

Community Association Response



June 25th, 2025

The City of Calgary Planning Services
Attention: File Manager, Shallu Sharma
Community Planning, Planning & Development
The City of Calgary

Re: Application LOC2025-0105; 2048 50 AV SW

Dear Shallu,

We are writing on behalf of the Marda Loop Communities Association (MLCA) Planning & Mobility Committee to provide comments on **LOC2025-0105**, a proposed land use amendment at 2048 50 AV SW that seeks to change the land use designation from R-CG to H-GO.

We recognize that this application aligns with the direction provided within the West Elbow Local Area Plan, and we have no comments on the proposed land use district. Rather, our comments are focused on future Development Permit-related details, as follows:

- The site contains mature trees, which provide environmental and aesthetic benefits to both the local community and the broader city. These trees should be preserved to the greatest extent possible. Where preservation is determined to be infeasible, the new development should aim to include additional trees beyond the minimum the Land Use Bylaw requires to offset the loss, as new trees do not provide the same benefits as mature trees.
- This is a gateway site into the community. The future development should feature a high standard of architecture and the incorporation of materials that befit its prominent location.
- Waste and recycling should be managed comprehensively through Moloks or other waste management solutions rather than individual bins, which can proliferate on developments like this.
- There is an existing bus stop that abuts the west edge of the site. Entrances to a future building should minimize impacts on transit users.
- Prior to submitting a Development Permit for the site, we encourage the applicant to reach out to the MCLA to initiate a constructive, collaborative process.

Thank you for the opportunity to provide comments. |

Marda Loop Communities Association
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Sincerely,

Planning & Mobility Committee

Marda Loop Communities Association

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