

Community Association Letter



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July 15, 2018

Circulation Control
Planning & Development #8201
PO Box 2100 Station M
Calgary, AB, T2P 2M5
Email: CPAG.Circ@calgary.ca

Attn: Madeleine Krizan, madeleine.krizan@calgary.ca

SENT BY EMAIL

Dear Ms. Krizan;

RE: Community Association Feedback for LOC2018-0126

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. The applicant met with the MLCA Planning & Development Committee on May 14, 2018. The committee recommended proactive community engagement with the neighbours prior to submitting applications for the Land Use Redesignation and Development Permit. More recently the applicant provided a concept rendering of what the proposed project may look like. To date, the MLCA has been contacted by nine residents opposing 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 does not meet Criteria 5, 6, or 7, we do not feel it is suitable for the R-CG district as it does not fit contextually within the surrounding "residential conservation" area of the community of Altadore as identified in the South Calgary/Altadore ARP.

Based on the unsuitable location of the proposed development, it is the position of the MLCA to oppose this land use redesignation application.

Marda Loop Communities Association Vision:

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

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Community Association Feedback for LOC2018-0126
Page 2 of 2

As Altadore 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
Director - Planning & Development
Marda Loop Communities Association
development@mardaloop.com



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

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