

Community Association Response



February 2024

To: File Manager - Melanie Horkan
RE: LOC 2023-0222

Sarina Homes 1505-1523 33 Ave SW

R-C2 to Mu-1 F3.6 H 24m

Comment:

Thank you for accepting our letter. The Planning and Development Committee at the Marda Loop Community Association (MLCA) is pleased to provide comments on the above application.

Our committee attended an open house provided by the applicant at the MLCA hall and reported very few attendees. Of those who attended some comments we heard were as follows along with main concerns of residents with larger scaled buildings in our neighborhood.

The main concerns of affected residents are as follows:

1. Height: the proposed build is asking for MU-1 although we understand that 33rd Ave is a Main Street more undulations, setbacks and varied heights to add visual interest would be appropriate for a trendy desirable public realm.
2. FAR : major increases to height and FAR should be tied to more detailed plans or concurrent DPs so that the design elements for height and density can be better understood for residents. This would help us better understand the plan for set backs green space etc. Is a FAR 3.6 standard for MU-1 reasonable and online with our Sustainability goals?
3. Parking: We at the MLCA advocate for a 1:1 ratio parking plus extra for visitors. The community and business district is experiencing a growth challenge for not only residents but also visitors.
4. Sustainability : The massing of the proposed development is in congruent with the Cities strategy to "protect land, transform urban natural areas and assets, improve air and water quality, protect ecological health and maintain biodiversity while ensuring

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Calgarians quality of life by sustainable transportation, land use and community design initiatives.” With this project taking up the majority of the land where is the space for trees, grass, biodiversity and water collection?

MLCA echos the voices of the community with concerns around infrastructure and sustainability. We are excited to see the policies the City mentioned they are putting in place for a greener, cleaner city. We would like to see sustainable products, some attention to LEED and BOMA standards, water collection, a large tree canopy and green spaces required for all new residential development and especially for larger scale buildings.

Thank you for the opportunity to comment,

Kim Kemper
MLCA Planning + Development Director

Cc: Ward 8 Councillor Courtney Walcott

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