



MARDA LOOP

where life connects

December 8, 2023

To: Calgary City Council
Re.: LOC2023-0149 - 1920 36 AV SW etc.
Mancal - Plaza 34 site proposal

Thank you for the opportunity to comment:

- The density and height are similar to recently approved projects in the Main Streets area. The proposal is a significant height increase, but not a radical increase from the existing 16 m. zoning, and the 14 m. multi-unit zoning of most surrounding parcels.
- Be mindful to avoid or minimize shadow impacts on the commercial sidewalk on the north side of 34th Avenue.
- We are concerned about the massing example that has been provided by the applicant during consultation. The building form must be articulated so that it doesn't read as a single massive block. Consider two buildings instead.
- We prefer that the ground floor be commercial, per the existing land use, the Marda Loop ARP, and the Main Streets investment in the "Loop within the Loop" area. For this reason we prefer the assurance of the existing MU-2 zoning. If the change to MU-1 on part of the site is approved, we continue to support a commercial base throughout.
- We suggest a café or similar would be great use for the SW corner of the site due to the "corner cut" made necessary by underground utilities. A great potential patio or plaza space
- Street parking is becoming more constrained as the area becomes more developed. The Main Streets project will also result in the loss of some street parking in the immediate area of this project due to pedestrian and intersection safety improvements. This is a challenge for existing and new local businesses. The project site is well-situated, and rare opportunity, for provision of underground public parking, which we encourage be included. We also encourage flexible parking arrangements: if residential parking is not fully subscribed, we ask that it being made available for commercial public parking.
- Finally, this half-block project is an excellent opportunity to improve the laneway, which is important access for this project and the many businesses on to the east opposite. We ask that laneway improvements be considered.

Sincerely,

Bob van Wegen
Executive Director



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