

# Community Association Response



June 12, 2025

Wallace Leung, File Manager  
City of Calgary Planning Services  
Re: Response to LOC2025-0065, 1501 33 AV SW

Dear Wallace,

We are responding to the Land Use Redesignation LOC2025-0065, located at 1501 33 AV SW. We understand that this is an addition of one more property in the LOC application. We spoke to the applicant and saw the public engagement that they conducted on the prior project. In our response we want to outline potential concerns that we have hear from our residents mainly around parking, traffic congestion and construction staging.

As we understand this is a mixed use project with commercial and residential spaces which fits with the Neighbourhood Flex as outlined in the West Elbow Local Area Plan. 33rd avenue is a Main Street as identified by the City of Calgary Main Streets program. The current Main Streets plan does not continue past 18th street SW to 14 street SW. The applicant could help our community association ask for further funding for this.

This property is on a key transportation corridor of 14th Street SW with cars, bikes and pedestrians. It is the main way that residents from Mount Royal and Elbow Park access businesses in the Marda Loop area. For this reason and others we caution the applicant to keep the construction disruption to a minimum.

As with other projects in the Marda Loop Communities area, we encourage the applicant to work with the City of Calgary on the transportation needs of the area. This is already an awkward corner for visibility and safety of pedestrians and cyclists. We look forward to seeing the designs from the applicant with the development permit.

Sincerely,

Planning & Mobility Committee  
Marda Loop Communities