

## Community Association Letter



3130 16 Street SW  
Calgary, AB, T2T 4G7

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Circulation Control  
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Attn: Jennifer Duff, [jennifer.duff@calgary.ca](mailto:jennifer.duff@calgary.ca)

### **SENT BY EMAIL**

Dear Ms. Duff;

### **RE: Community Association Feedback for LOC2018-0218**

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.

This application proposes a change from R-C2 to M-C1, with the applicant expressing the desire for an R-CG type of development (rowhouses), as they originally were going to apply for an R-CG designation for this lot. The parcels are located in an area of the community currently undergoing the later stages of the Main Streets initiative, where this portion was recommended to be rezoned for M-C1. Should the higher-level zoning proposed in the most recent Main Streets plan be approved, this application would be appropriate within those proposed surrounding contextual land-uses.

However, absent of the formalization of these higher-level changes at the time of this application, the committee reviews these applications based on The City's Guideline Criteria for Multi-residential Infills.

Upon review, this location meets the following criteria:

- (1) Corner parcel;
- (2) Within 400 metres of a transit stop;
- (4) On a collector or higher-standard roadway on at least one frontage;
- (7) Along or in close proximity to an existing or planned corridor or activity centre;
- (8) Direct lane access.

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

## Community Association Letter

Community Association Feedback for LOC2018-02182  
Page 2 of 3

Additionally, lane access is kitty-corner from the church mentioned in the application, and is within one block of both River Park and a green space in Mount Royal, on 13a St SW, which together sufficiently satisfy the following criteria:

- (6) Adjacent to or across from an existing or planned open space, park or community amenity.

There was some confusion among the Committee regarding the application, as there was a drawing submitted outlining a parcel not mentioned in the application, and the drawing from the developer stated a proposed R-CG designation.

The MLCA Planning & Development Committee continues to encourage applicants and developers to engage with us and neighbours of proposed developments proactively, prior to application. Proactive communication allows time for facilitating constructive dialogue. The applicant has contacted the Community Association regarding this application and to date, the MLCA has received no comments from residents. Should this application be approved, the Committee would like to see efforts taken by the applicant to meaningfully engage with affected neighbours and community members.

However, the current pattern of implementing land use changes on an ad hoc basis continues to cause extreme frustration and uncertainty in the community. 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. The MLCA would request The City be forthcoming of their delivery of the Main Streets/Streetscapes initiatives in order to achieve continuity and stability in our community.

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

Regards,



MacKenzie Kroeger  
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Marda Loop Communities Association  
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Doug Fraser  
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cc: Evan Woolley, Ward 8 Councillor, The City of Calgary [evan.woolley@calgary.ca](mailto:evan.woolley@calgary.ca)

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