

Marda Loop Community Association Comments



3130 16 Street SW
Calgary, AB, T2T 4G7

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Circulation Control
Planning & Development #8201
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Email: CPAG.Circ@calgary.ca

Attn: Dino Civitarese, dino.civitarese@calgary.ca

SENT BY EMAIL

Dear Mr. Civitarese;

RE: Community Association Feedback for LOC2018-0068

Thank you for providing us the opportunity to offer feedback on this application that reflects the vision of the Marda Loop Communities Association (MLCA). The following comments have been written with consideration towards what is best for our communities and our city.

The MLCA Planning & Development Committee continues to encourage developers to engage with us and neighbours of proposed developments. To date, the MLCA has not been contacted by the applicant nor are we aware of any community engagement regarding this application. The MLCA has not been contacted by any residents regarding this application.

We recognize that there has been discussion about whether The City's Location Criteria for Multi-Residential Infill should apply to the R-CG district. Based on the feedback received from community members on R-CG applications to date, the MLCA feels the criteria do have merit when considering which locations are appropriate for this type of development. While it is our opinion that this location does meet some of the criteria, because it is not on a collector or higher standard roadway on at least one frontage (Criteria 4) and based on the current land use districts in the vicinity it does not serve as a transition (Criteria 5 and 7), we do not feel it is suitable for the R-CG district. The Committee also has concerns that this type of development does not fit contextually within the surrounding "residential conservation" area of the community of South Calgary as identified in the South Calgary/Altadore ARP.

The 33rd Avenue SW Main Streets Land Use Planning Initiative is currently underway, however, to date we have not been privy to what, if any, redesignations are being proposed along 32nd Avenue SW. We are aware that there is the potential for this location to be redesignated as part of the Initiative and look forward to participating in the proactive planning of our communities.

Marda Loop Communities Association Vision:

An evolving, vibrant, urban community that is engaged, connected, and desirable.

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Based on the unsuitable location of the proposed development and absence of community engagement by the applicant, it is the position of the MLCA to oppose this land use redesignation application.

As South Calgary continues to re-develop at a fast pace, there are ongoing concerns regarding the lack of a comprehensive review of how and where increasing the density of the community is appropriate. We would therefore prefer to see an update to the South Calgary/Altadore ARP, in consultation with the community, to proactively include the R-CG district.

Continuing the current pattern of implementing this district on an ad hoc basis as corner lots become available for redevelopment is causing extreme frustration and uncertainty in the community. Additionally, debating and engaging on the land use for each and every application requires valuable time and resources for all parties involved including community members, MLCA volunteers, applicants, City Administration, Calgary Planning Commission, and City Council. With the increasing rate of these applications, this does not seem like a sustainable approach.

If you have any questions regarding these comments, please contact Lauren Makar at your convenience. Thank you in advance for considering these comments when assessing the merits of this application.

Regards,



Lauren Makar
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Doug Fraser
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cc: Evan Woolley, Ward 8 Councillor, The City of Calgary evan.woolley@calgary.ca

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