

**Marda Loop Community Association**  
**Ward 8 office Board Report**  
 March 2, 2026

General Updates and Info	
Water Meter Replacements	I had a question about why they had to have their meter replaced if it wasn't end-of-life. The reply: "Although your current meter may not have reached the end of its useful life and will not be replaced, you are still required to book an appointment now with KTI Utility Services. This appointment is needed to install a new meter reading device that will modernize how your meter is read."
Planning and Development Items currently accepting comment	
Land Use Applications	<ul style="list-style-type: none"> <li>• <a href="#">LOC2025-0010</a> 2224 – 2240 34<sup>th</sup> Ave SW               <ul style="list-style-type: none"> <li>○ Existing Land Use: Mixed Use General (<a href="#">MU-1</a> f3 h16)</li> <li>○ Existing Buildings:                   <ul style="list-style-type: none"> <li>▪ 1x 1910 1-storey single-family detached</li> <li>▪ 1x 1977 1.5-storey multi-family</li> <li>▪ 1x 1950 1-storey single-family detached</li> <li>▪ 1x 1979 1.5-storey multi-family</li> </ul> </li> <li>○ Proposed Land Use: Direct Control (DC) Based on MU-1 to allow for:                   <ul style="list-style-type: none"> <li>▪ Commercial and Residential Dwelling Units</li> <li>▪ Max building height of 60 metres (+/- 18 storeys)</li> </ul> </li> <li>○ Proposed Building/Development: No Dev. Permit submitted yet</li> <li>○ Ward Office has received multiple comments from community, including signed petition in opposition.</li> <li>○ Ward Office has begun engagement with applicant.</li> <li>○ Status: Submitted, not yet Under Review</li> </ul> </li> </ul>
Development Permits:	<ul style="list-style-type: none"> <li>• <a href="#">DP20205-04791</a> 1537, 1539 34<sup>th</sup> Ave SW               <ul style="list-style-type: none"> <li>○ New 6-storey building</li> <li>○ 44 new dwelling units commercial on ground floor</li> </ul> </li> <li>• <a href="#">DP2025-04278</a> 1913, 1915 34 Ave SW               <ul style="list-style-type: none"> <li>○ New office retail and consumer service</li> </ul> </li> <li>• <a href="#">DP2025-06202</a> 2206 to 2222 33 Ave SW               <ul style="list-style-type: none"> <li>○ New 6-storey building</li> <li>○ Retail on ground floor</li> <li>○ 124 dwelling units</li> <li>○ 114 Residential Parking Stalls (99 dedicated, 15 visitor)</li> <li>○ 18 Commercial Parking Stalls</li> </ul> </li> <li>• <a href="#">DP2024-08395</a> 2101 33 Ave SW (Marc &amp; Mada)               <ul style="list-style-type: none"> <li>○ New 6-storey building in 3 phases including but not limited to:                   <ul style="list-style-type: none"> <li>▪ Bank, retail, restaurants, supermarket</li> </ul> </li> <li>○ New 19-storey building with 379 new dwelling units</li> </ul> </li> </ul>



	<ul style="list-style-type: none"> <li>o Ward Office has received and is reviewing multiple comments from the community.</li> <li>o Ward Office is in communication with applicant.</li> </ul>
<b>Other Development updates</b>	
	(none)
<b>Mobility Updates</b>	
<p>New RRFB Activation (40 ave and 20 st)</p> <p>Crosswalk request (Passchendaele Rd and Passchendaele Ave SW)</p> <p>Vimy Way</p>	<p>This happened in December.</p> <p>“Passchendaele Rd and Passchendaele Ave SW was last reviewed in 2020, and a marked crosswalk was not warranted at that time based on the available data. It has been over five years since the last assessment, so our team will request new traffic count data and re-evaluate the location. Traffic data collection and analysis can take over 12 months after a location is requested. Based on current program timelines, this review would likely occur in 2027.”</p> <p>I was out last week to meet with a lady with concerns in the area. I will be looking into more information about this street, but I do have this bit currently: "Three-way stop control may be warranted when one or more of the following criteria are met:</p> <ul style="list-style-type: none"> <li>• The traffic volumes on the intersecting roads are approximately equal, <b>and</b> the combined pedestrian and vehicular volumes on the minor road average 200 per hour for a six (6) hour period.</li> <li>• The average delay to the minor road vehicular traffic entering the intersection exceeds 30 seconds per vehicle during the peak period.</li> <li>• Where traffic signals are not warranted, and a collision problem exists that may be prevented by a three-way stop sign installation.</li> <li>• As an interim measure prior to the installation of traffic signals.</li> </ul> <p>For Vimy Way &amp; St. Julien Dr SW, none of these conditions were met, which is why a three-way stop is not recommended at this time."</p>
<b>Contact Information</b>	
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