

# Community Association Response

Application: LOC2023-0225

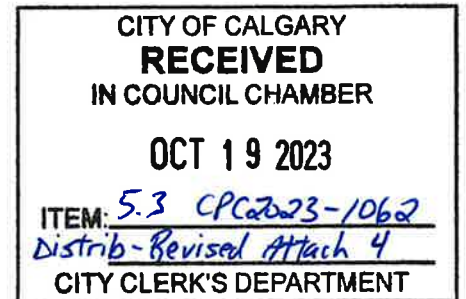
Submitted by: RUTLAND PARK COMMUNITY ASSOCIATION

## Contact Information

Address:

Email: [development@rutlandparkcommunity.com](mailto:development@rutlandparkcommunity.com)

Phone:



Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Height, Density, Amount of Parking, Lot coverage, Building setbacks, Privacy considerations, Community character, Traffic impacts

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

Thank you for the opportunity to respond to this application. We are opposed to the proposed land use re-designation of this site from R-C1 to R-CG. Please see the attached document. Thank you for your time.

Attachments:

LOC2023-0225 - 3439 33 ST SW.pdf

**LOC2023-0225 - 3439 33 ST SW**

**We are OPPOSED to the proposed land use re-designation at this address from R-C1 to R-CG.** Our Development Guidelines support the existing Restrictive Covenants on our low density lots, and this lot is restricted to 1 dwelling unit. While the City does not consider these RCs when making development decisions, landowners have asked that these Restrictive Covenants be upheld. **This is the first application of its kind in our community and it would set a precedent for this land use going forward.**

We have a number of development concerns. **We are concerned that 12 times the density is significantly more than a moderate density increase.** Parking will be required for only 6 suites. This will negatively impact surrounding residents. The City is hoping to remove minimum parking requirements for residential units, and should the developer hold off on developing the land, NO parking may be required depending on the Corporate Housing Strategy.

**This land use would impact all of our other low density lots, and the City is supporting this kind of density midblock, not just on street corners.** Our Restrictive Covenants also restrict commercial use. This land use allows for Addiction Treatment facilities, small Power Generation facilities, and a number of other businesses. These uses would have a very negative impact on current residents.

**Older bungalows are often inexpensive rentals and contribute significantly to affordable private housing** [REDACTED]

[REDACTED] The cost of the entire lot is less than the cost of 1 new unit in a typical R-CG build. The existing land use allows for sufficient housing space for the family, as well as significant green space and trees. [REDACTED]  
[REDACTED]

**Furthermore, smaller R-CG units do not accommodate families and force them to the outskirts of the City.** This leads to a loss of schools and amenities in the established communities. This would take away community resiliency in the long term.

**R-CG as a land use will significantly impact the older bungalows in our community moving forward.** These bungalows allow for aging in place. We have a large number of elderly residents who benefit from living independently in a home that has few stairs. The R-CG built form will displace a large number of seniors across the City, which will in turn increase the demand for/put pressure on affordable senior housing.

**R-CG lot coverage is a maximum 60% (currently there is about 40% lot coverage on this lot).** **This land use would mean a significant loss of green space and urban canopy moving forward, and would negatively impact our community.**

Aging infrastructure in the low density section of Rutland Park is being replaced to support the current low density requirements, not the significantly higher density of R-CG. **Only 12% of our housing in Rutland Park is restricted to 1 dwelling unit (as is the case with this lot).**  
**Eliminating R-C1 lots reduces housing choices as developers seek to maximize profit.**

**Secondary suites in R-CG buildings add significant density to a community, which is not factored into density figures/considerations as far as the City is concerned.** Secondary suites are deliberately excluded from these calculations as per our Land Use Bylaw.

Lower suites in R-CG buildings are increasingly being offered up for short term rentals (like Air BNB) and accordingly do little to contribute to rental capacity for long term residents. This can destabilize established communities.

**Given the setback requirements for buildings on an R-CG site, the irregular shape of this lot will significantly limit what can be constructed on it. Zero relaxations should be supported for this lot.** The developer is determined to impose their vision on our community rather than work with the current land use. The long term owner of this lot has kept it as an affordable rental for years. **Adding density here will NOT increase affordability on this site.**

**We are opposed to the proposed land use re-designation to R-CG.** Thank you for your time and consideration.

Sincerely,

Leanne Ellis

Executive VP and Development and Traffic

Per the Rutland Park Community Association

