

“1500”

by

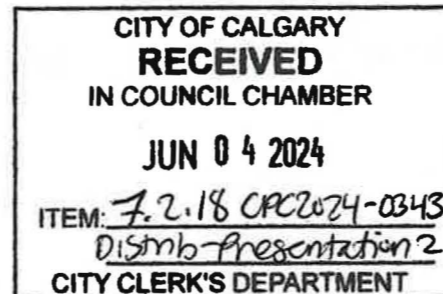
sarinahomes

Public Hearing of Council

04 June, 2024

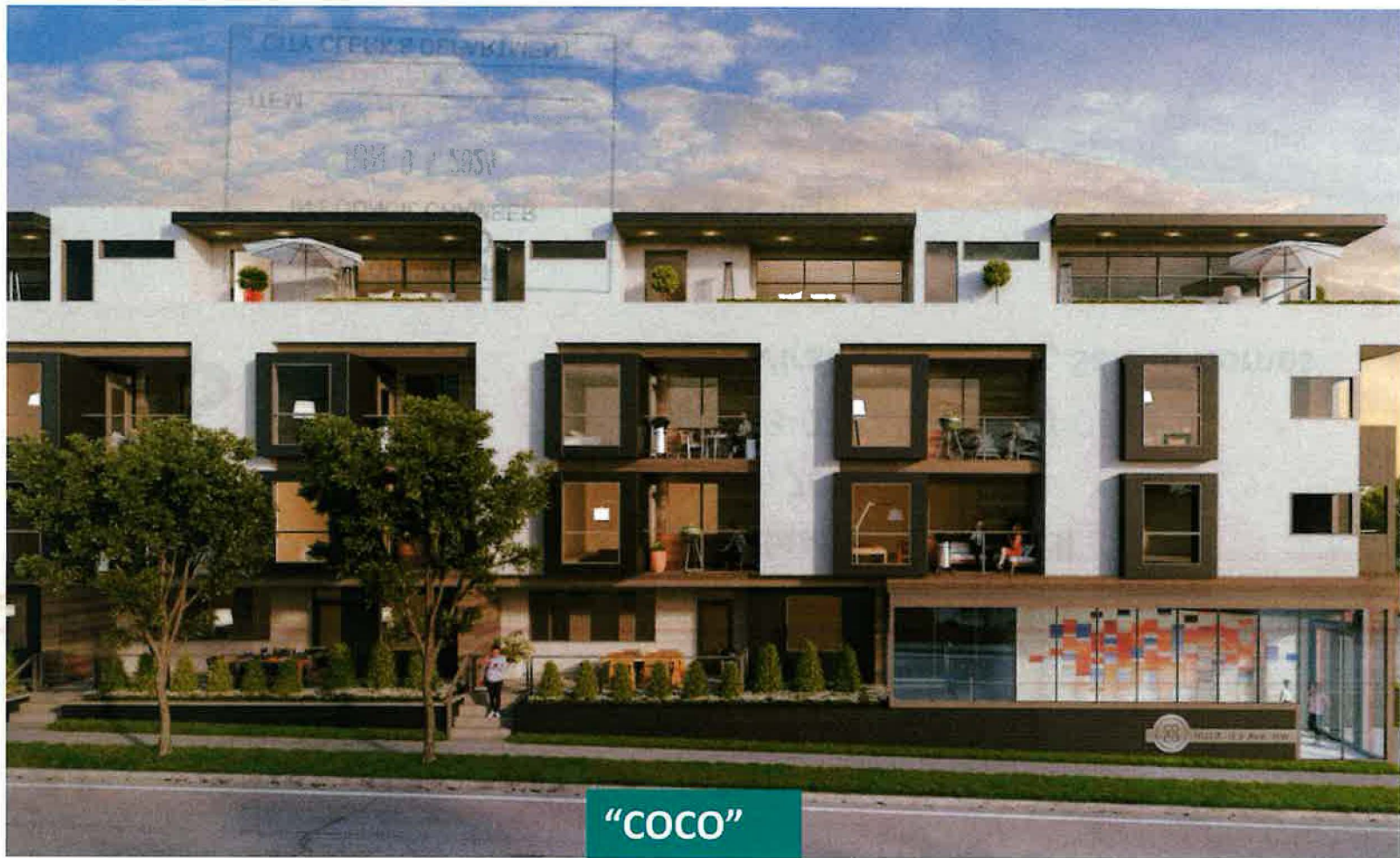
LOC2023-0222/CPC2024-0343

Nazim Virani, President, Sarina Homes





“1900”



“COCO”



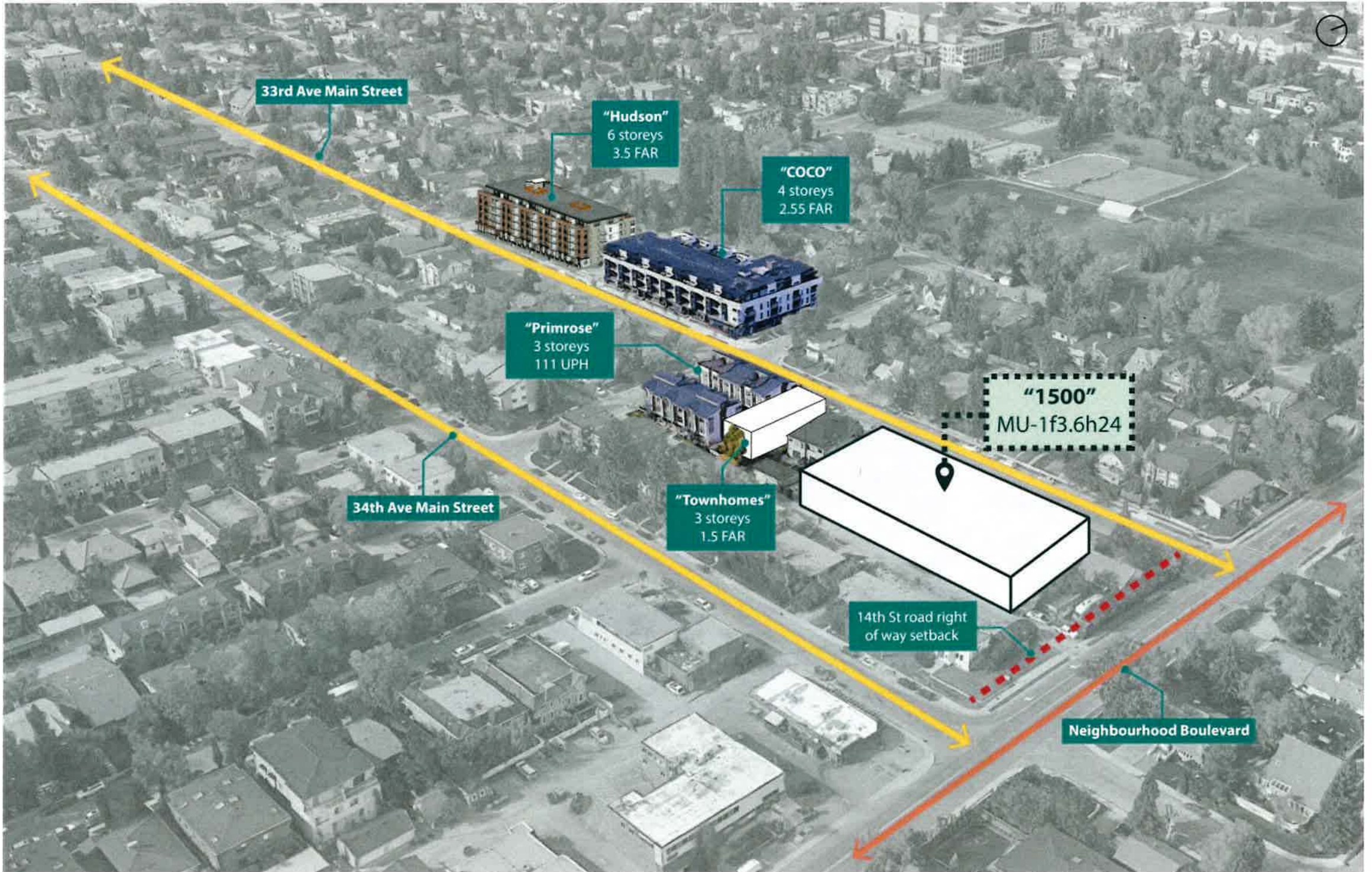
“Hudson”



“Harrison”



“Avenue 33”



33rd Ave Main Street

"Hudson"
6 storeys
3.5 FAR

"COCO"
4 storeys
2.55 FAR

"Primrose"
3 storeys
111 UPH

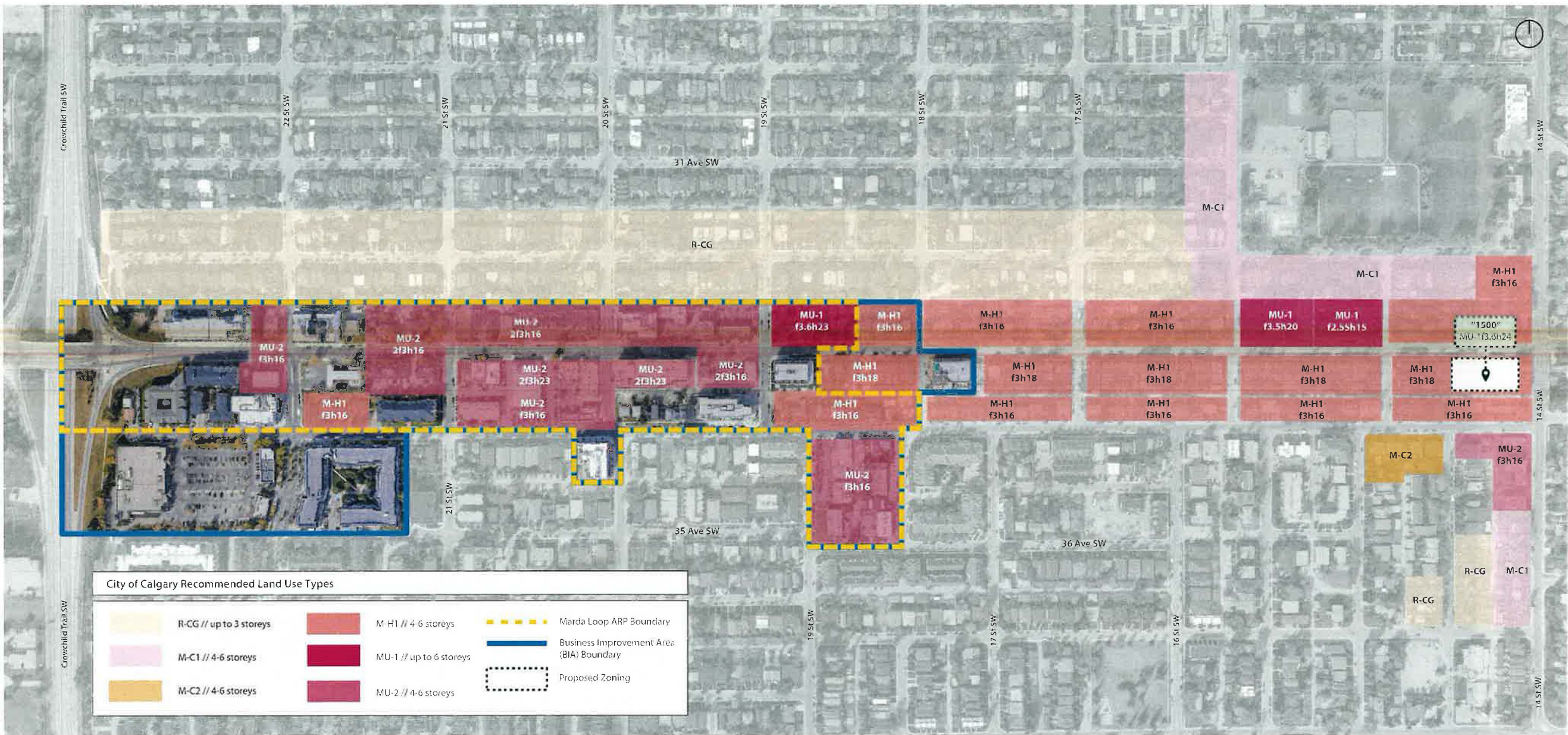
"1500"
MU-1f3.6h24

34th Ave Main Street

"Townhomes"
3 storeys
1.5 FAR

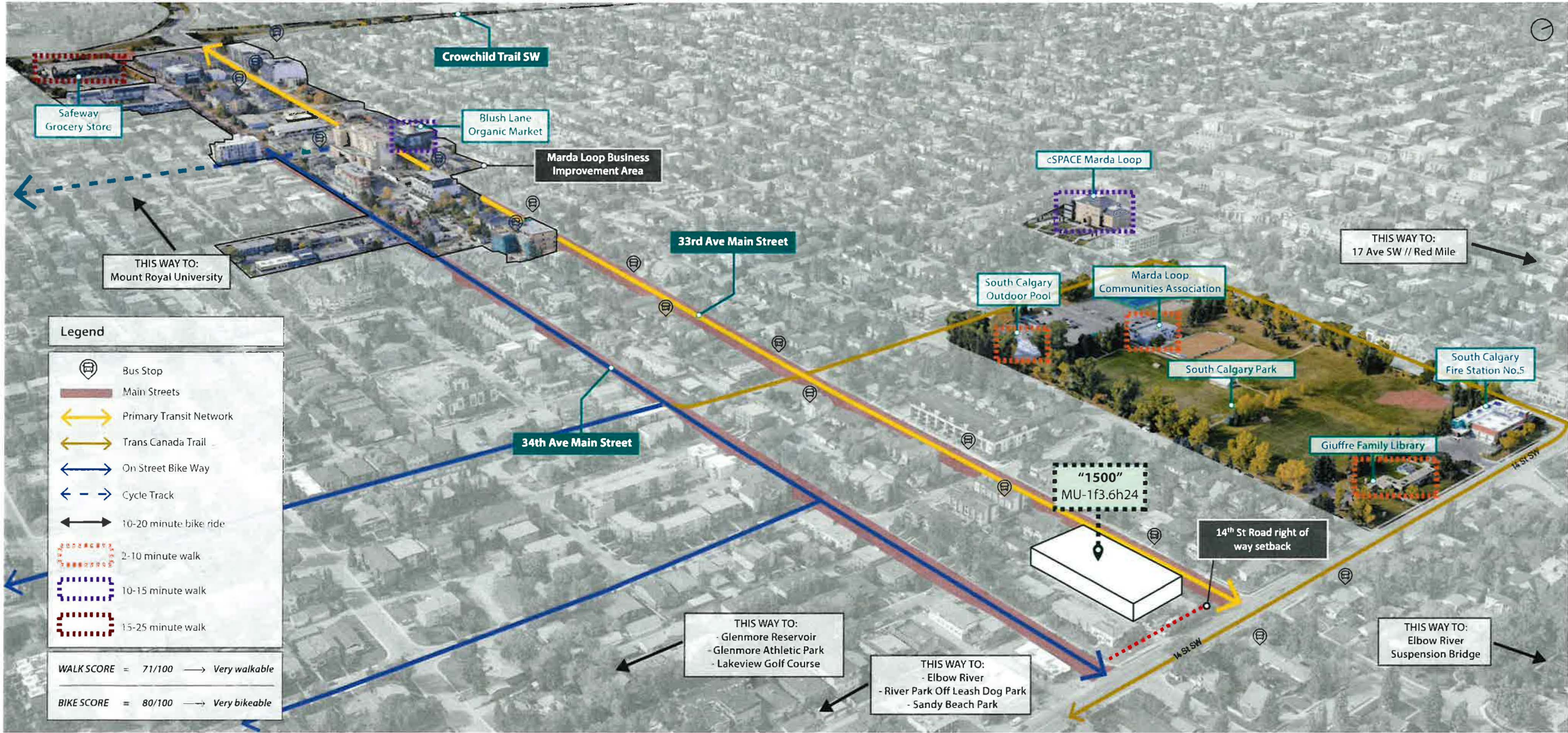
14th St road right
of way setback

Neighbourhood Boulevard



City of Calgary Recommended Land Use Types

	R-CG // up to 3 storeys		M-H1 // 4-6 storeys		Marda Loop ARP Boundary
	M-C1 // 4-6 storeys		MU-1 // up to 6 storeys		Business Improvement Area (BIA) Boundary
	M-C2 // 4-6 storeys		MU-2 // 4-6 storeys		Proposed Zoning



Legend

-  Bus Stop
 -  Main Streets
 -  Primary Transit Network
 -  Trans Canada Trail
 -  On Street Bike Way
 -  Cycle Track
 -  10-20 minute bike ride
 -  2-10 minute walk
 -  10-15 minute walk
 -  15-25 minute walk
- WALK SCORE = 71/100 → *Very walkable*
- BIKE SCORE = 80/100 → *Very bikeable*

Crowchild Trail SW

Safeway Grocery Store

Blush Lane Organic Market

Marda Loop Business Improvement Area

33rd Ave Main Street

cSPACE Marda Loop

THIS WAY TO:
17 Ave SW // Red Mile

THIS WAY TO:
Mount Royal University

South Calgary Outdoor Pool

Marda Loop Communities Association

34th Ave Main Street

South Calgary Park

South Calgary Fire Station No.5

"1500"
MU-1f3.6h24

Giuffre Family Library

14th St Road right of way setback

THIS WAY TO:
- Glenmore Reservoir
- Glenmore Athletic Park
- Lakeview Golf Course

THIS WAY TO:
- Elbow River
- River Park Off Leash Dog Park
- Sandy Beach Park

THIS WAY TO:
Elbow River
Suspension Bridge

Other Key Elements

1

Boutique Retail



2

Placemaking & Art



3

Building A Liveable Street



4

Thoughtful Height Transitions



5

Quality Architecture



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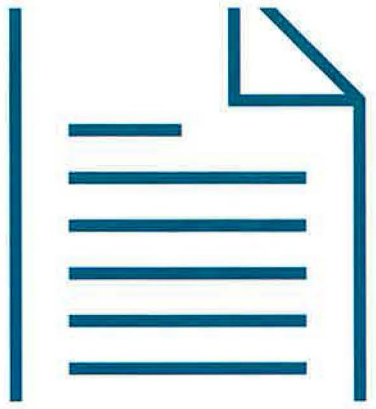
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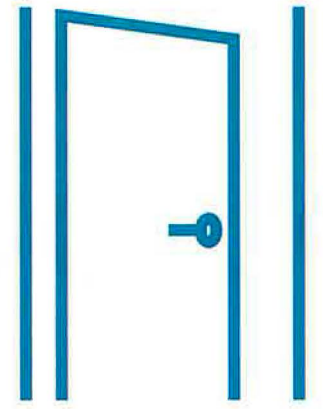
LOC2023-0222/CPC2024-0343

Srimal Ranasinghe, Hive Developments

ENGAGEMENT AT A GLANCE



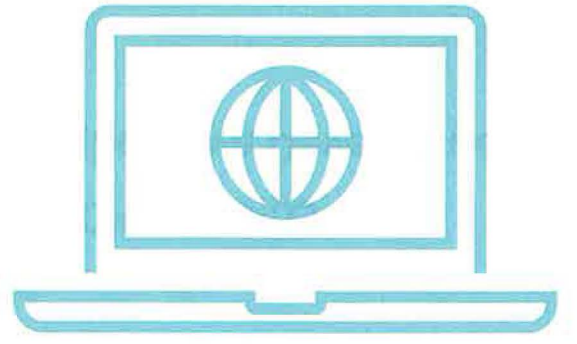
456 flyers



45 doors knocked

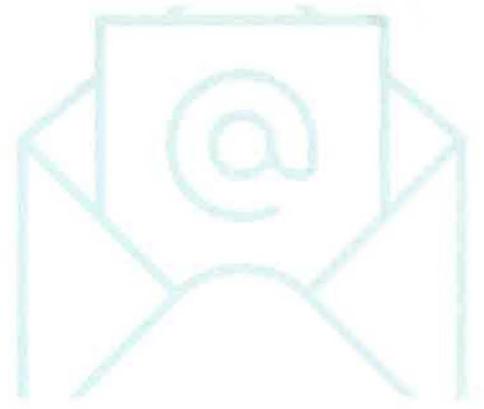


70+ in person conversations

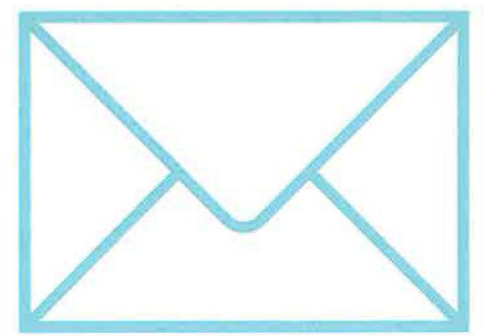


571 website visits from 196 individuals

June 2023 onward



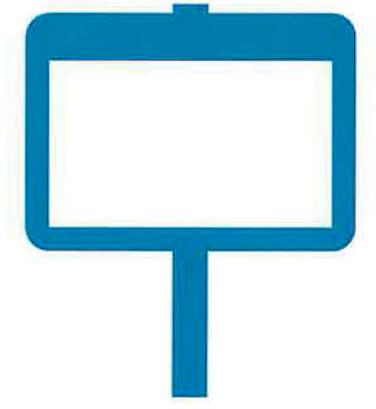
21 mailing list members



4 letters



2 in-person events



4 signs posted on-site

PARKING AND TRAFFIC

Table 1. Bylaw Vehicle Parking Requirement



Vehicle Type	Stall Type	Bylaw Minimum	Proposed
	Resident	72	82
	Visitor	14	14
	Class 1 (secure)	66	66
	Class 2 (public)	41	41

Table 2. Trip Generation (Vehicle)

Use	Density	AM PEAK HOUR			PM PEAK HOUR		
		Total	In	Out	Total	In	Out
Residential	131 units	46	12	34	59	38	21

IMPACT

SUMMER SOLISTICE



EQUINOXES



WINTER SOLISTICE



DESIGN



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by

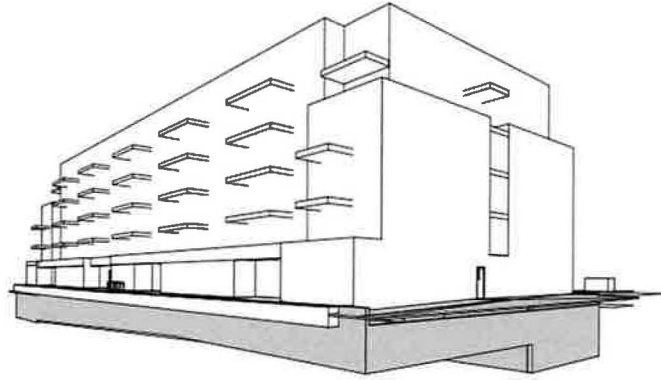
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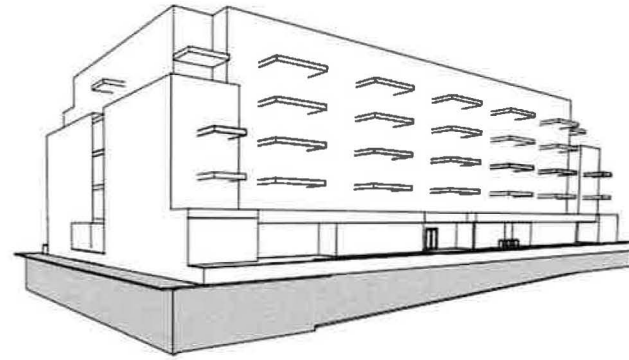
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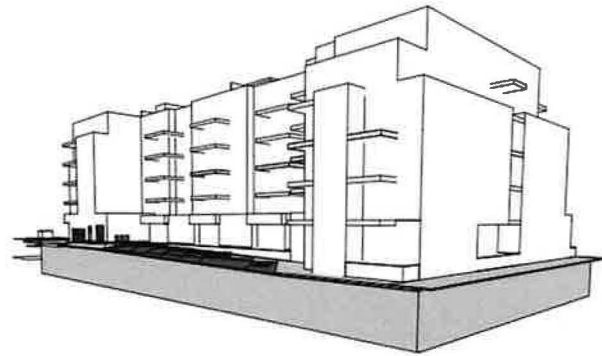
Tony Casola; Casola Koppe Architects



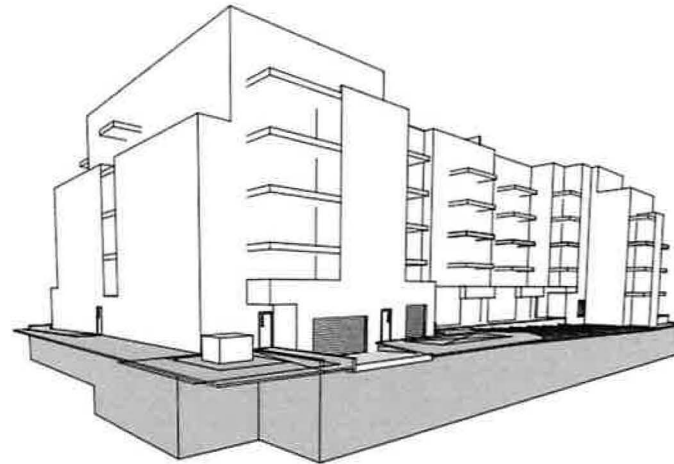
1
3D VIEW 1 (NW CORNER)



2
3D VIEW 2 (NE CORNER)



3
3D VIEW 3 (SE CORNER)



4
3D VIEW 4 (SW CORNER)