

Marda Loop Community Association
Ward 8 office Board Report
 October 1, 2026

General Updates and Info	
	(none)
Planning and Development Items currently accepting comment	
	Land Use 2044 & 2048 38 Ave SW (corner of 38 Ave and 20th St SW) LOC2026-0125 - Existing Land Use: Residential – Grade-Oriented (R-CG) - Proposed: Housing – Grade-oriented (H-GO) - Max height of 12m (approx. 2-3 storeys). Current max height 12m - Applicant has reached out to Ward Office and shared the following comments: - No specific min/max number of units at this time. - Applicant is in the process of connecting with adjacent neighbours to discuss vision for site beyond land use. - Ward Office has met with one adjacent neighbour and we have connected them with the applicant. - Ward Office has received written comments from other neighbours and will be following up with applicant to connect further. Land Use 2224-2240 34 Ave SW (corner of 22st SW and 34 Ave SW) LOC2025-0010 - Existing Land Use: Mixed Use - General (MU-1 f3.0 h16) - Proposed: Mixed Use - General (MU-1 f6 h35) - Max height of 35m (approx 10 storeys), increase from existing max height of 16m - Ward Office received a high volume of comments and feedback from community and neighbours over the past year. - Since then, Ward Office facilitated communications and met with Community Association, recorded and responded to individual comments, met with applicant and provided feedback and advocacy. - These conversations resulted in a revised application that decreased the scale of the proposal from a Direct Control Land Use to a stock Mixed-Use District, alignment with the West Elbow Local Area Plan policies, and most importantly a decrease from the proposed 18 storeys to 10 storeys, and a decrease in 30% density from originally proposed 9.0far to 6.0far. THIS APPLICATION HAS PASSED CALGARY PLANNING COMMISSION PUBLIC HEARING SET FOR NOVEMBER 9, 2026 Development Permit 2121 33 Ave SW Marc & Mada DP2024-08395

	- This file went to Calgary Planning Commission on September 24th and was approved 6-1, and is now 'In Advertising' and any appeal will have to be submitted to SDAB between October 1st and October 22nd, 2026. Development Permit 1508 34 Ave SW Calgary Housing Heritage Enmax Site - This file was approved on September 21st and is now 'In Advertising' - The Ward 8 Office received comments from community early on regarding the potential loss of the heritage asset on site. - Ward 8 staff attended the Calgary Housing open house and connected with community and Calgary Housing staff at the event. - Our office relayed the comments and feedback to Calgary Housing and other City stakeholders. - The proposal was revised and now includes the preservation and renovation of the historical asset as part of the housing development. Development Permit 1501 33 Ave SW Sarina Homes DP2026-02795 - This DP is Under Review and comments can be submitted to the file manager at Jennifer.Miller@calgary.ca - The Ward 8 Office received comments from community and adjacent neighbours regarding issues like massing, shadowing, and privacy. We have collected these inquiries and forwarded them to the Community Planning as part of their review.
Other Development updates	
	(none)
Mobility Updates	
Mobility Programs Left turn at 20 St and 33 Ave 50 Avenue S.W. improvements	- Accessibility Improvements are in design for Garrison Blvd and Julien St - Missing link/ bike connection is in design at 38 Ave between 14 St and 13A St, with an RRFB in the design at 13A St. A study took place this summer regarding activating a left turn signal when heading west on 33 Ave. I am currently waiting for the update. Final paving, line painting, traffic signal activation and finishing work are expected to be completed this month.
Contact Information	
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