

Community Association Response



February 2024

Kait Bahl, File Manager
Planning and Development
City Of Calgary

RE: LOC 2024-0021

1643 Altadore Ave SW

Dear Kait,

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.

I reviewed the application in January and had a teams call with directly affected neighbors on February 12. The feedback contained in this letter reflects the comments from this meeting along with 108 letters the MLCA has received. 107 opposed and 1 in favour. The applicant has offered to meet with concerned neighbors after they review the comments from The City in an online teams meeting. We at the MLCA do not offer support or oppose this project.

The main concerns of affected residents are as follows:

1. Height: the proposed build is asking for MCG from RC2 where RCG would allow for height of build to contextually fit into to neighborhood. MCG would allow for the developer to go 2 meters higher than RCG. This would allow this build to tower over the homes and even over the other multi unit builds close by. Could the land use be more contextual to the character of the neighborhood by being designated RCG?
2. Proximity to amenities: Altadore has access to 2 grocery stores however this LOC is 2.6 kilometers away from them. Rapid transit is almost 3 kilometers away, and there are no doctors close by. The school which is a half block away is running over capacity and the CBE has now moved to a lottery system to attend. Would a RCG of 4 units with 4 suites fit the scale of increasing density more contextually?

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3. Parking: We at the MLCA advocate for a 1:1 ratio parking plus extra for visitors. The community sees this property has a tremendous amount of traffic already with the school so close. The proposed garages will not allow for a larger vehicle so there will be cars from this property parked on the street causing safety issues for all.

4. Sustainability : The community has expressed concerns over the lot coverage of this proposed LOC. The MCG designation would allow the land used to be maximized leaving only 30% for landscaping. The access to green space is very limited on this proposal leaving hardly any space for pets or children to play on their own properties. The existing very large trees providing a tree canopy so beneficial for our warming environment will be lost. Would a smaller unit proposal provide environmental, mental health support of green spaces and sustainability benefits as well as increasing density?

This is the largest response we at the MLCA have seen on a LOC. The community members who have reached out to us on this project have been vocal on many items pertaining to this project but of all the things that stand out is the over all density from one home to 16 homes on a single lot. This location is struggling with infrastructure to support such huge increases. The over populated schools, traffic, lack of amenities and lack of rapid, efficient transportation near by are a concern. Most are in support of density in their neighborhood but fail to see how this MCG fits contextually.

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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