

Marda Loop Communities Association Letter



3130 16 Street SW
Calgary, AB, T2T 4G7

October 26, 2018

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

Attn: Joseph Yun, joseph.yun@calgary.ca

SENT BY EMAIL

Dear Mr. Yun;

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 two R-C2 parcels to one M-CG, with the applicant expressing the desire for 8-12 units on these parcels. Although 8-12 units on two sites may seem modest in comparison to larger multi-residential developments, it presents the possibility for a significant change to the localized context.

Because the parcels are located in an area of the community currently undergoing the later stages of the Mainstreets initiative, the Committee has concerns about the process regarding this proposed land-use change. Should the higher-level zoning proposed in the most recent Mainstreets 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;
- (5) Adjacent to existing or planned non-residential development or multi-unit development;
- (6) Adjacent to or across from an existing or planned open space, park or community amenity;
- (7) Along or in close proximity to an existing or planned corridor or activity centre;

Marda Loop Communities Association Vision:

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

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The proposal would sit directly across from a Community Activity Centre, which is comprised of a series of amenities within a large green space, is considered a valuable asset, and generates a significant amount of both local and surrounding community involvement.

- (8) Direct lane access.

Its failure to achieve the purpose statements of the remaining criteria would suggest this location requires further discussion regarding its suitability for the M-CG district:

- (3) Within 600 metres of a proposed or existing primary transit stop: unlikely to occur even long-term, and current local transit does not efficiently connect to a planned or existing primary transit stop;
- (4) On a collector or higher-standard roadway on at least one frontage: 16 Street SW and 31 Avenue SW are local roads at these locations. 31 Ave is the narrower residential street that would bear the majority of the street frontage for this district. 16 St has the physical capabilities to be a more major route in the future but is not identified as one even within the Mainstreets proposal.

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. *Neither the Committee nor the surrounding neighbours have been contacted by the applicant.*

To date, the MLCA has received written objections from approximately 6 community residents. Concerns related to the land-use include (but are not limited to):

- Upon build-out, potential for severe privacy and shadowing impacts on adjacent, neighbouring properties due to increase of parcel coverage and allowable height;
- Potential for increased pressures on parking and traffic due to the increase in allowable units on parcels;
- Negative impacts to pedestrian safety due to an increase of traffic;
- Inappropriate contextual fit for the community, within the current streetscape and among a lack of possibilities for close proximity, near-future re-development;
- The proposed district does not align with the South Calgary/Altadore Area Redevelopment Plan (ARP). The ARP identifies this area as residential conservation rather than residential low density;
- The properties do not fully meet the location criteria for multi-residential infill.

Community members supportive of the land-use change indicated bringing more people into the neighbourhood (i.e. increasing density) would promote diversity and benefit the community overall.

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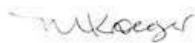
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Should this application be approved, the Committee would like to see efforts taken by the applicant and The City to meaningfully engage with affected neighbours and community members.

However, the current pattern of implementing this district 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. With the increasing rate of these applications, this does not seem like a sustainable approach. The MLCA would request The City be forthcoming of their delivery of the Mainstreets initiative 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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Doug Fraser
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cc: Evan Woolley, Ward 8 Councillor, The City of Calgary evan.woolley@calgary.ca

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