

# Community Association Response



June 26<sup>th</sup>, 2025

**The City of Calgary Planning Services**  
**Attention: File Manager, Martin Siddles**  
Planner, South Team  
Community Planning, Planning & Development  
**The City of Calgary**

**Re: Application LOC2025-0058; 1738 33 AV SW, 1740 33 AV SW**

Dear Martin,

We are writing on behalf of the Marda Loop Communities Association (MLCA) Planning & Mobility Committee to provide comments on **Application LOC2025-0058**, a proposed land use amendment at 1738 33 AV SW and 1740 33 AV SW.

We appreciate the applicant's intent to contribute to Calgary's housing supply and support the vibrancy of 33 Avenue SW. We also recognize The City's policy objectives in promoting mixed-use, transit-oriented development and economic vitality within the Marda Loop Main Street area. We encourage the applicant to submit a development permit along with the LOC.

We have met with Farmor Architecture and discussed the project scope and some design ideas. While we understand that this address is within the Neighbourhood Flex zone as per the West Elbow Communities Local Area Plan, we also urge the applicant to consider their actual development plans. Our community wants to see a range of buildings on 33<sup>rd</sup> avenue SW. This particular site is on two narrow lots and doesn't seem to fit the mixed use commercial on the bottom, residential on the top concept. The surrounding neighbours are residential and a church to the west.

We have some specific design considerations from the plans circulated to the neighbours.

- The site isn't the correct size for what they are trying to achieve. The orientation should be an L-shape project for a townhome.
- 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.

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- The courtyard will be dark with no light, not functional space and there is too much density on this little site.
- This is on a corner lot in 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.
- 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.

For these reasons, we encourage the applicant to submit a development permit along with the LOC. Also, the neighbours need to be properly consulted with on the potential building.

We thank the City Administration and the applicant for their engagement on this file. We hope our input will support a constructive, collaborative process as this application moves forward. We remain open to dialogue and willing to work toward solutions that support both growth and the long-term success of our community.

Sincerely,

**Planning & Mobility Committee**  
**Marda Loop Communities Association**

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