



PUBLIC SUBMISSION FORM

CC 968 (R2023-11)

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FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the *Freedom of Information and Protection of Privacy (FOIP) Act* of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name and comments will be made publicly available in the Council or Council Committee agenda and minutes.** If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. 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)	Prith
Last name (required)	Naidoo
What meeting do you wish to comment on? (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Council
Date of meeting (If you are providing input on service plans and budget adjustments, please select "November 20") (required)	Dec 5, 2023

What agenda item do you wish to comment on? (If you are providing input on service plans and budget adjustments, please write "budget" below) (Refer to the Council or Committee agenda published [here](#).)



PUBLIC SUBMISSION FORM

CC 968 (R2023-11)

(required - max 75 characters)

City Council Public Hearing - LOC2023-0149

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

In opposition

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

LOC2023-0149 - opposed to increasing the building application height from 4 storeys to 6 storeys. With the Marda Loop "loop within the loop" vision in mind, Council should review if a massive rental building with very little retail space should be the focal point for their vision. If the goal is to improve the ambiance and encourage more people to visit the area, a creative design that blends with the area and increased retail foot traffic would be a better compliment to the existing proposal. There are already enough large rental building on 33 Ave, the proposed location does not make sense for another one.

LOC2023-0149

1920 36 AV SW

What are the strengths and challenges of the proposed land use?

Strength: Increased city revenue.

Challenges:

1. Negative impact on community feel.
2. Negative impact on property value.
3. Increased traffic congestion.
4. Negative impact on skyline. Monstrous building that takes up more land space than any other building in Marda Loop.
5. Decreased street parking on already limited streets.
6. Increased transient tenants by over 680% (currently 16 units to over 110 units)
7. Decreased retail shops by over 90% (currently 10 retail shops to 1 retail shop)

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

I currently live at 2014 35 Ave SW. An infill townhouse complex built in 2016 that is perpendicular to the proposed land use change. The proposed 6 storey residential/commercial property will drastically change the entire marda loop ambiance, street appeal and community enjoyment. I am seriously considering moving if this project moves forward.

I'm not opposed to a new development going into the proposed location, but it needs to increase the marda loop experience and complement the marda loop main streets vision. A massive 6 storey building that covers more land area than any other building in marda loop and contains 98% rental units does not match any other building in marda loop of this scale. I believe every new construction on 33rd Ave (main street) has retail space on the entire main level and sometimes on the first two levels. The proposed building has a small allotted retail space, that is less than what is currently available.

If the intent is to increase Marda Loop's destination appeal, more retail space should be the preferred design. Separating the single building concept into 2 separate buildings might be a way to maintain the community ambiance, increase the unique retail space, create more green space, sitting areas for local residents and destination travelers to enjoy the local retail shops. With the marda loop main street vision, something with more retail space, space to meet and mingle with other visitors should be at the heart of the vision, it would also better compliment the festivals in the area.

The proposed building should not exceed the current marda loop zoning and remain at 4 storeys. The city should also evaluate the proposed single building design and identify better alternatives that would increase the destination appeal and at minimum maintain the community ambiance. Anything above 4 storeys for this proposed building is purely greed for the developer and the City.

The City views applications in the context of how well it fits within the border 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?

See proposed building suggestion above to create livability while maintain existing community destination.

How will the proposed land use impact the immediate surroundings? These impacts are somewhat easier to quantify, and they can affect neighbours' quality of life both positively and negatively. Tip: some commonly considered planning impacts are; type of uses, amount of parking, building height and number of units.

Additional impacts include:

1. Negative impact on community feel. Does not align with community ambiance.
2. Negative impact on property value.
3. Increased traffic congestion.
4. Negative impact on skyline. Monstrous building that takes up more land space than any other building in Marda Loop.
5. Building parking
 - a. The proposed parking for the building is proportionately less than what is currently available. Current Residential units 16 with 14 parking stalls, 10 retail shops with 34 parking spaces. Proposal has no retail parking stalls and a very low percentage allocated to residential units.
 - b. The additional effects include: no staff parking for retail stores, no visitor parking for residential units and increased moving trucks for rental units that have increased 608%
6. Decreased street parking on already limited streets.
7. Increased transient tenants by over 680% (currently 16 units to over 110 units)
8. Decreased retail shops by over 90% (currently 10 retail shops to 1 retail shop)
9. Building height and land area will make the building stand out from every other building around it and based on the design it will be an eye sore. This will have a HUGE impact that will driving down surrounding property values.

Please provide any general comments or concerns regarding the proposed land use redesignation.

There is an opportunity to improve the proposed land space. The existing proposal has more negative effects on the local residents, community ambiance and surrounding property values.

There are lots of alternatives that can be built within the proposed space that will not only allow for more residential space, but also more retail space, green space, meeting areas, unique designs that will better compliment marda loop with the intent of increase the location as a more desirable destination.

Thank you for your submission.

PLEASE PRINT THIS PAGE FOR YOUR RECORDS. July 10, 2023 at 14:23 PM MST.

Designated Circulation Referee Comments: null

Requester Name: Prith Naidoo

Email: prithnaidoo@shaw.ca

Address: 2014 35 Ave SW

Phone Number: 4038071020

Overall: In opposition of this application

Interested Concerns: Land Uses,Height,Density,Amount of Parking,Lot coverage,Privacy considerations,Included amenities,Community character,Traffic impacts,Shadowing impacts,Offsite impacts

What are the strengths and challenges of the proposed:

null

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

null

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?

null

How will the proposed impact the immediate surroundings?

null

General comments or concerns:

Please see attached comments

File 1 Attached: Marda Loop - LOC2023-0149.docx

File 2 Attached: