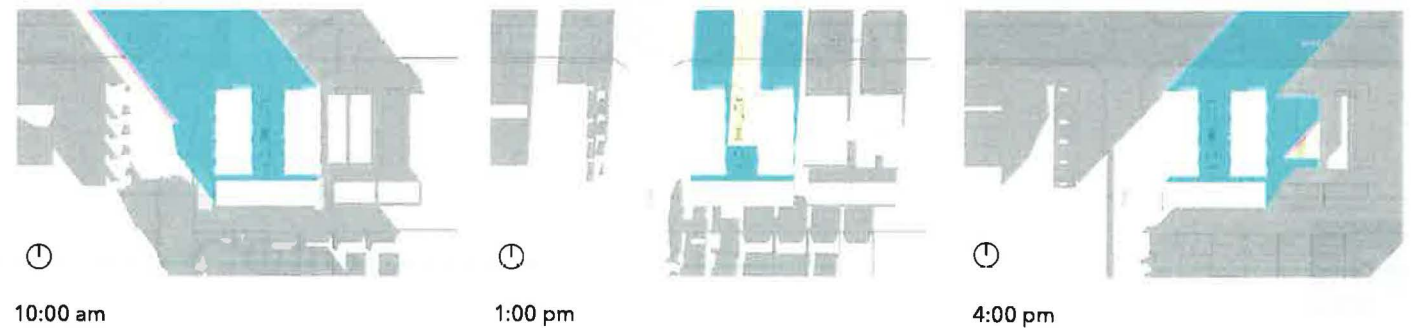
MARCH 21



JUNE 21

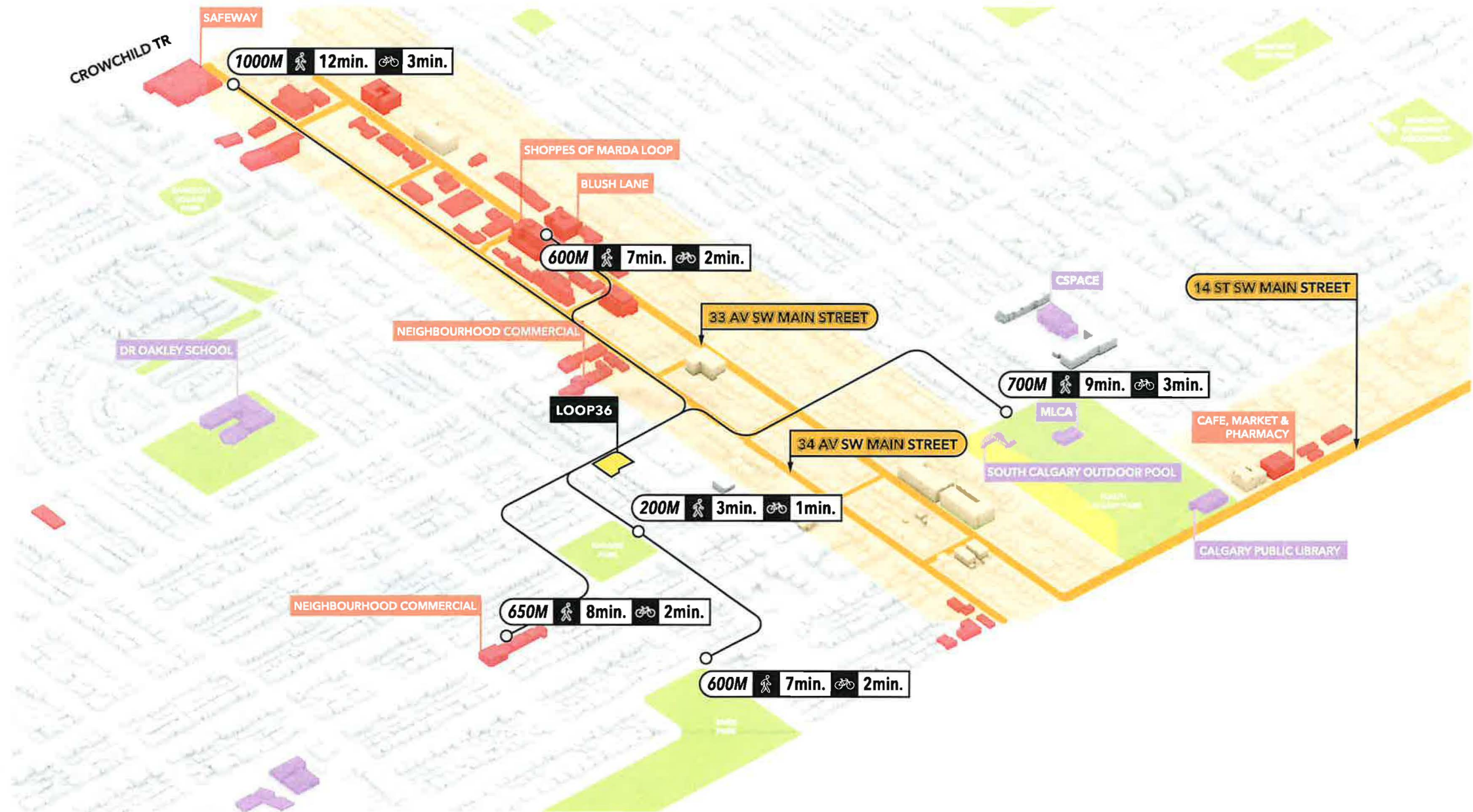


DECEMBER 21

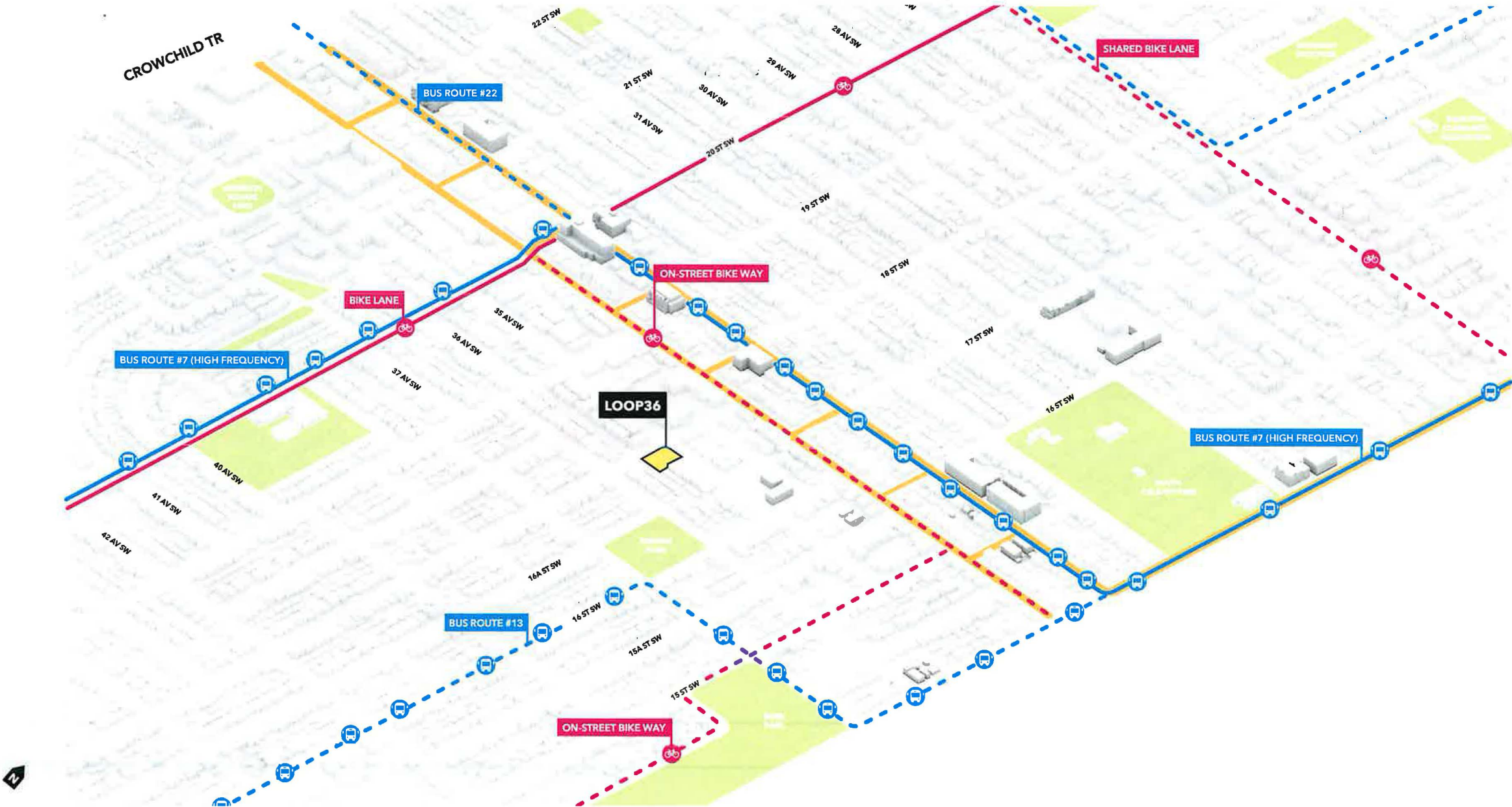


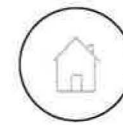
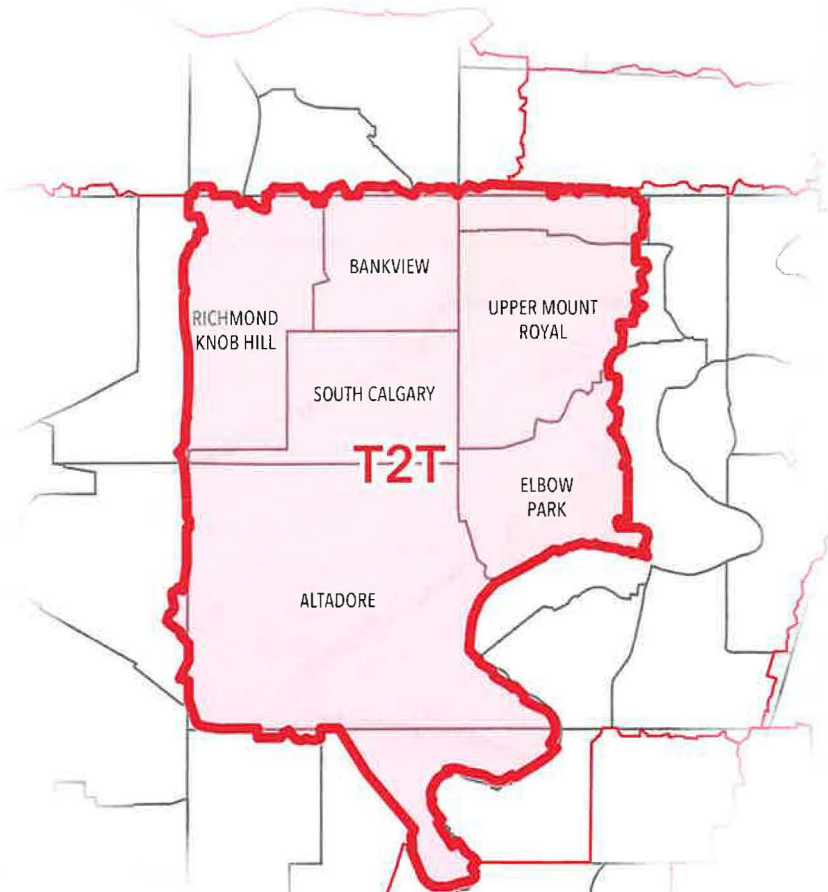
-  LOOP36: REVISED DEVELOPMENT PERMIT SHADOW (PROPOSED H-GO DISTRICT)
-  LOOP36: ORIGINAL DEVELOPMENT PERMIT SHADOW (2021 DIRECT CONTROL APPLICATION)
-  EXISTING M-CG BYLAW ENVELOPE SHADOW
-  EXISTING SHADOWS

Marda Loop Getting Around



Marda Loop Getting Around





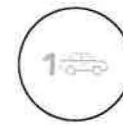
15,472

Total Households In T2T Forward Sorting Area (FSA)
Excluding vacant dwellings or short term rentals



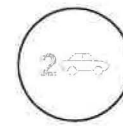
±20%

0 Vehicle Households
3,046 households



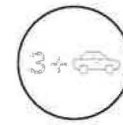
±39%

1 Vehicle Households
5,967 households



±23%

2 Vehicle Households
3,603 households



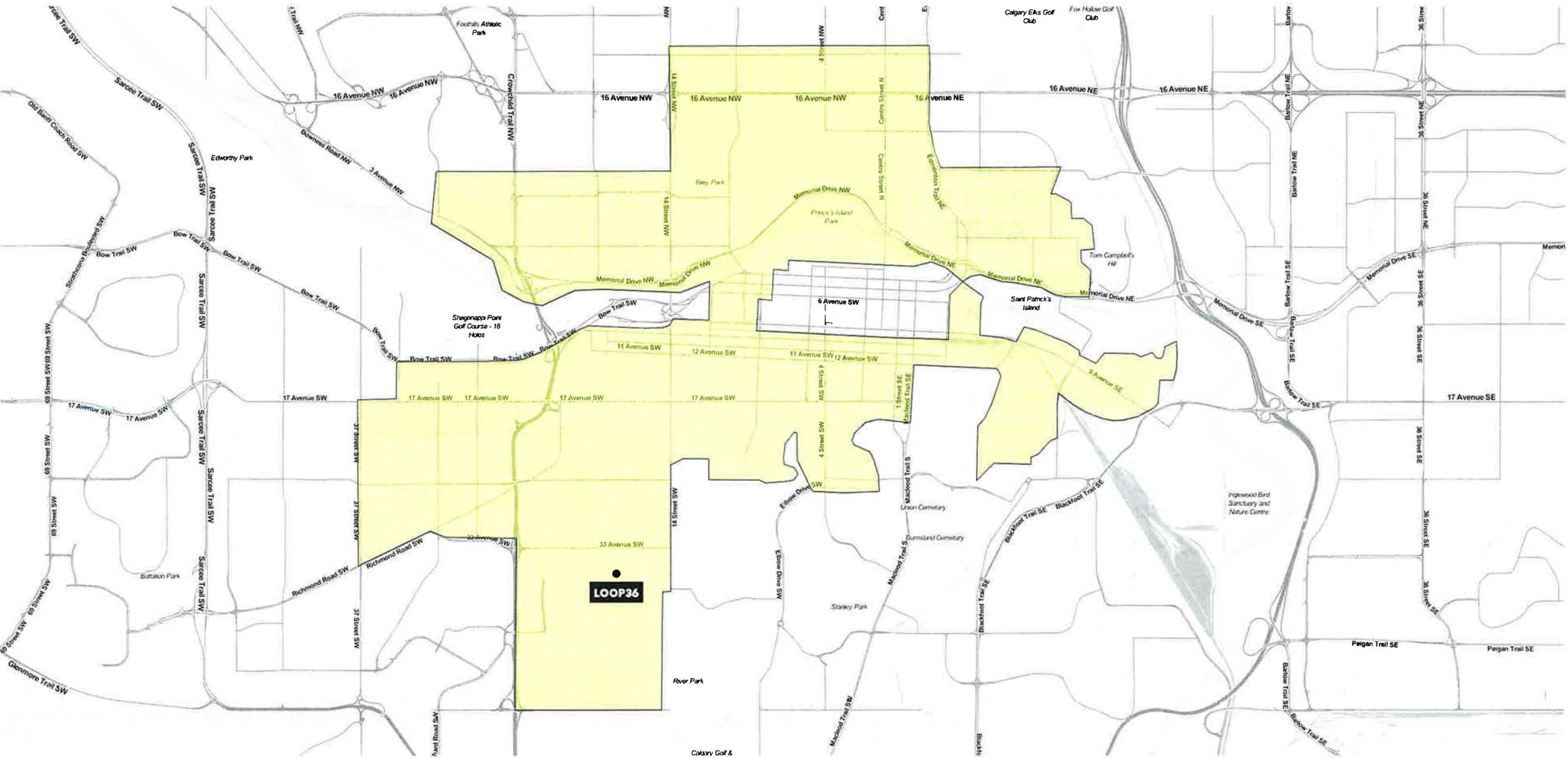
±18%

3+ Vehicle Households
2,856 households

Sources:

Alberta Transportation Vehicle Registrations: MOVES Vehicle Research File (2021)
Canada Post DMTI Postal Suite Addressing: Calgary (2021)
City of Calgary Open Data: Short Term Rentals (2022)
City of Calgary Census: City-wide Vacancy Rate (2019)

Mobility Options Communauto Car Share



Parking On-street Supply



LEGEND

- Unrestricted
- No Stopping
- Loading

