

Marda Loop Communities Association Comments



3130 16 Street SW
Calgary, AB, T2T 4G7

December 8, 2018

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

Attn: Jennifer Duff, jennifer.duff@calgary.ca

SENT BY EMAIL

Dear Ms. Duff;

RE: Community Association Feedback for LOC2018-0242

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 proposal falls within the boundaries of the Main Streets Master Plan area; however, the proposal exceeds the anticipated scale of redesignation of this location within the initiative. 4 storey proposals are supported at this location, but 5 storeys would be perceived to be especially high, given the downwards slope of the area towards the lane and extending to 34 AV SW. Contextually, homes directly east of this proposal are unlikely to see active redevelopment for several decades, as they are two-storey infills.

The MLCA continues to encourage developers to proactively engage with us and neighbours of proposed developments. To date the MLCA has not been contacted by the developer nor have we received feedback from the community regarding this application. A concurrent Development Permit application was not submitted with this Land Use Redesignation application, so we are unable to evaluate this land-use change in conjunction with an accompanying design. For the reasons outlined above, the MLCA does not support this application.

If there are any questions regarding these comments, please contact MacKenzie Kroeger at your convenience.

Regards,



MacKenzie Kroeger
Director, Planning & Development Committee
Marda Loop Communities Association
development@mardaloop.com



Doug Fraser
President
Marda Loop Communities Association
president@mardaloop.com

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

[Marda Loop Communities Association Vision:](#)
An evolving, vibrant, urban community that is engaged, connected, and desirable.

Marda Loop Communities Association Comments



3130 16 Street SW
Calgary, AB, T2T 4G7

March 6, 2019

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

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

SENT BY EMAIL

Dear Mr. Civitarese;

RE: Community Association Feedback on applicant engagement for LOC2018-0242

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 MLCA Planning & Development Committee continues to encourage developers to proactively engage with us and neighbours of proposed developments.

1. To date, the community association has not received any feedback from residents regarding this application.
2. The developer has engaged the community in a transparent manner, and has been diligent in approaching the community association for feedback on more than one occasion regarding both the land use and associated development applications. It is our understanding the applicant will continue to engage with these stakeholders as the applications move forward.
3. This development would appear to fall outside the most recently proposed Main Street boundary, currently under review, as well as outside the boundary of the current Marda Loop ARP, and is requesting a significant change to the land-use bylaw. We appreciate the steps the applicant has undertaken in regards to engaging us and the neighbours of the proposed development in order to mitigate and address potential challenges and concerns. The associated building design presented to the committee by the applicant shows a design consistent with other projects the applicant has in progress or completed in the Marda Loop community.

If there are any questions regarding these comments, please contact me at your convenience.

Regards,

MacKenzie Kroeger
Director, Planning & Development Committee
Marda Loop Communities Association
development@mardaloop.com

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