

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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First name [required]	Laure
Last name [required]	Laval
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	The Marc & Mada Block Land Use Change Application (LOC2024-0265)
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

Laure Laval_The Marc & Mada Block Land Use Change Application
(LOC2024-0265).pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from
providing personal information in
this field (maximum 2500
characters)

Laure Laval
105-1909 36 avenue SW
Calgary, AB, T2T 2G6
[REDACTED]

Calgary City Council
800 Macleod Trail SE
Calgary, AB T2G 2M1

June 29, 2025

Dear Members of the City Council,

I am writing to express my strong opposition to the proposed The Marc & Mada Block land use change application (LOC2024-0265) that seeks to increase the maximum building height from 23 meters to 66 meters in our neighborhood. As a resident and a board member of our condominium, I am deeply concerned about the potential impacts of this development on our community.

Our neighborhood is characterized by its calm and peaceful environment, with small townhouses, low buildings and bungalows that give it a unique charm and character. The proposed change threatens to remove the soul of our area, disrupting the tranquil atmosphere that we all cherish. The introduction of a high-rise building will not only alter the aesthetic appeal of our neighborhood but also bring about significant negative consequences.

Recent developments in the area, including buildings with 6 to 8 storeys, have already begun to impact our community. The addition of two towers with 19 storeys and two blocks with 8 storeys will have a detrimental effect on our neighborhood. The current infrastructure is not designed to handle the increased density and traffic that these high-rise buildings would attract. This will lead to congestion, increased noise levels, and a higher risk of accidents, ultimately diminishing the quality of life for all residents.

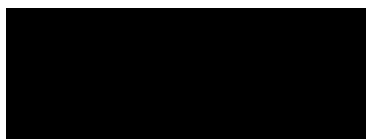
Furthermore, the proposed development includes the addition of a Co-Op grocery store. While this may seem beneficial, it is important to note that there is already a Safeway store just a few blocks away and a Blush Lane store just across the street. The existing stores

adequately serve the needs of our community, making the addition of another store unnecessary and redundant.

I have discussed this matter with other members of the condominium board, and we are unanimous in our opposition to this development. We believe that it will bring more harm than good to our neighborhood. We urge the city council to consider the long-term impacts on our community and to prioritize the preservation of our neighborhood's character and quality of life.

Thank you for considering our concerns. We hope that you will take our opposition into account and reject the land use change application.

Sincerely,

A solid black rectangular box used to redact the signature of Laure Laval.

Laure Laval

Marin Harbor Board of Directors



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First name [required]	Gary
Last name [required]	Skogberg
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Land use redesignation - LOC2024-0265
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This development in no way will enhance our neighbourhood or the walkability/cyclability of its residents or visitors to our neighbourhood. Traffic is already a challenge and many many people are avoiding Marda Loop due to the challenges. If you add 19 stories in one building and perhaps two, i cannot even fathom what that will do to the stress levels of drivers and pedestrians/cyclists. I can only envision road rage happening at its worst. I would hope that is not what the city is envisioning when they consider this ridiculous proposal. We do not need another grocery store and certainly do not need to double the population in this one proposal. Thank you for listening!

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First name [required]	Carla
Last name [required]	Christie
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Jul 16, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Marda Loop 19 story residence above Co-op 33 ave sw
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This cannot proceed. The densification of Marda Loop is ruining the neighborhood. With the widening of side walks and reducing ability to drive at all in Marda is driving people away from the area.

We as residents and business owners cannot endure this construction for any longer. We do not need a large co-op grocery store. There is Safeway and BlushLane. We definitely do not need to add 19 stories that increases the population of Marda Loop.

There is already numerous other residential complexes being built. The infrastructure of the area cannot handle anymore!

Please put small 2 or 3 story businesses in the space only. The city has ruined this area enough already. Please stop moving forward with these projects.

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First name [required]	Sandra
Last name [required]	Deren
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Proposed towers to be built in Marda Loop 33Avenue and20street
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am apposed to this development for the following reasons: substantial Increase in traffic, towers inappropriate for neighborhood. Very limited parking and unsafe to park due to close proximity to moving traffic. Another 2 years of construction

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First name [required]	Erika
Last name [required]	Angyalfi
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Development Permit for Marda Loop 33rd Avenue
Are you in favour or opposition of the issue? [required]	Neither

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am not in full opposition of the Co-op Towers/MARC & MADA development being built in our community; however, I am in opposition of how tall the proposed building is set to be. Marda Loop is one of the most desirable communities in Calgary, and that largely has to do with its charm. The developments on 34th avenue in the re-furnished character homes are a perfect example of this. A tower of 18 stories in the middle of Marda Loop would be an absolute eye-sore and ruin the aesthetic that we all love about the area. I am all for development and progress, but it can be done tastefully and with the best interests of the community in mind. A tower of this size would also have adverse effects on the surrounding areas with regards to parking, over congestion of traffic and pedestrians, and increase overall safety issues. Calgary's weather and disjointed transit system does not support those without vehicles, so we cannot assume that the majority of those living in this tower would be car-less. I urge the council to limit the building height to a maximum of 10 stories, to appease the builders and to keep the spirit of Marda alive. Thank you!

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First name [required] Jackie

Last name [required] Kennedy

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] Jul 15, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Mardaloop coop tower

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Dear City Council,

As a resident of this community for the past 3.5 years, I am writing to express my strong opposition to the proposed 19-storey development at the Co-op site in Marda Loop.

While I support urban growth and value being close to downtown, this project is not aligned with the needs or character of our neighbourhood. The proposed height and density—441 units across multiple towers—is excessive. Combined with other nearby developments, it would significantly increase traffic, reduce pedestrian safety near playground zones, and set a precedent for unsustainable intensification.

The assumption that residents will not rely on vehicles is unrealistic in a city with long winters, limited transit, and few walkable employment opportunities. The proposed 662 underground stalls would dramatically increase vehicle traffic in an already congested area, with real consequences for safety and livability.

I understand that the developers are motivated by the high cost of the land, but profit should not override resident concerns or public safety. A six-storey development, in line with existing zoning, would be a more reasonable and responsible approach.

Further, the environmental impact on nearby parks and the river valley must be considered. Increased human activity will accelerate wear on these natural spaces and wildlife habitats.

Lastly, the ongoing cycle of road construction, including recent street work that may need to be redone, is wasteful and frustrating. Businesses are already suing the city over construction disruptions—this project would only add to that burden and risk.

I love this neighbourhood for its small shops, restaurants, and strong sense of community. I see the vision for growth, but not at the cost of what makes this place livable.

I understand that this is the final hearing, and that a decision will be made soon. I urge City Council to reconsider and truly listen to the voices in the community by scaling back this project. I'm not asking for it to be cancelled—I recognize the importance of addressing the housing crisis. I also see the value of having a Co-op in the neighbourhood. However, thoughtful city planning is crucial. What steps can be taken to ensure this project allows businesses to continue operating, holds developers accountable to realistic timelines, and includes compensation or support for businesses and residents who are impacted during extended periods of construction and disruption?

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First name [required]	Fraser
Last name [required]	Dyer
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Land Use Redesignation - LOC2024-0265
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I wish to object to the proposed land use redesignation of 2101 33 AV SW, 2123 33 AV SW and 2127 33 AV SW from its existing Mixed Use - Active Frontage (MU-2 f3.0h23) to Mixed Use - Active Frontage District (DC/MU-2).

The proposed development for the site is not consistent with the character of other development in Marda Loop area and does not provide additional amenity or benefit to the area.

There are a number of considerations that are worrisome about this scale of development in the community, which are as follows:

1. The proposed development is three times the scale of anything previously permitted in the immediate area, there is no rationale for a development of this scale, particularly given the suburban nature of this location and no direct access to the LRT. I could understand if this scale of development was located in a TOD site, but this development does not make sense with the character of the community.
2. Although City Planners / Council will hope that residents of the proposed development will use public transit and no-one needs a vehicle, the reality in Calgary and particularly this community due to the lack of good connectivity by public transit will create a traffic nightmare within the community, which is already congested.
3. The lack of infrastructure to accommodate such a large scale development, bringing more residents to this community is ill-advised at present, given the lack of schools (already at capacity within the boundaries), lack of social amenities (sports facilities, police/fire/health, etc).
4. The community and businesses cannot handle another 18 months - 2 years of construction that will shut down the surrounding roadways. Businesses in the area have already been severely impacted by the "streetscape" beautification projects that have been ongoing for the past number of years. If this project goes ahead it will create more disruption for these businesses, who have already been affected.
5. It sets a bad precedent for further densification of the immediate area. There will be more developers looking to develop to this scale / density if this is approved, which will again lead to further issues with access to the area, access to schools, access to social amenities.

In conclusion, I think this land use redesignation application is ill-advised and will not benefit the community in any way and only line the pockets of the developer. These types of density should be focussed in the downtown/Beltline.

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First name [required]	Nicole
Last name [required]	Dyer
How do you wish to attend?	
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What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Land use redesignation - LOC2024-0265
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Dear Members of Council and City Planning Department,

I am writing to formally object to the proposed land use redesignation of the properties located at 2101, 2123, and 2127 33 Avenue SW from Mixed Use – Active Frontage (MU-2 f3.0h23) to Direct Control (DC)/Mixed Use – Active Frontage District (MU-2). This proposal raises several serious concerns that merit full consideration.

1. Scale and Context

The proposed development is approximately three times the scale of any previously approved developments in the immediate area. It is entirely inconsistent with the low-to mid-scale mixed-use character of Marda Loop and lacks a compelling rationale for this intensity of use in a suburban, car-dependent location that is not identified as a Transit Oriented Development (TOD) site. The proposed height and massing are wholly out of step with the surrounding built form.

2. Traffic and Transit Connectivity

Despite assumptions that future residents will heavily rely on public transit, Marda Loop is not well served by high-frequency or rapid transit. This reality means the majority of residents will likely depend on personal vehicles, which will further exacerbate already strained traffic conditions in the area. Congestion on 33rd Avenue and adjacent streets is already a growing concern, and this scale of development will only worsen the situation.

3. Strain on Infrastructure and Amenities

The community's current infrastructure does not support this level of intensification. Local schools are at or near capacity, and there is a lack of supporting amenities such as recreation facilities, healthcare, police, and fire services to accommodate a significant increase in population. Approving this redesignation without corresponding infrastructure investments is shortsighted and risks eroding quality of life for current and future residents.

4. Impact on Local Businesses and Prolonged Construction

Businesses in the area have already endured several years of disruption from streetscape improvement projects. An additional 18 to 24 months of construction related to this development will place an unsustainable burden on local retailers and service providers. Many are still recovering from previous impacts and cannot afford another lengthy period of reduced access and visibility.

5. Precedent for Over-Intensification

Approving this land use change will set a troubling precedent for future large-scale developments in the community.

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First name [required]

Pamela

Last name [required]

Lapp

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Jul 15, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

LOC2024-0265

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I strongly oppose the proposed development of the Marc and Marda high rise (up to 19 story) buildings with 441 units and 662 parking stalls for the following reasons:

1. Infrastructure strain - as this is an older community it was not designed to withstand the intensive influx of people and cars. The community is already overburdened in this regard and our narrow roads with parking on both sides cannot handle the volume of traffic that this development would bring. This just doesn't relate to the increase of vehicles that the businesses and residents bring but the increase of delivery drivers should also be factored in.
2. Traffic and Pedestrian Safety - as a resident of Garrison Woods we have already experienced increased traffic through our community due to people avoiding 33rd and 34th street traffic jams. This small community also has two private schools and two large senior facilities which already creates a large amount of traffic and parking issues from people who don't live here. The increased traffic of people cutting through the community and resultant speeding and family/senior safety is already a problem which would increase exponentially if this development as it stands is approved.
3. Lack of fit - the scale of this project does not fit the Marda Loop community. A dangerous precedent would be set if this development is approved as more high rise projects would follow creating shaded streets, wind tunnels and increased pollution at street level. Large scale high rises do not belong in historical communities and this development is in direct opposition to the Marda Loop Main Streets project that in part was to honour and maintain the character of Marda Loop as well as improve the pedestrian experience.
4. Parks and Green Space - The already short supply of nearby parks along with river access is already overburdened with the high density of the surroundings areas. The huge increase of population created from high rises would further destroy these natural areas.

In closing I recognize the need for additional housing but it must be kept in balance with quality of life for all residents as well as preserve the character of the neighbourhood. Marda Loop is historical and unique and should be protected for generations to come. To allow high rise developers to destroy communities such as Marda Loop is short sighted and not in the best interests of the residents (and all of Calgary) that you are supposed to be representing.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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First name [required] Lynda

Last name [required] Stefanick

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jul 15, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use redesignation - LOC2024-0265

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing to formally oppose the proposed land use redesignation of 2101, 2123, and 2127 33 Avenue SW from MU-2 f3.0h23 to DC/MU-2. The proposed development is not consistent with the existing character of the Marda Loop area and does not offer meaningful benefits or amenities to the community.

1. Inappropriate Scale

The proposed development is approximately three times the scale of any other nearby development. This level of intensity is unjustified in a suburban area with no direct access to LRT or rapid transit. While such scale might be more suitable in a Transit-Oriented Development zone, it is not appropriate here and is out of step with the established built form and community expectations.

2. Traffic and Connectivity Concerns

While planners may hope that residents will rely on transit, Marda Loop is not well-served by high-frequency transit. The community is already experiencing traffic congestion, and this development will significantly increase pressure on local roads and parking.

3. Lack of Supporting Infrastructure

The neighbourhood lacks the infrastructure to support this level of density. Schools are already at or near capacity, and there are insufficient amenities such as recreation facilities, emergency services, and healthcare. Increasing the population without addressing these gaps is irresponsible planning.

4. Impact on Local Businesses

Prolonged construction will harm nearby businesses, many of which are still recovering from years of disruption caused by streetscape and infrastructure projects. An additional 18–24 months of construction could lead to further business losses and closures.

5. Precedent for Over-Intensification

Approval would set a precedent for similar oversized developments, inviting further applications that push the limits of the area’s infrastructure and degrade the neighbourhood’s character.

In summary, this proposal does not reflect the needs or vision of the community and appears to serve developer interests more than the public good. I respectfully urge Council to reject this redesignation.

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First name [required]	Val
Last name [required]	Fillier
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Land use redesignation - LOC2024-0265
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I'm writing to voice my strong opposition to the proposed land use redesignation of 2101, 2123, and 2127 33 Avenue SW from MU-2 f3.0h23 to DC/MU-2.

This proposed development is completely out of scale with the rest of the Marda Loop area. It's about three times larger than anything else nearby and doesn't make sense for this location, especially since it's not near an LRT station or part of a Transit-Oriented Development site. A building of this size just doesn't fit the character or infrastructure of the neighbourhood.

There are also serious concerns about traffic. Marda Loop is already busy, and the area isn't well served by transit. Expecting future residents to go without cars is unrealistic. More cars mean more congestion, more safety issues, and more stress on already limited parking.

Another big concern is infrastructure. Schools in the area are already full, and we don't have the kinds of public amenities—like recreation spaces, health services, or even emergency services capacity—that are needed to support a development of this size. This feels like putting the cart before the horse.

Local businesses are also still struggling from years of road closures and construction tied to ongoing streetscape projects. Adding another 18–24 months of heavy construction will be another major blow to small business owners who are just trying to stay afloat.

Lastly, approving this redesignation would set a dangerous precedent. It sends the message that massive developments like this are okay in Marda Loop, which could lead to more oversized proposals and more pressure on our community's limited services and infrastructure.

In short, this proposal doesn't offer any real benefit to the neighbourhood. It's too big, too disruptive, and doesn't respect the existing character of Marda Loop. I hope you'll listen to community concerns and reject this application.

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First name [required]	Pam
Last name [required]	Fortier
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	18 Story Towers-33 Ave & 20 St SW
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The two towers at the proposed height do not belong in Marda Loop for many reasons. The shadows, the impact on infrastructure, the resulting congestion and traffic and their impact on the rest of the neighborhood. Already Garrison Woods is seeing dramatically increased traffic on roads not designed for it. This is too much in many ways, and will be the end of the funky community that was the Marda Loop that those of us who love it chose. Put towers this size in the belt line.

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First name [required]	Joe
Last name [required]	Lamantia
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	LOC2024-0265
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We think the 2-60 meter/19 storey height of the 2 towers are way, way too tall!! This project should match the 6 storey height of the adjacent off-setting buildings! Lower the proposed heigh of the buildings!! The area infrastructure cannot handle the increased density. There simply will not be enough suitable parking. This Project does not fit the appearance or the environment of the local surrounding area. The height will block sunlight pursuant to the City Regulations. Lower the height of the 2 tall buildings!!

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First name [required] Christie

Last name [required] Howell

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Community Development

Date of meeting [required] Jul 15, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Marda Loop Development

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Building an 18 story apartment complex in marda loop would ruin the character and intent of the community. There is not enough infrastructure to support those who live there. In a city that does not have adequate transit options and in a climate which is cool. 10 months out of the year many are forced to drive. Our community is already experiencing hardship due to ongoing construction. Small businesses are suffering and people are turning away due to traffic. Adding a massive apartment complex would only contribute to the traffic in the area and would be detrimental to the success of the businesses in our area.

In addition to this, the entire neighbourhood is being redeveloped with infills, smaller storey apartments, and row houses and is allowing for a density in the neighbourhood that supports the city's goals. More of these types of developments would instead pre-serve the neighborhood's charm rather than ruining it for everyone else that lives here.

As a resident who lives just a few blocks away in direct path of this building, I would be directly impacted by this development. It already is difficult to navigate through the neighborhood via walking, cycling, and by car. The proposed development would add negatively to this already terrible experience.

Please consider this statement for your consideration. Thank you.

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First name [required]

Jaime

Last name [required]

Stellmaker

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Jul 15, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Land Use Redesignation LOC2024-0265

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Re: Land Use Redesignation LOC2024-0265 – Opposition
As a homeowner in Garrison Woods, I strongly oppose the proposed land use redesignation under LOC2024-0265 for the following reasons:

Excessive Height and Density
- The proposed 19-storey towers with 441 units are completely out of scale for this neighbourhood. This level of density will worsen traffic, increase safety risks for pedestrians, cyclists, wildlife, and children near playgrounds, and erode the established character of the area. A development within the existing 6-storey height limit would be far more appropriate.

Unrealistic Transit Assumptions
- While the goal may be to attract residents who don't rely on cars, that is not practical in Calgary's winter climate with limited transit access and few nearby employment options. With 662 underground parking stalls proposed, it's clear the volume of vehicles will significantly impact the area.

Profit-Driven Motives-
The lobbyist for the project has stated the need to recoup the cost of the land, making it clear that this proposal is driven by profit. While financial return is understandable, it should not override safety, livability, or sound urban planning. Community impact must come first.

Environmental Impacts
- Increased density and traffic near natural areas and river pathways pose real risks to local ecosystems. This level of development may accelerate damage to green spaces and wildlife habitats already under stress.

Ongoing Construction Disruption-
Marda Loop has faced years of construction-related disruption. This project could mean more roadwork, including undoing recent infrastructure improvements. The City is already facing legal action from local businesses over past construction impacts. Approving this project may lead to further consequences.

In summary, this proposal is inconsistent with the scale, needs, and values of our community. I urge Council to reject this application and instead support responsible development that puts residents, safety, and long-term sustainability first.

Sincerely,
Jaime Stellmaker

Resident, Garrison Woods 2233-34 ave SW

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First name [required]Kristine

Last name [required]Buffel

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]Council

Date of meeting [required]Jul 15, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 charactersLand use redesignation - LOC2024-0265

Are you in favour or opposition of the issue? [required]In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing to formally oppose the proposed land use redesignation for the properties located at 2101, 2123, and 2127 33 Avenue SW, which seeks to change their current zoning from Mixed Use - Active Frontage (MU-2 f3.0h23) to a Direct Control (DC) version of the same designation.

In my view, the proposed project is grossly misaligned with the overall character and scale of the Marda Loop neighbourhood. Rather than enhancing the area, this development risks ruining it. There are several key reasons for my concern:

1. Scale Out of Context: The height and density being proposed are significantly out of step with surrounding developments. The project is approximately triple the scale of what has previously been approved nearby. Without proximity to the LRT or adequate transit routes, this level of intensity is unjustified. Marda Loop is not the Beltline.

2. Traffic and Transit Challenges: While the intention may be for future residents to rely primarily on transit, the reality is that car dependency will always remain high in Calgary. Public transit options here are limited and under-connected, and our weather can be extremely challenging. This which will inevitably lead to increased traffic congestion in an area that is already struggling with it.

3. Lack of Supporting Infrastructure: Schools in the area are already operating at capacity, and there is a noticeable shortfall in community infrastructure—such as recreational facilities, health services, and emergency response resources—to support a population increase of this magnitude.

4. Construction Fatigue for the Community: Local businesses and residents have already endured years of disruption and loss of income due to ongoing streetscape improvements, condo developments, commercial developments, and infills. Adding another large-scale construction project will only exacerbate these challenges, with more economic harm to small businesses that haven't had a chance to recover from previous impacts.

5. Wider Implications for the Neighbourhood: Approving this redesignation could open the door to further proposals of a similar size, leading to a cascade of high-density projects in an area that simply isn't equipped to absorb them. This kind of precedent could change the fabric of the neighbourhood permanently.

In short, this proposal offers little in the way of public benefit and appears to prioritize private profit over community wellbeing. If high-density projects are to be encouraged, they should be concent



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First name [required]	Wendy
Last name [required]	Stephens
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	33rd Ave SW Coop Development
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The City has just spent millions of dollars and over 2 years to develop the MAIN STREET look. Wide sidewalks, trees, nice streetscape. They have almost completed 33rd and 34th Ave. All buildings are 6 stories or under. The developer wishes to put 2-19 storey towers and several 8 storey buildings on this one block parcel. This will horribly increase already heavy traffic on 33rd (because the city took 2 lanes away for the 20 foot wide sidewalks.) As well, the total look of the Mainstreet idea will be destroyed with tall towers in the middle of a residential area (34th Ave). The newly paved sidewalks and roads will be damaged and the upheaval of construction and road closures will begin again...after having just endured over 2 years of this. Density is fine but hundreds of units in one block of a very busy road integral to access to the community is way too much to ask. Please do not approve this proposal. Just like Glenmore Landing, this is NOT the place to put this many additional units. Ask them to scale back their proposal...a lot. Thank you.

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First name [required]	Karen
Last name [required]	Kho
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Proposed development of Marc and Mada Block for a 19 story condo building.
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As a resident of Marda Loop I am expressing my concern and opposition to this proposed development. I do not believe that a 19 story building will benefit this already congested street. It will take away from the walkable aesthetic of 33rd Ave. as it shadows the surrounding businesses. The limited stalls for the building will continue to put strain on the street parking options available in the neighborhood. It is unrealistic for city planners and council to assume that residents will just stop driving cars start to use public transit when there aren't enough convenient transit options available in the neighborhood. Professional downtown commuters do not want to take multiple buses to get to work, especially in the winter when public transit struggles to navigate up and down 14th St SW.

I think a max ten story condo would better suit this location. I should also note, we don't need a third grocery store on this street. This also feels irresponsible for the city to approve. It doesn't add diversity to the neighborhood and it further exacerbates the parking and congestion issue. This neighborhood has been very vocal about their frustration and disappointment with the aggressive development on 33rd. We don't need the additional burden of construction for a building that clearly very few people want. You need to consider the toll this has taken on all of the surrounding small businesses in this area that continue to struggle to make ends meet. I hope that council listens and reacts accordingly.

PROTECTION OF PRIVACY ACT

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ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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First name [required] Amanda

Last name [required] Maglis-Long

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Jul 15, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Co-op and apartment building in Marda Loop

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We are in opposition of the proposed 19 story apartment building on 33rd Ave and 20th Street in Marda Loop. The height and density of the building will have adverse affects on the surrounding neighborhood. The surrounding houses and buildings for blocks will not see direct sun from Shadow casting. There is no parking available for the density of a 19 story building as the city has removed most street parking in the area and a parkade will not support the multiple residents/vehicles. The building should be similar to other buildings in the area at a maximum of six stories.



Public Submission

CC 968 (R2024-05)

PROTECTION OF PRIVACY ACT

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First name [required]	Rebecca
Last name [required]	Hatheway
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Marc and Mada development
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

While not opposed to the development of this land in its own right, 19 stories of residential development is too much. It will completely change the shape and feel of the neighbourhood that is already undergone a massive amount of densification with little thought to parking, existing traffic patterns or accessible public transportation. A lower building height with less residential space, well thought out parking strategies would be more appropriate to the already stretched and stressed neighborhood that has dealt with years of continued construction. Please develop responsibly and stop adding more homes at any cost.

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First name [required]	Kelly
Last name [required]	Mendes
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Mark and Mada 19 Story Buildings in Marda Loop
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I HUGELY OPPOSE this application. Two 19 story apartment buildings is beyond EXCESSIVE and is OUT OF CHARACTER for this area. Six stories is appropriate. Noise, parking and traffic congestion are already concerns and 19 story towers are not wanted and will adversely impact the neighborhood. I already submitted more detailed comments in November 2024. When will this Council start listening to their constituents?

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First name [required]

Jennifer

Last name [required]

Michel

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Jul 15, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Land use redesignation - LOC2024-0265

Are you in favour or opposition of the issue? [required]

In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME Development Submission 2025.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please refer to my attached PDF document for my comments regarding this land use redesignation, 'Development Submission 2025'

Dear City of Calgary Councillors,

As a resident of South Calgary/Marda Loop since 2008, I wish to object to the proposed land use redesignation of 2101 33 AV SW, 2123 33 AV SW and 2127 33 AV SW from its existing Mixed Use - Active Frontage (MU-2 f3.0h23) to Mixed Use - Active Frontage District (DC/MU-2) – Marc/Mada Block by Calgary Co-op/Truman:

- They have proposed to allow up to 19-storey towers with 441 units. The height and number of units is excessively dense for the area. This proposal should be taken in consideration with the other dense developments that are already underway within a neighbourhood that has no access to c-train. With the excessive traffic congestion, this increases safety risks for pedestrians, cyclists, animals, and the children that live in the area. Additionally, this height erodes the character of the neighbourhood and sets a troubling precedent for further development.
- While the city may hope that this building will be primarily inhabited by people who do not own a car, this is not realistic since there is no CTRAIN in the neighbourhood – the MAX buses do not work as efficiently as a train station would in moving residents in and out as they do in other similar Calgary neighbourhoods, such as Kensington. Adding the volume of cars to the area that will come with the residents that live in these towers WILL have significant negative traffic impacts to the neighbourhood. Residents will come with their own cars and their friends and family will come with their cars as well. Where will they drive? Where will they park? I am quite certain I know the answer to this – they will go through not just 33rd and 34 avenues, but will cut through all of the surrounding avenues and streets, which are highly residential. My family and I live on 32nd Avenue between 19th and 20th streets, and over the past number of years through the ‘main streets’ projects and with increasing cut through traffic in the area, I have witnessed people in cars speed past my home nearly missing children; I have seen drivers get out of their cars to verbally abuse one another; I have witnessed drivers in a rage take out side mirrors on parked cars and keep speeding through.
- There are few good east-west thoroughfares in this area in Calgary and I am certain that 33rd avenue and 34th avenue will not be able to absorb the increase in cars this project will bring, especially within the overall massive developments taking place in this pocket of the city. I ask that council please consider this development not in isolation, but within the broader context of the community and the other potential and approved developments surrounding this one that this will be taking place – this would include the Mintos project and the 5.5 acres development on Richmond Green, both happening just steps away on the other side of Crowchild Trail. In addition, the land open on the north side of 33rd across from this Marc/Mada project will eventually be developed– there is no doubt there will be even more residents coming to this pocket of Marda Loop.
- There is also lack of other vital infrastructure to accommodate such a large-scale development, so bringing more residents to this community is ill-advised at present, given the lack of schools (already at capacity within the boundaries), lack of social amenities (sports facilities, police/fire/health, etc).

- The scale of this project will bring further construction and likely require the roads they have just worked on to be ripped up or revised once again. The community itself is experiencing development fatigue – this would be evidenced if any council member came to speak to residents or if you followed any social media forums. We have lost many good friends and neighbours who have chosen to move out of the neighbourhood not because they want a new ‘lifestyle’, but they are just exhausted by the negative impact of the construction and how the finished developments have impacted their homes. Many people who do not live in the area chose not to come to Marda Loop now because it has the reputation (honestly earned) to be a nightmare to get around and businesses are closed or gone. Businesses cannot handle another 18 months - 2 years of construction that will shut down the surrounding roadways. As council members are likely aware, the city is now facing a class action lawsuit from businesses in the area due to the severely negative impact the construction has had on them in recent years. If this project goes ahead, it will create more disruption for these businesses, who have already been affected. I know that several of our favourite small independent businesses have moved from the area since they could not find a new spot in the neighbourhood that they could afford to rent, effectively shifting the character of the neighbourhood.

I appreciate the consideration of each member of council in listening to my submission. I truly hope that my taking the time to write and submit my comments has not been an exercise in futility – it has been discouraging as a member of the community who has participated in many community engagement sessions only to witness recommendations in an area redevelopment plan be ignored by the developers in their project proposals, or to find the plan completed has been replaced by yet another plan. I ask that councillors, who have been entrusted through municipal election to fulfill their role in amplifying the voices of community members like myself, to please truly listen, seek to understand and address the concerns raised by residents like myself, and not to give more weight to the developer for this project, Truman, and their business interests, i.e., increasing their profits.

With care,

Jennifer Michel
Calgary, Alberta, Resident of South Calgary/Marda Loop

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First name [required]	Tracye
Last name [required]	Jorgensen
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Marc & Marda Block - 2 19-story towers & Co-op
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am 100% opposed to this proposed two stories and co-op as it stands. 19 stories is too high for development in Marta Loop. It destroys what this neighborhood is. We don't need high-rises with that many stories in this neighborhood. We already have major traffic issues in this neighborhood due to three long years of construction and God knows how many more years of construction going forward. These massive towers that you're proposing are just a big tax cash cow for the city. There should be no towers in Marda Loop higher than 6- 8 floors. 100% opposed to this development in every way, shape and form. I am a no! And city council better listen to the constituents in this community. I don't want you rubber stamping this when you have thousands of people opposed to it. You wouldn't build this type of development in the ultra-rich communities of Eagle ridge, Mount Royal, Britannia or Elbow Park. You shouldn't be developing in Marda Loop either. You've already driven many small businesses into the ground here. We do not need these massive residential towers in our neighborhood.

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First name [required]Erin

Last name [required]Morrison

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]Standing Policy Committee on Infrastructure and Planning

Date of meeting [required]Jul 15, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 charactersMarc and Mada

Are you in favour or opposition of the issue? [required]In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This development is too excessive for the area. We support density but 19 stories x 2 is unnecessary. Please listen to the community on this.

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First name [required]	Devon
Last name [required]	Bryant
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Infrastructure and Planning
Date of meeting [required]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Marc and Marda building in marda loop
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

To keep it brief, this development absolutely needs to proceed but in keeping with the current zoning bylaws. The current height limitation is in keep with a community feeling, but also with the infrastructure already existing. As much as we'd love to say marda loop can be a completely walkable community, the nature of Calgary weather limits this. No one can be expect to bus commute or walk in minus 30, it isn't feasible or safe. Individuals need cars (or access to them) for certain parts of the year. Putting in a massive development with limited parking will put additional pressure on current street infrastructure with no future ability to remediate. The interests of the community need to balance the needs of developers to turn a profit. It is very clear that developers are profiting just fine within the current zoning bylaws as multiple developments have gone up within the area and continue to go up



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First name [required]	Farialle
Last name [required]	Pacha
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Jul 16, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Land use redesignation - LOC2024-0265
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

To Whom It May Concern,

I am writing to express my deep concern regarding the proposed development of two 19-storey towers in the heart of Marda Loop. As a resident of the community, I can confidently say that this area is already facing significant challenges due to its high population density and persistent traffic congestion. The scale of the proposed development—substantially taller than any existing structures in the neighbourhood—would only exacerbate these issues and fundamentally alter the character of the community.

Marda Loop is a residential neighbourhood, not a high-density urban core like downtown Calgary. The addition of two high-rise towers would not only overwhelm the existing infrastructure but also compromise the integrity and livability of the area. Ongoing construction, frequent street closures, and detours have already caused considerable frustration among residents. Further attempting to make this area a “walkable community” is completely ignoring the fact that Calgary is wide spread and is very much a city where the majority need or have cars. This project threatens to further diminish the quality of life for those who live and work here.

It is also important to note that there has been substantial public opposition to this development. From local forums to news coverage, it is evident that the majority of the community is either opposed or deeply concerned with aspects related to the buildings height and intended occupancy numbers. Despite these comments being made in past, many residents feel that their voices have been overlooked by City Council, and in particular, by our ward councillor. I have personally signed petitions, attended public information sessions, and submitted comments, yet it remains unclear whether this feedback is being seriously considered.

I urge City Council to listen to the constituents who have consistently raised valid concerns about overdevelopment and its long-term impact on Marda Loop. This neighbourhood deserves thoughtful, community-first planning—not blanket rezoning that appears to prioritize the interests of developers over those of residents and local business owners. The pending legal action from affected businesses underscores the seriousness of the situation.

I sincerely hope this submission is not made in vain, and that the voices of this community will be acknowledged and respected in the decision-making process.

Thank you.

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First name [required]

Charlotte

Last name [required]

Plombin

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Standing Policy Committee on Community Development

Date of meeting [required]

Jul 15, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

The 19sroret Marx’s Loop building

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The size of the Marda Loop 19 story building is insane and will not benefit the neighborhood. Adding traffic issues, congestion, safety concerns for pedestrians. And it will be icky and too tall compared to the rest of the buildings.

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First name [required]	David
Last name [required]	Braganza
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Standing Policy Committee on Community Development
Date of meeting [required]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Marda loop coop towers
Are you in favour or opposition of the issue? [required]	In favour



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please build towers and other buildings to increase the population in the area. More amenities and life and joie de vivre will follow. Calgary sorely needs this. There is more to life than finding a parking spot and that seems to be all some people care about.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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First name [required]P

Last name [required]Hamilton

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]Council

Date of meeting [required]Jul 15, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 charactersSouth Calgary LOC2024-0265 Bylaw 129D2025

Are you in favour or opposition of the issue? [required]In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Marda Loop is already inundated with more multi-housing than Marda Loop has ever had before. Changing LOC2024-0265 from Mixed Use - Active Frontage District to Direct Control, so that a 16 and/or 18 storey apartment complex, whether or not it has enough parking spaces for the units, plus other retail spaces, is going to really push traffic congestion in Marda Loop past what it can healthy and safely sustain. Marda Loop already has very heavy traffic congestion. Living next door to the intended change of LOC2024-0265 from Mixed Use - Active Frontage District to Direct Control and the intended complex would be horrible as I have already suffered with the dust, noise and heavy machinery due to construction on 33 and 34 Avenues and along 20 Street SW for more than two years now . I think 6 storey complexes would be more in keeping with Marda Loop neighborhood than a 16 and 18 storey apartment complex and other retails spaces as a 16 and/or 18 storey apartment building belongs in the downtown neighborhood where such buildings already exist not in a community setting like Marda Loop that has NO BUILDINGS TALLER than 6 stories.

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First name [required] Christine

Last name [required] Rimac

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jul 15, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Loc 2025-2065

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The densification of Marda Loop is horrible. A simple right turn from 22nd St to 33rd takes 5 minutes. What if there's an emergency? Traffic on 34th is horrible as it is. Calgary is only walkable for 3 months out of the year. People cannot afford \$250 a month extra to park underground in your half quota parking lots. Please stop the insanity. Shopowners & residents have spoken.



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First name [required]	Sam
Last name [required]	S
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	LOC2024-0265 LAND USE REDESIGNATION BYLAW 129D2025
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

- The proposed height and number of units is excessively dense for the small area. The traffic congestion is already tenuous, and adding hundreds of additional cars will further exacerbate the issues and cause serious safety concerns. I believe this will cause risks to pedestrians, cyclists, motorists, children, and animals. 20th street is a major bike lane without medians, nor with room to add medians. Calgary has just had a record-breaking year in pedestrian fatalities, and this will undoubtedly continue to escalate if there are irresponsible decisions made in planning developments.
- While there may be some hope that people will walk/cycle/transit instead of drive, the reality is that Calgary is a car city and this hope cannot apply to all. There are not enough employment opportunities in a walkable radius to afford the units they will be selling. Transit throughout Calgary is not a viable solution for many, and this area in particular is not well-connected in terms of transit.
- There are not enough schools, firefighters, ambulances, parks, playgrounds, and other public services to justify adding this many new residents to the area. There are a number of other highly dense developments already in progress. The cumulative effect of all of these is simply too much for the area.
- The increased traffic and number of residents in the area could have a negative impact on the nature and reserves of the nearby river and parks. Increased human activity is known to erode our natural resources and habitats.
- New pre-construction condos are generally the most expensive square-footage available. While the city may feel some responsibility in assuring there is "affordable housing", this will be anything but.
- The city is now facing a class action lawsuit from businesses due to the construction in Marda Loop in recent years. The scale of this project will bring further construction for years to come, and likely requires the roads to be ripped up or revised once again. This represents another continuation of the construction nightmare that Marda Loop has faced.
- The lobbyist involved with the project was publicly quoted saying that "there is a fundamental economic reality to the cost of this particular land delivering a project". They seem to suggest that the reason they are proposing this is to make up for how much the land has cost them. The city should not put the developers' business interests above the interests and safety of the community.



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First name [required] Laura

Last name [required] Hawkins

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Standing Policy Committee on Infrastructure and Planning

Date of meeting [required] Jul 15, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters 19 story tower block development

Are you in favour or opposition of the issue? [required] In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

New 19 story tower block will cause severe traffic congestion issues in addition to ruining the character of 33rd street and blocking out light to local businesses who have already suffered immensely from the delayed construction issues in marda loop



Public Submission

CC 968 (R2024-05)

PROTECTION OF PRIVACY ACT

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First name [required] Yasmin

Last name [required] Nasser

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Jul 15, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Public hearing - Marda Loop Development re Marc and Mada block proposal

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The proposed development is too large for the site. The proposal of a 19 story building is completely out of keeping with the capacity of the neighborhood infrastructure wise to support this development. 33rd and 34th and 20th are extremely congested as it is; this new development will add many residents to the neighborhood and worsen congestion. This is of particular concern given that there are MANY young families in this neighborhood. Worsening congestion will lead to dangerous traffic conditions for our youngest residents in Marda loop, south Calgary and Altadore.



Public Submission

CC 968 (R2024-05)

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First name [required]	Stephen
Last name [required]	Congly
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Marc & Mada block land use application
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The current proposal to build three complexes (19 stories, 19 stories, 6 stories) by the developers is not feasible for the current infrastructure. The three roads (33 and 34 Ave) and 20 Street are one lane roads and currently have significant congestion which will be aggravated by the development. This increased congestion may lead to more accidents and a less safe environment for community members and those visiting the community counteracting the Marda Loop plan that the city is introducing and further negatively impacting the existing businesses of Marda Loop. Parking which is at a premium will be further taxed; the underground parking provided is unlikely to be sufficient. New development is important but the infrastructure needs to be sufficient; city rules of a maximum of 6 stories should not be changed for this proposal.

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First name [required]	Mark
Last name [required]	Cassano
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	LAND USE REDESIGNATION SOUTH CALGARY LOC2024-2065 BYLAW 129D2025
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME LOC2024-0265 Comment Mark Cassano.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The letter I received in the mail tells me I must include my name, address, email, etc... I have included this in my attachment. Please advise if I should remove that.

Mark Cassano
3410 20th ST SW
Unit 302
Calgary, Alberta T2T 3Z2
[REDACTED]

July 7, 2025

Subject: The Marc & Mada Block Land Use Change Application
(LOC2024-0265)

Dear Members of Council,

As the owner of a third-floor condominium unit directly facing west, I am writing to express my strong opposition to the proposed 19-story towers across the street from my residence. The current zoning limit of 6 stories, which was only recently established, would be more than tripled by this development. In addition to the serious impacts on my own quality of life and property value, the proposal poses broader consequences for the character, livability, and long-term vision of the Marda Loop community.

Personal Impact:

1. **Loss of Sunlight:** My unit—with all its windows facing west—will lose virtually all direct sunlight due to the overwhelming height of this proposed structure.
2. **Decreased Property Value:** The enjoyment and appeal of my residence will be severely diminished, leading to an inevitable reduction in its market value. Three other condominium owners in my building face the same predicament.

It is difficult to interpret this proposal as anything but an effort to prioritize maximum developer profits at the direct expense of neighbouring property owners. It appears the design process overlooked or disregarded the adverse effects on the existing community.

Broader Community Concerns:

The negative implications of this development extend far beyond my personal circumstances:

1. **Setting a Harmful Precedent:** Allowing a 19-story tower would establish a troubling precedent for Marda Loop, effectively eroding the community's character. Numerous developments adhering to the 6-story limit are already

underway. Introducing high-rise towers jeopardizes the carefully considered vision for the neighbourhood.

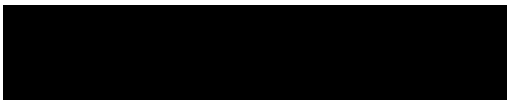
2. Private Enclaves in a Public Neighbourhood: The proposed design—which includes a private park exclusive to tower residents—undermines the inclusive and pedestrian-friendly ethos that has been cultivated over the years.

3. Contradiction of Community Goals: Marda Loop has the potential to evolve into a vibrant, family-oriented neighbourhood reminiscent of communities in Boston or San Francisco. High-rise towers belong in areas like Downtown or the Beltline, not in a neighbourhood striving to preserve a balance between residential charm and urban vitality.

The past decade has seen significant disruptions in Marda Loop as redevelopment efforts have aimed to align with the “Main Streets” initiative. Allowing these towers to proceed would not only contradict these efforts but also render years of community-focused planning irrelevant. To allow this land use change would be poor public policy that prioritizes short-term gains over long-term neighbourhood integrity.

I urge the city to reject this application and uphold the zoning bylaws that were put in place to ensure sustainable, community-friendly development. Protecting the character of Marda Loop is in the best interest of all its residents, current and future.

Sincerely yours,

A solid black rectangular box used to redact the signature of Mark Cassano.

Mark Cassano

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First name [required]	Lindsay
Last name [required]	Danyluk
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Land use redesignation - LOC2024-0265
Are you in favour or opposition of the issue? [required]	In opposition



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

This space is right in the heart / center of Marda Loop, where all the the traffic flows through - a very busy intersection. With the construction we've had over the last 2 years, the thought of more, and for a building 19 stories high seems just ridiculous. Our local schools are over-flowing, the streets in Marda Loop have been narrowed as part of the main streets project. How can we accommodate all the extra traffic this will bring? 19 stories way is higher than any other building around, this isn't downtown. The character of Marda Loop is fading. Please don't approve this massive development.



Public Submission

CC 968 (R2024-05)

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First name [required]	Max
Last name [required]	Feldman
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Land Use Designation South Calgary LOC2024-0265 Bylaw 129D2025
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME	Marda Loop Map highlighting Impact of Co-op Development.pdf
ATTACHMENT_02_FILENAME	
Comments - please refrain from providing personal information in this field (maximum 2500 characters)	I am writing on behalf of the owners of 2129 33 Ave SW (Roll No 081201006) and 2133 33 Ave SW (Roll No 081201105) . These two properties are immediately to the west of the proposed development on 33rd Ave SW as shown on the attached map. Details about the current commercial tenants in each building and the major adverse impacts on those tenants both during and after construction and difficulty in renting any empty space during construction is described directly on the attached map.

Marc & Mada Block Site Plan

2101, 2123 & 2127 33 AV SW
Plan 44799 Block 70 Lots 1-13



Major disruptions to current tenants and continued issues as trucks loading in and out for Co-Op. Parking issues for tenants in back as well:

1. Parking Issues for our tenants
2. Disruption with noise and constant movement of delivery trucks for tenants
3. Laneway durability given truck sizes
4. Access for our tenants through laneway
5. Development out of line with our buildings, in effect hiding them as per this site plan.
6. During construction, obvious noise, space, dust, debris and other nuisances. Especially troublesome after both Covid and recent 33rd and 34th Ave construction.
7. Currently Empty offices on 2nd Floor, will be very difficult to rent during construction

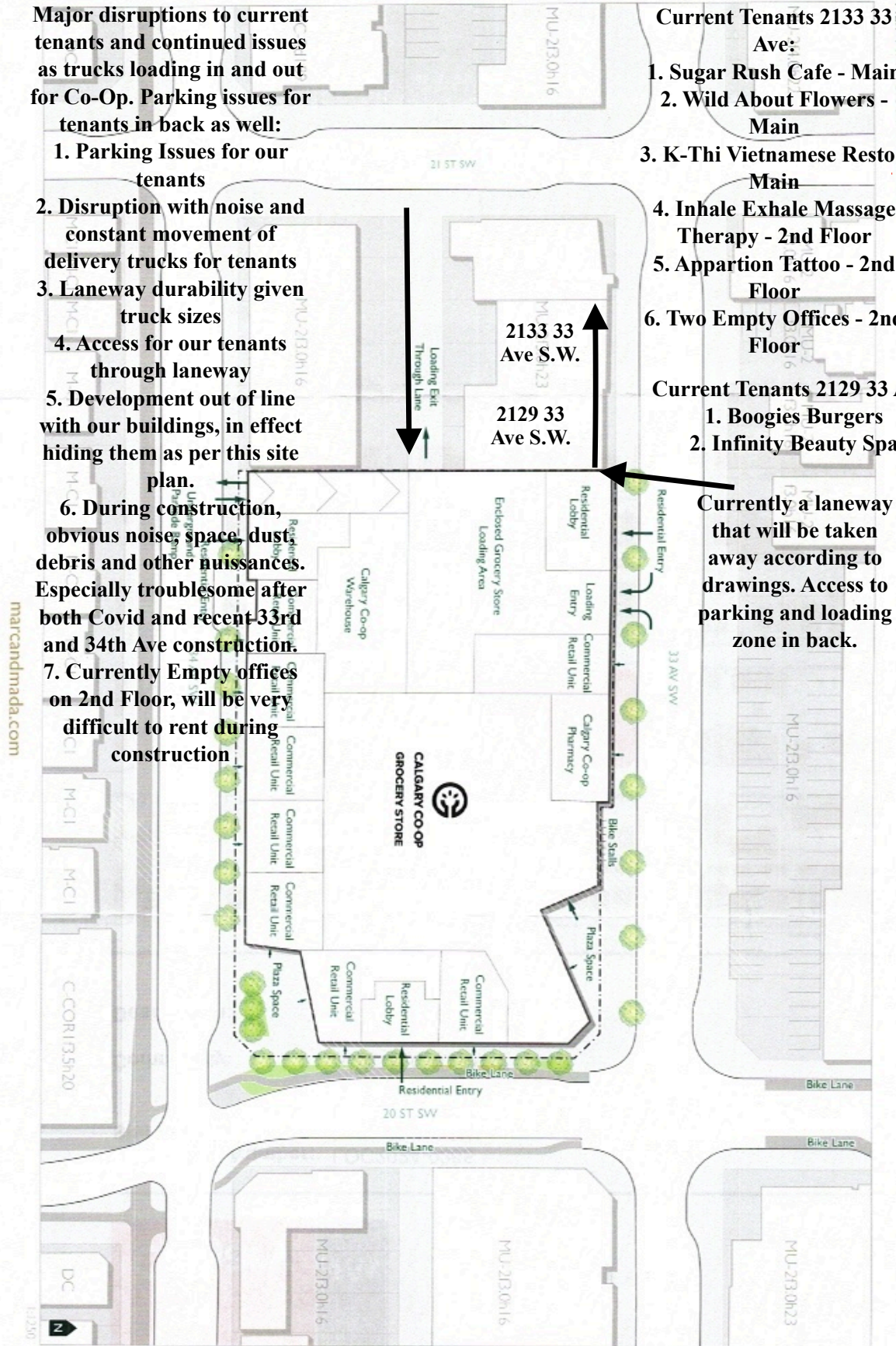
Current Tenants 2133 33 Ave:

1. Sugar Rush Cafe - Main
2. Wild About Flowers - Main
3. K-Thi Vietnamese Resto Main
4. Inhale Exhale Massage Therapy - 2nd Floor
5. Appartion Tattoo - 2nd Floor
6. Two Empty Offices - 2nd Floor

Current Tenants 2129 33 Ave:

1. Boogies Burgers
2. Infinity Beauty Spa

Currently a laneway that will be taken away according to drawings. Access to parking and loading zone in back.



PROTECTION OF PRIVACY ACT

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ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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First name [required]	Viola
Last name [required]	Midegs
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Marc and Mada Bock land use change
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am against this development as presented. The size of the development will change the community in a negative way, let alone another multiple year project of road closures and traffic chaos. The community needs a rest from all this and allow businesses to thrive and people to reconnect. The size of the buildings will distort the landscape and with all the MDU being built in Marda loop and Altadore it is no longer seemingly a residential community but trying to be another downtown location. The buildings are all high priced so affordability is obviously not the goal here. Just developer taking advantage of the change in policy to overbuild areas. The area need more green space where families can convene and play. Not high rises that create shadow and darkness down the street. This cannot go ahead. I would support a 6 story condo tower and the Co-op but wonder why with a Safeway and Blush Lane in place. I think the developer partnered with a food store as a 'front' to get approval for the multiple towers. Please reconsider and not approve this project.

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First name [required]	Bruce
Last name [required]	Miller
How do you wish to attend?	In-person
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Marc & Mada Block Development Land Use Change Application LOC2024-0265
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As a former MLA I have always been in favour of high density development in our cities, but 19 storey buildings do not seem to me to be appropriate for communities like Marda Loop.



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First name [required]	Sacha
Last name [required]	Benaoudia
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Land use redesignation - LOC2024-0265
Are you in favour or opposition of the issue? [required]	Neither

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

As a resident of Marda Loop, I am very concerned about this project, which seems out of touch with the history and character of the neighborhood. While I am not opposed to a more moderate and appropriate development for this site, below is a summary of my concerns with the project as currently proposed:

1 - Out-of-Scale with Surrounding Development

The proposed building is significantly out of character with the neighborhood, which is primarily composed of townhomes and 4- to 6-storey buildings. A 19-storey tower would drastically alter the scale and feel of the area, setting a precedent that is not aligned with the existing community fabric.

2- Increased Traffic and Conflict with Pedestrian-Friendly Goals

A development of this size would bring a substantial increase in vehicle traffic, worsening congestion and parking issues. This runs counter to the City's plan to make Marda Loop more walkable and pedestrian-focused, and would compromise safety and livability for residents.

3 - Lack of Affordability and Community Ownership

The type of project usually delivers higher end rental units with no option for ownership, limiting opportunities for community stability and long-term resident investment. The high cost and developer-controlled rental model do little to address Calgary's housing affordability challenges and primarily serve to generate corporate profit rather than meet the public housing needs.

If followed through, this development would put a private company's gain ahead of community priorities. I urge the city of Calgary to significantly revise this development so it better reflects the values, needs, and long-term vision for Marda Loop.



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First name [required]	Miranda
Last name [required]	Benaoudia
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	SOUTH CALGARY LOC2024-0265 / 2101, 2123, 2127 33 Ave SW (Plan 4479P)
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

1. The city is now facing a class action lawsuit from businesses due to the construction in recent years. The scale of this project will bring further construction and likely require the roads they have just worked on the be ripped up or revised once again. This represents another continuation of the construction nightmare that Marda Loop has faced. The city will need to be held accountable for their role in approving this if they choose to do so.
2. They are proposing that the zoning be changed to allow up to 19-storey towers with 441 units. This height and number of units is excessively dense for the area and devoid of common sense. In combination with other dense developments that are already underway, it will create excessive traffic congestion, pose risks for pedestrians, cyclists, animals, and the nearby playground zones. Additionally, it erodes the character of the neighborhood and will set a troubling precedent for further development. If they are to proceed with developing the land, remaining within the existing maximum height of 6 storeys would be more appropriate.
3. Marda Loop is already at capacity in regards to its electricity usage. If our home is unable to add an AC unit, how is it possible that 19 storeys of businesses and condos can be added?
4. While the city may hope that this building will be primarily inhabited by people who do not own a car, this is not realistic in a city with a winter climate, poor transit access, and minimal employment opportunities within walking distance. They are proposing 662 underground parking stalls. Adding that volume of cars to the area WILL have significant impacts to an already densely populated community with many ongoing construction initiatives. The center of Marda Loop cannot handle the addition of this level of congestion.
5. Profit should not justify impractical solutions. This development will ruin the character of Marda Loop, of our home, and drive members out of the community that we all worked so hard to live in. It would be highly disappointing if the city put the developers' business interests above the interests and safety of the community and the walkability that the city has worked hard to achieve.

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First name [required]	Susan
Last name [required]	Dai
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Land use redesignation - LOC2024-0265 development permit
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am a resident of Marda Loop, and I am not in support of the proposed development. The maximum height and building floor area are excessive. The proposed development is not consistent with the other development in Marda Loop and does not provide additional benefit to the area.

Our streetscape has shifted since I moved to this neighbourhood. There are many six storey buildings lining 33rd Ave where there were once one storey businesses. Cities evolve. The proposed changes for LOC2024-0265 would take this to a whole new height; construction of two 66m towers along with 2 eight storey towers will over-densify this 1/2 city block of real estate. Sixty-six meter towers will shatter the skyline, and cast dark shadows along 33rd avenue, making visiting the area to go to restaurants and businesses a cold and dark experience. This is not the type of environment that will draw in customers for the local businesses. And the local businesses (and residents) are already very displeased with the City's Mainstreets Project which has compromised access for several years, forcing some businesses to close and others to bring a suit against the City.

Traffic congestion is another serious concern, most notably access for emergency services and public transportation. The Main Streets project has narrowed the streets to single lane with minimal on street parking, and reduced access to turn lanes at the corners; imagine adding 441 units and thousands of new residents who might require emergency services, waiting for a fire truck or ambulance to get through to someone in need along those narrow streets.

Constructing residential buildings with low-ratio parking requirements is not acceptable; 507 stalls for 441 new 1, 2 and 3 bedroom suites will result in many more cars congesting the neighbouring streets. While some new residents will use public transit, the additional cars and congestion in the area are not acceptable. Cycling, scootering and walking are transportation methods used by some, but are not viable options for most of the calendar year, and the Snow Route on 33rd Ave has been compromised by the new Mainstreet curb contours.

Developers are not in this for the good of the neighbourhood. Maximum profit is their aim, and an increase to the tax base is an aim of City. Please do not overbuild just to enrich a builder. Build 66m towers along the LRT line but not in Marda Loop.



Public Submission

CC 968 (R2024-05)

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First name [required] Kazuki

Last name [required] Nomura

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Jul 15, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC2024-0265

Are you in favour or opposition of the issue? [required] In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am writing to express my opposition to the proposed land use change for LOC2024-0265, scheduled for public hearing on July 15.

As nearby residents, we are concerned about both the height and number of units in the proposed development. The current height limit is 23 meters, and we would like to understand the justification for allowing a 66-meter structure—nearly triple the limit.

The plan for 440 residential units greatly exceeds the typical density in this community. A development of this scale could place an unsustainable burden on infrastructure, including roads, parking, and public services. Marda Loop—particularly 33rd and 34th Avenues—is already experiencing traffic congestion and a serious shortage of parking. These issues have continued even after road closures were lifted last winter. Recent redevelopment has also narrowed streets, increasing congestion and reducing safety.

On a personal note, we are relatively new to Calgary and, as a couple in our 30s and 40s, likely part of the target demographic for this project. The developer suggests new residents will rely on public transit, but in our experience, this is unrealistic. We moved from a large metropolitan city and planned to live car-free, but quickly realized it isn't practical in this neighborhood—especially in winter. Almost all of our neighbors own at least one car. It is reasonable to expect that most units in this building will add one or two vehicles each, worsening traffic and parking issues.

In addition to this proposal, several other mixed-use developments are already underway in the area. The cumulative impact will likely overwhelm existing infrastructure and drastically change the character of the neighborhood.

One of the main reasons we chose to buy a home in Marda Loop was its unique character: a walkable, welcoming area with low-rise buildings that create a livable, human-scale environment. Approving a height exception would set a precedent for future high-rises, reshaping the skyline and placing further strain on schools and public services.

We respectfully oppose this proposal and urge decision-makers to consider its long-term impact on community character and urban livability. Please make a decision that reflects a balanced and sustainable vision for Calgary's future.



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CC 968 (R2024-05)

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First name [required]	Bob
Last name [required]	van Wegen
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	LOC2024-0265
Are you in favour or opposition of the issue? [required]	In favour



Public Submission

CC 968 (R2024-05)

ATTACHMENT_01_FILENAME

Marda Loop BIA comment LOC 2024-0265.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

See the attached letter



July 8, 2025

Regarding LOC2024-0265, "Marc & Mada Block"

Dear City Council,

This application is for a unique site in Marda Loop that can accommodate a development of a large scale. It is 2/3 of a block and full-block in depth, avenue to avenue. It is also at the centre of the business district, in a complete grid of streets served by 33 and 34 Avenue and 20 Street, providing relatively good access. This application aside, the Marda Loop BIA expects the site will have significant and impactful redevelopment. In this context, the Marc and Mada proposal before Council offers many benefits that would make it a positive contribution to Marda Loop. These include:

- Generous underground commercial parking for use by public and shoppers. This has not been provided in recent developments and is very welcome. As parking grows tighter in Marda Loop this may be our last chance to build significant customer parking.
- Marda Loop BIA is lacking in publicly usable open space. The larger plaza at 34th Avenue, and the smaller plaza at 33rd Avenue both offer opportunities for gathering and activation.
- The number of units puts a large population of residents right in the middle of the business district, who can shop here without having to drive here. This will benefit our businesses and help to further diversify and grow the business district. Presently there are no residences on this site.
- The affordable housing is welcome and may house people who work in the area.
- The grocery store will draw new customers to the area who will also shop at other Marda Loop businesses.
- The liner shops provide more business opportunities, reduce the impact of the large grocery store on the streetscape, and reinforce commercial and pedestrian character.
- We appreciate the changes made from the initial application that reduce shadow impacts on the north side of 33rd Avenue. The step-back after the commercial floor reinforces pedestrian scale at street level and mitigates the impact of the towers.

We look forward to addressing finer issues in the DP.

Large construction projects can have a negative impact on businesses and residents. We are particularly sensitive to this because of the Main Streets work. This project requires first class management and practices that reduce impact, and lines of communication with area businesses and the BIA. We look forward to working with the City and the applicant on these issues.

Thank you for the opportunity to comment. Sincerely,

Bob van Wegen
Executive Director
Marda Loop BIA

Marda Loop Business Improvement Area 1638 - 30th Ave SW Calgary, AB T2T 1P4



Public Submission

CC 968 (R2024-05)

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First name [required]	Leslie
Last name [required]	Tamagi
How do you wish to attend?	
You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	
What meeting do you wish to comment on? [required]	Council
Date of meeting [required]	Jul 15, 2025
What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .)	
[required] - max 75 characters	Development permit DP2024-08395
Are you in favour or opposition of the issue? [required]	In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The proposed twin 21 story towers are completely inappropriate for the Marda Loop neighborhood. Over the last few years there have been 7 new developments of 6 story residences with combined commercial space on 33 Ave SW between Crowchild Trail and 15 St and 2 more are under development. The city has ripped up 33 ave 7 times in the last 2 years. Through this process they have reduced it to one lane traffic each way and parking has been removed with sidewalk widening. This investment in the community is completely at odds with the proposed large towers. The plot of land is not large enough to accommodate this density, and the towers will be right across the street from existing homes, blocking their light and view. This type of development does not exist anywhere within kilometers of the proposed space. Traffic congestion, lack of parking, negative impact on existing businesses due to another few years of construction - non of this is good urban design. it will detract from the desirability of this neighborhood all around. 33 Ave is already a major access route that can not handle the existing traffic. The proposed site is not big enough to handle the flow of parking in and out of Coop including trucks accessing loading docks. 33 and 34 ave and connecting streets have been under constant disruption to streets, parking and businesses for the last 3 years putting considerable strain on the local residents and businesses. To immediately put the community through multiple more years of disruption is extremely harmful. The proposed density and heigh is directly in conflict with the intent of the neighbourhood improvement plan that has not even been completed yet.

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First name [required]

Larry

Last name [required]

Langager

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required]

Council

Date of meeting [required]

Jul 15, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters

Land Use Redesignation LOC2024-0265

Are you in favour or opposition of the issue? [required]

In opposition

ATTACHMENT_01_FILENAME

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Allowing for construction of towers that are triple the height of any buildings currently authorized in the area, as well as doubling the allowed site coverage, to accommodate some 441 dwelling units in addition to large grocery outlet and other businesses will place undue pressure on existing street traffic and on street parking and other services. 33 Avenue is already a busy route between downtown and Crowchild Trail and West Calgary, especially during peak periods, with only 2 lanes of traffic. The proposed loading zone entry off 33 Avenue will create further traffic tie ups. Residents on 34 Avenue, immediately across a narrow street from the proposed development will be negatively impacted by increased street traffic and parking needs and by traffic constantly entering and leaving the underground parkade. Ongoing neighbourhood improvement program has created traffic disruption for several years and some of the changes, such as added traffic lights and removal of some on street parking, while friendly to pedestrians and bikers, are not favourable for the increase in traffic which will inevitably result from significant increases in density. It is folly to assume that many of the planned new residents will not own a vehicle and rely upon public transportation. Almost every household is likely to own one or possibly two vehicles. Will 661 underground stalls accommodate all of those in addition to visitor parking and the many dedicated stalls required for business customers. Residents, businesses and their customers, residents of the area and commuters have faced frustrating disruption for 3 years. Massive redevelopment will lead to disruption for several more years. A number of businesses have already gone out of business or relocated due to the existing construction. 33 Avenue already has extensive redevelopment for duplexes and low rise dwelling units resulting in continual lane closures. The community does not need further traffic and parking pressures. While an influx of residents and businesses may be desirable, the fact is that the neighbourhood, particularly the through streets on 33 and 34 Avenues, is not equipped to deal with the increased traffic and parking pressures.