

Applicant Submission



Sarina Developments Ltd.
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18 August, 2023

APPLICANT'S SUBMISSION

Municipal Address	1505-1523 33 rd Avenue S.W. Applicant Sarina Developments
Community	South Calgary (Marda Loop)
Applications	PE2023-01075
From	R-C2 and MC-G
To	MU-1f3.6h24

The subject sites, 1505 - 1523 33 AVE SW, are located in the community of South Calgary, West of the intersection of 33rd Ave SW and 14th St SW. While the 5 parcels making up the site are currently designated R-C2 and M-CG, immediately surrounding sites are M-C1 to the South (low profile multi-residential), M-CG to the West (grade oriented multi-residential), and R-C2 North of the 33rd Ave SW Main Street, each containing a variety of built forms ranging from single detached units to 3-storey townhouses. Sites further to the West of the block are a mix of medium intensity multi-residential designations, such as H-GO and MU-1. The current site designation allows up to 2 dwellings with a maximum height of 11 m per parcel.

The subject site is located along the Marda Loop Main Street (33rd Ave SW Main Street, and 100 m from 34th Ave SW), 50m from multiple primary transit network stops, proximate to the intersection of 2 CTP designated neighbourhood boulevards (33rd Ave and 14th St SW), and a few minutes walk from multiple commercial amenities. The boundaries of the Marda Loop ARP do not encompass this site, so it is currently under the South Calgary Altadore ARP, on parcels designated for "residential conservation", which, as per bylaw 14P90, encourages infill development containing more than 2 bedrooms. It is also within the area envisioned within the Marda Loop Streetscape Master Plan as supporting 4-6 storey (18 meter) development, while also acting as a secondary gateway to Marda Loop.

The assembled subject site is 0.290 Ha (0.72 acres) in size, and the landowner intends to construct a mixed-use development of up to six storeys and approx. 130 residential units (TBD), each containing 1-2 bedrooms. approx. 96 on-site residential parking stalls will be provided (7 surface, 89 below grade), along with 66 class 1 and 14 class 2 bicycle parking stalls, at a ratio of 0.5 and 0.1 stalls/unit respectively. Therefore, in order to accommodate this vision, a redesignation to Mixed-Use General district, with a maximum height of 24.0 meters, 3.6 FAR (MU-1f3.6h24), is required. This proposed MU-1 district will also allow for sensitive transitions to the variety of mid-to-lower-density built forms that currently exist around the site.

The proposed development will be a welcome addition to this established community in Calgary as it will benefit future and current area residents by:

- Continuing to diversify the housing mix in the community;
- Increasing the supply of more affordable housing;
- Providing a significant property tax uplift on 5 underutilised residential parcels,
- Moving forward the ongoing evolution of the Main Street to being a vibrant, walkable destination,

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- Generating increased demand for local commercial amenities, thereby increasing their financial sustainability; and
- Supporting the PTN, 5A network, and other neighbourhood public institutions.

These benefits can be realized through the adoption of the proposed application. Therefore, we respectfully request the support of Administration, Calgary Planning Commission and Council on this Land use re-designation.

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