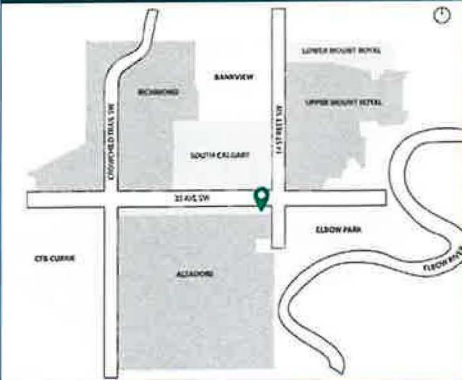


"1500"

A NEW MULTI RESIDENTIAL PROJECT IN MARDa LOOP BY SARINA HOMES

Sarina Homes is proposing to rezone the property at 1501 33 Avenue SW from R-CG to MU-1f3.6h24. This site will be integrated with the already approved parcels, with an identical zoning of MU-1f3.6h24, at 1505 – 1523 33 Avenue SW, creating a continuous mixed-use frontage along the eastern edge of the 33rd Ave Mainstreet in Marda Loop.



ENGAGEMENT AT A GLANCE



Website update



21 mailing list members

KEY STAKEHOLDERS

- » Marda Loop Community Association
- » Marda Loop BIA
- » Proximate residents
- » Ward 8 Office

KEY ISSUES RAISED



Parking

Concerns were raised about minimum parking requirements potentially leading to parking spillover onto the streets.

Our Response:

- » The "1500" development, in keeping with Sarina's other developments, will provide onsite underground parking that exceeds the city's bylaw requirement.
- » Providing only as much parking as is deemed absolutely necessary will help with longer term community safety and wellbeing, as well as Calgary's climate resilience by reducing vehicles and congestion.
- » Sarina Homes and other similar scaled multifamily developments in the area have around 75% on-site parking utilization.

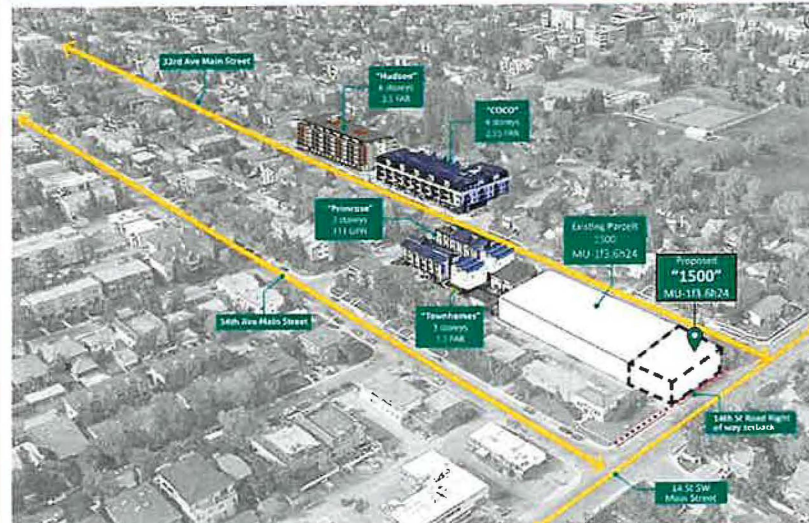


Traffic

Concerns about increased vehicle access to laneways and congestion on surrounding streets.

Our Response:

- » Sarina encourages residents to consider alternative modes of transportation such as cycling or transit, given Marda Loop's amenities accessible within a 15-minute walk.
- » A Transportation Impact Assessment (TIA) was completed for the previous iteration of this project (LOC2023-0222), with no major actions required, and no updates were deemed necessary.



The inclusion of this parcel allows for a more robust overall redevelopment, while responding directly to feedback received during the June 4, 2024 Public Hearing and aligning well with the recently approved West Elbow Communities Local Area Plan (WELAP).

For more information, please visit www.engage1500.ca

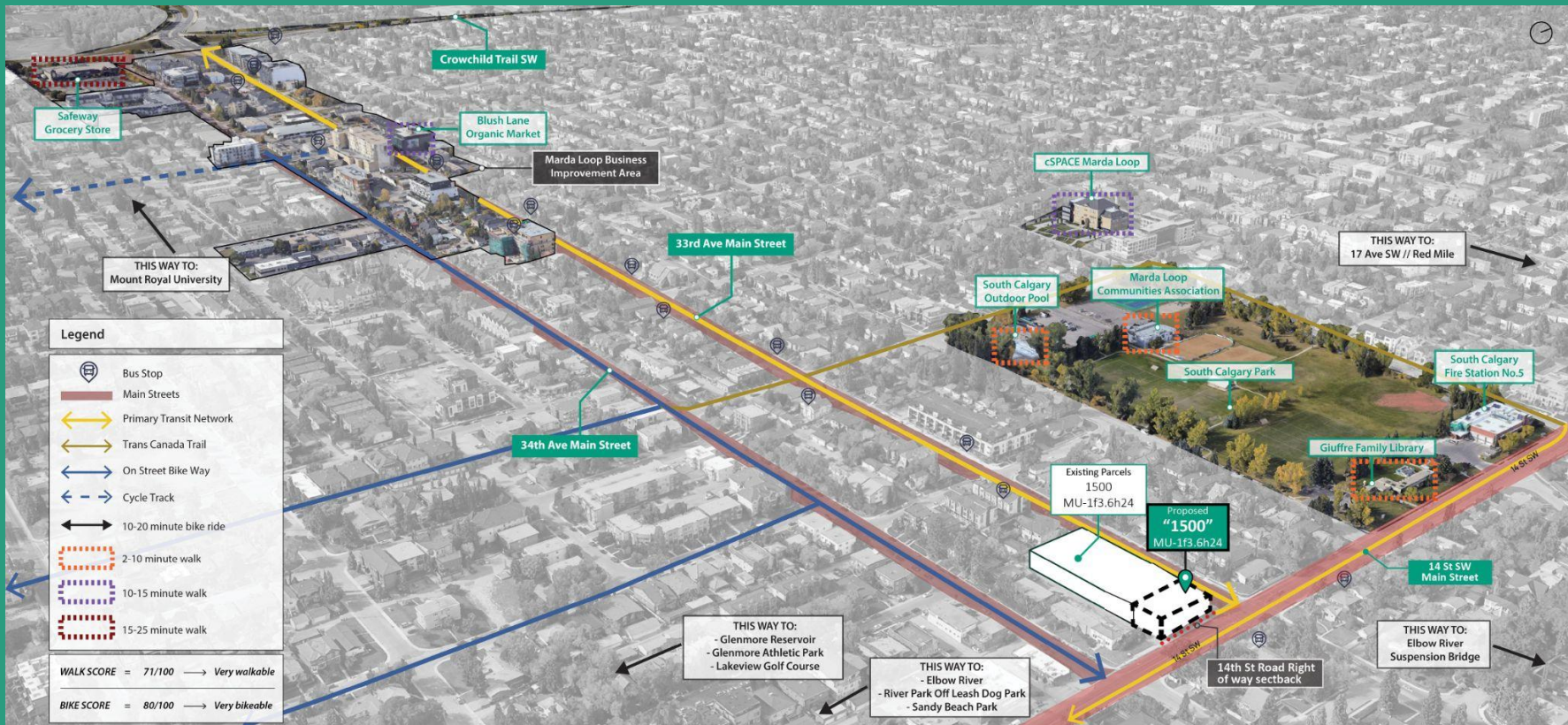
CITY OF CALGARY
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SEP 09 2025

ITEM:

7-2-21 CPC 2025-0580
Dr. Stubb - Presentation 2

CITY CLERK'S DEPARTMENT



“1500”

by

sarinahomes

Public Hearing of Council
 09 September, 2025
 LOC2025-0065
 Alex Ramadan, Hive Developments