

Applicant Submission



Sarina Developments Ltd.
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April 16, 2025

Applicant's Submission

Municipal Address	1501 33 Avenue S.W.
Community	South Calgary (Marda Loop)
Applicant	Max Parish, Sarina Developments
Applications	LOC2025-0065
From	R-CG
To	MU-1f3.6h24

The subject site, 1501 33 Ave SW, is located in the community of South Calgary, West of the intersection of 33 Ave SW and 14 St SW. The adjacent 5 parcels (1505-1523 33 Ave SW) to the West were amended to MU-1f3.6h24 through LOC2023-0222, and immediately surrounding site are M-C1 to the South (low profile multi-residential), and R-CG North of the 33rd Ave SW Main Street, each containing a variety of built forms ranging from single detached units to 3-storey townhouses. Sites further to the West of the block are a mix of medium intensity multi-residential designations, such as H-GO and MU-1.

The subject site is located along the Marda Loop Main Street (33rd Ave SW and adjacent to 34th Ave SW), 50m from multiple primary transit network stops, proximate to the intersection of 2 CTP designated neighbourhood boulevards (33rd Ave and 14th St SW), and a few minutes walk from multiple commercial amenities. The boundaries of the West Elbow Communities LAP encompass this site, which is identified as located on a 'Neighbourhood Main Street' with 'Neighbourhood Flex' urban form and a building scale to 6 storeys. The proposal aligns with the West Elbow Communities LAP (due to a Public Hearing of Council for review and decision on Tuesday, May 6, 2025) both in Policy and timing. The site is also within the area envisioned within the Marda Loop Streetscape Master Plan as supporting 4-6 storey development, while also acting as a Eastern gateway to Marda Loop.

Including the neighbouring re-zoned 1505-1523 33 Ave SW, the assembled sites are approximately 37,495 square feet in size, and the landowner intends to construct a mixed-use development of up to six storeys and approx. 140 residential units (TBD), each containing 1-2 bedrooms. In order to accommodate this vision, a redesignation to Mixed-Use General district, with a maximum height of 24.0 meters, 3.6 FAR (MU-1f3.6h24), is required, incorporating the 1501 33 Ave SW parcel to the previous LOC2023-0222 rezoning. This proposed MU-1 district will also allow for sensitive transitions to the variety of mid-to-lower-density built forms that currently exist around the site.

The proposed development will be a welcome addition to this established community in Calgary as it will benefit future and current area residents by:

- Continuing to diversify the housing mix in the community;
- Increasing the supply of more affordable housing;
- Providing a significant property tax uplift on 6 underutilised residential parcels,
- Moving forward the ongoing evolution of the Main Street to being a vibrant, walkable destination,

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- Generating increased demand for local commercial amenities, thereby increasing their financial sustainability; and
- Supporting the PTN, 5A network, and other neighbourhood public institutions.

These benefits can be realised through the adoption of the proposed application. Therefore, we respectfully request the support of Administration, Calgary Planning Commission and Council on this Land Use Re-designation.

Yours Sincerely,

A handwritten signature in black ink, consisting of a stylized 'M' and 'P' followed by a horizontal line.

Max Parish
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