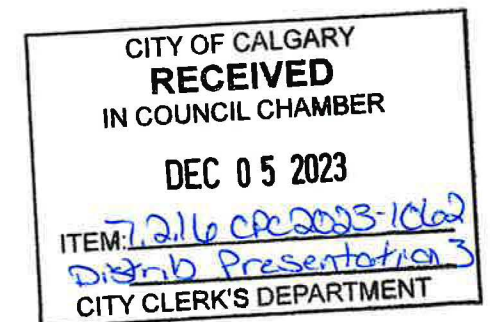


Resident Feedback

LOC 2023-225 (3429 33 Street SW)



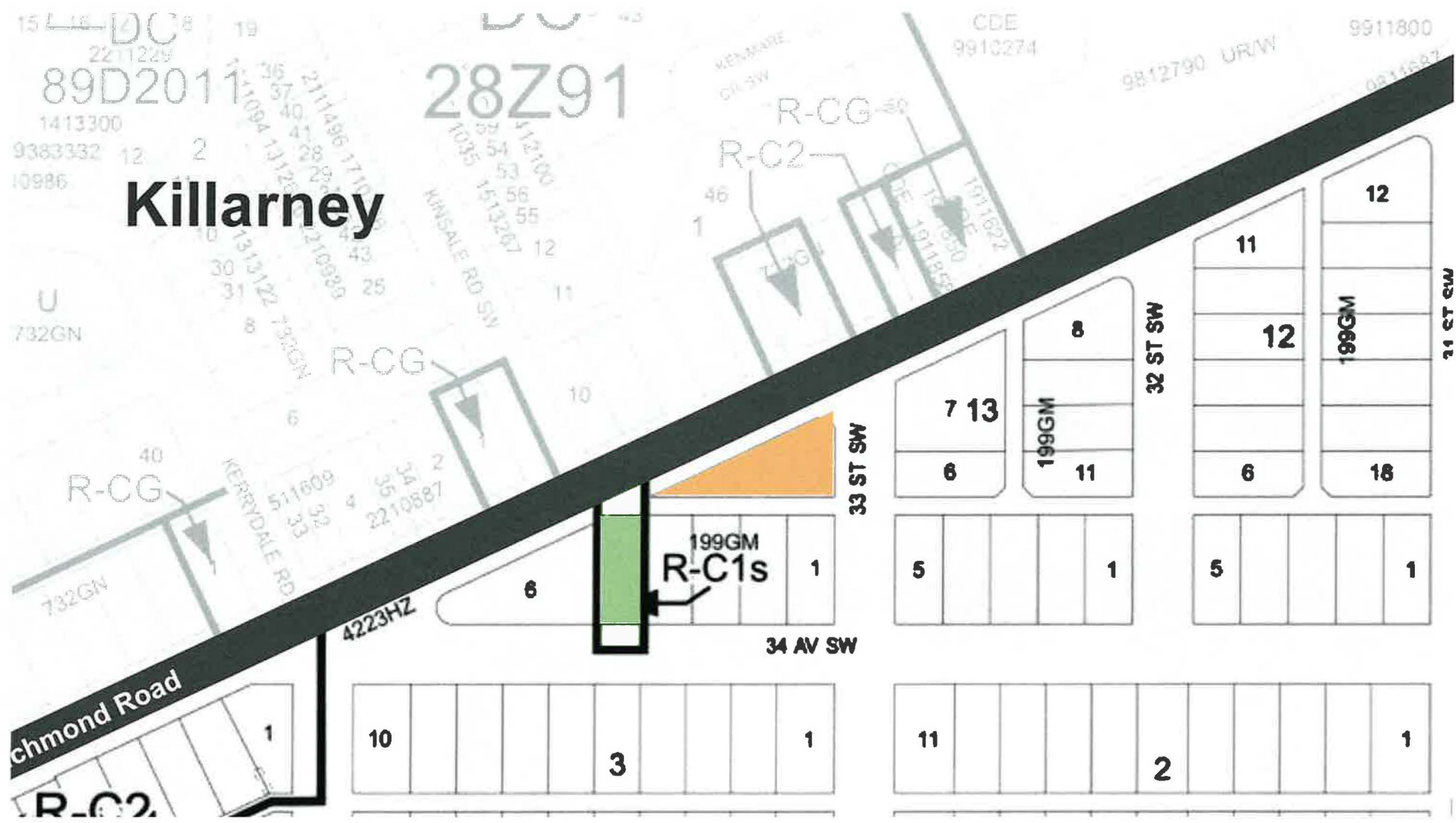
In this presentation



What follows are my opinions as a resident ...

- Our neighbourhood is changing (whether we like it or not)
- We face risks, inequity by ignoring change
- There's an opportunity for improve safety on Richmond Road

Killarney

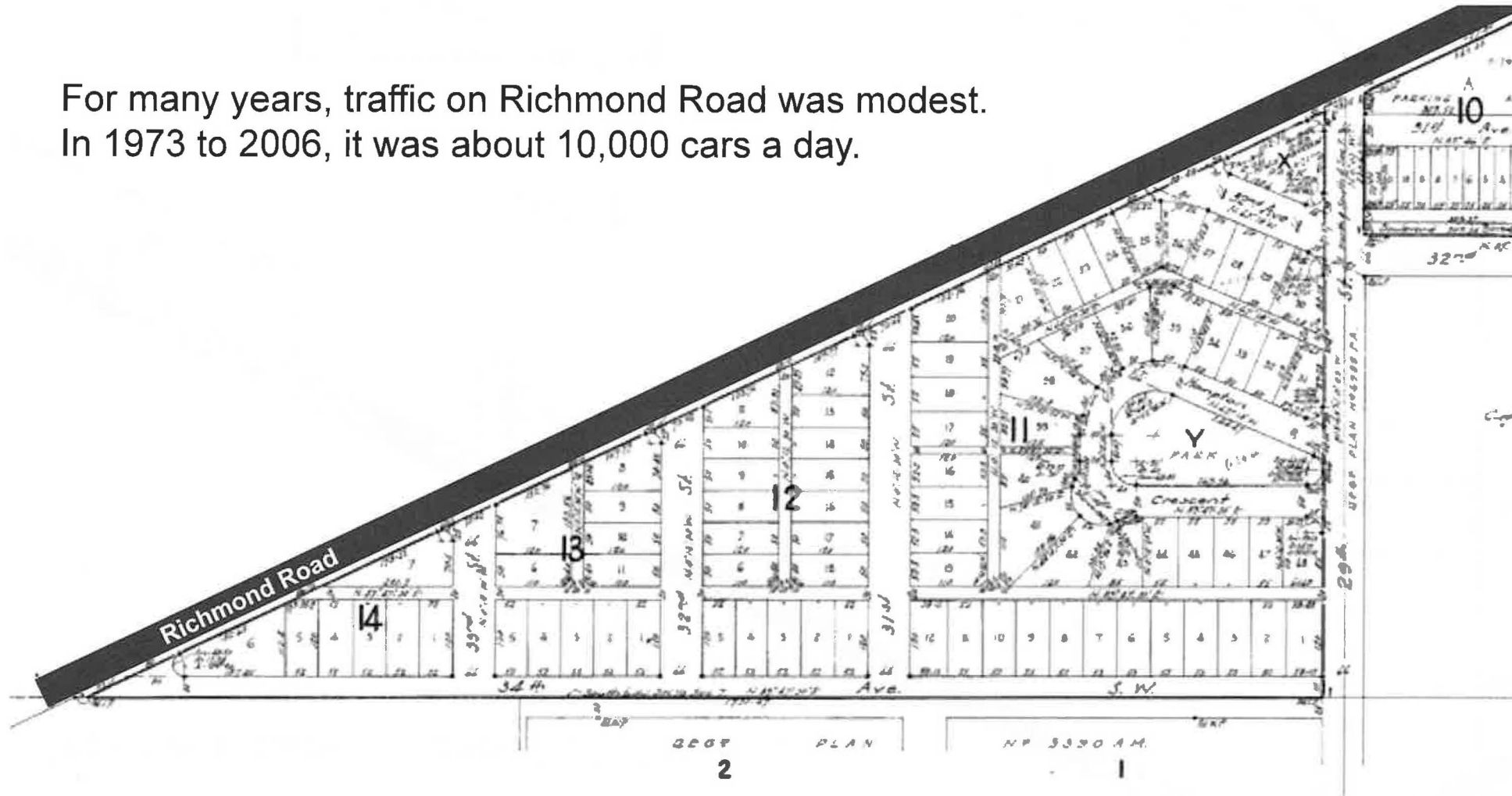




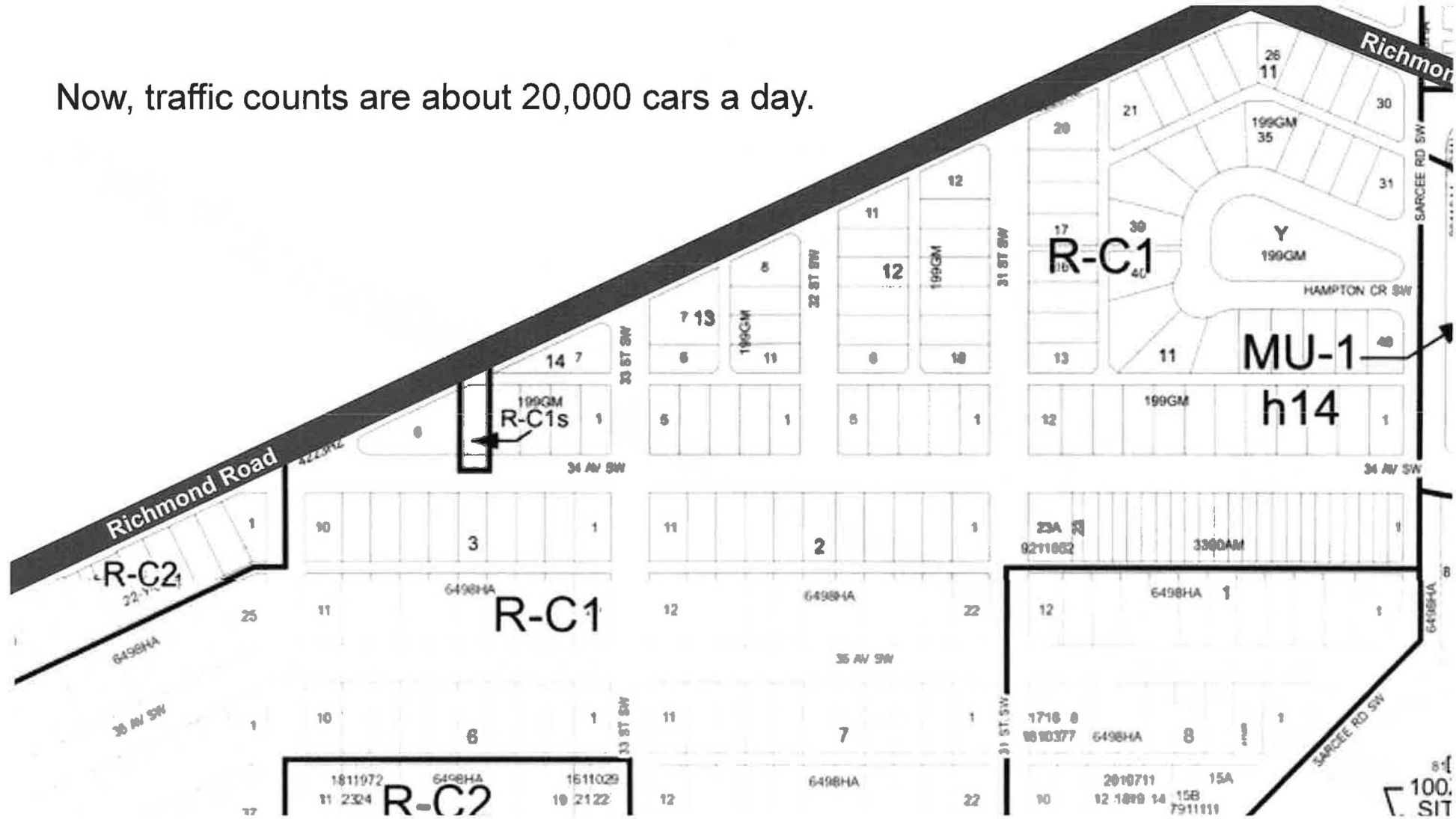




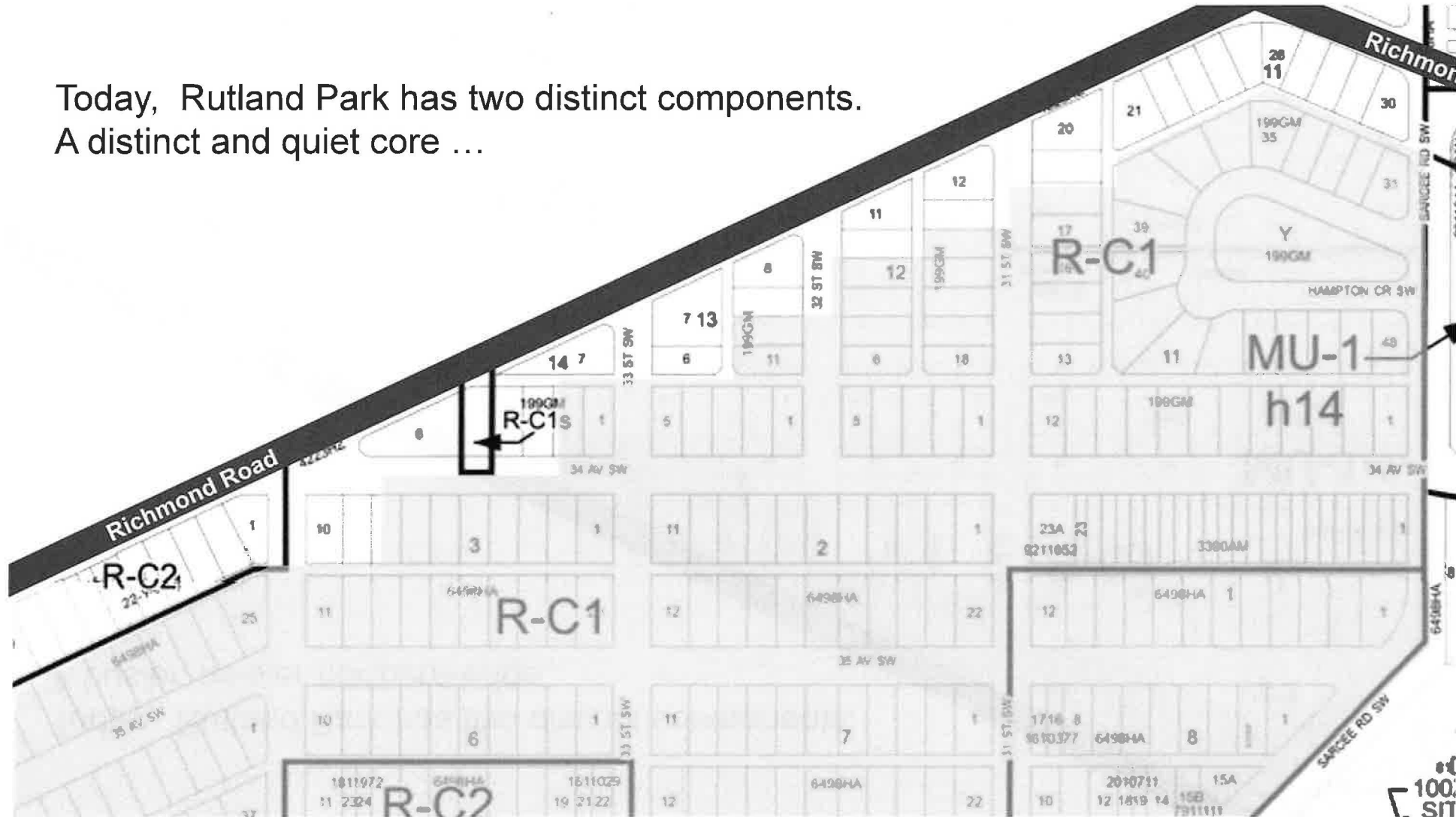
For many years, traffic on Richmond Road was modest.
In 1973 to 2006, it was about 10,000 cars a day.



Now, traffic counts are about 20,000 cars a day.

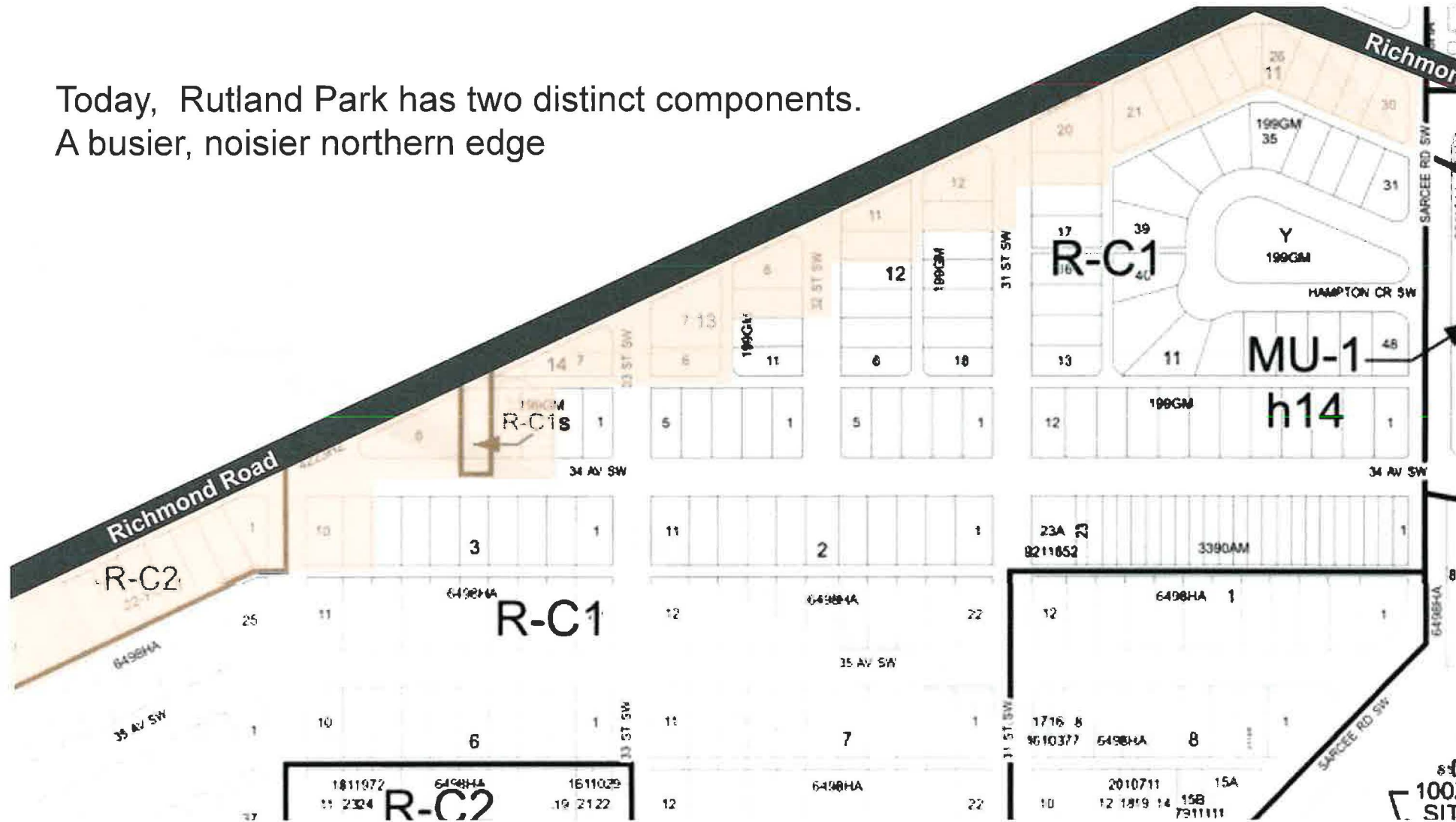


Today, Rutland Park has two distinct components.
A distinct and quiet core ...

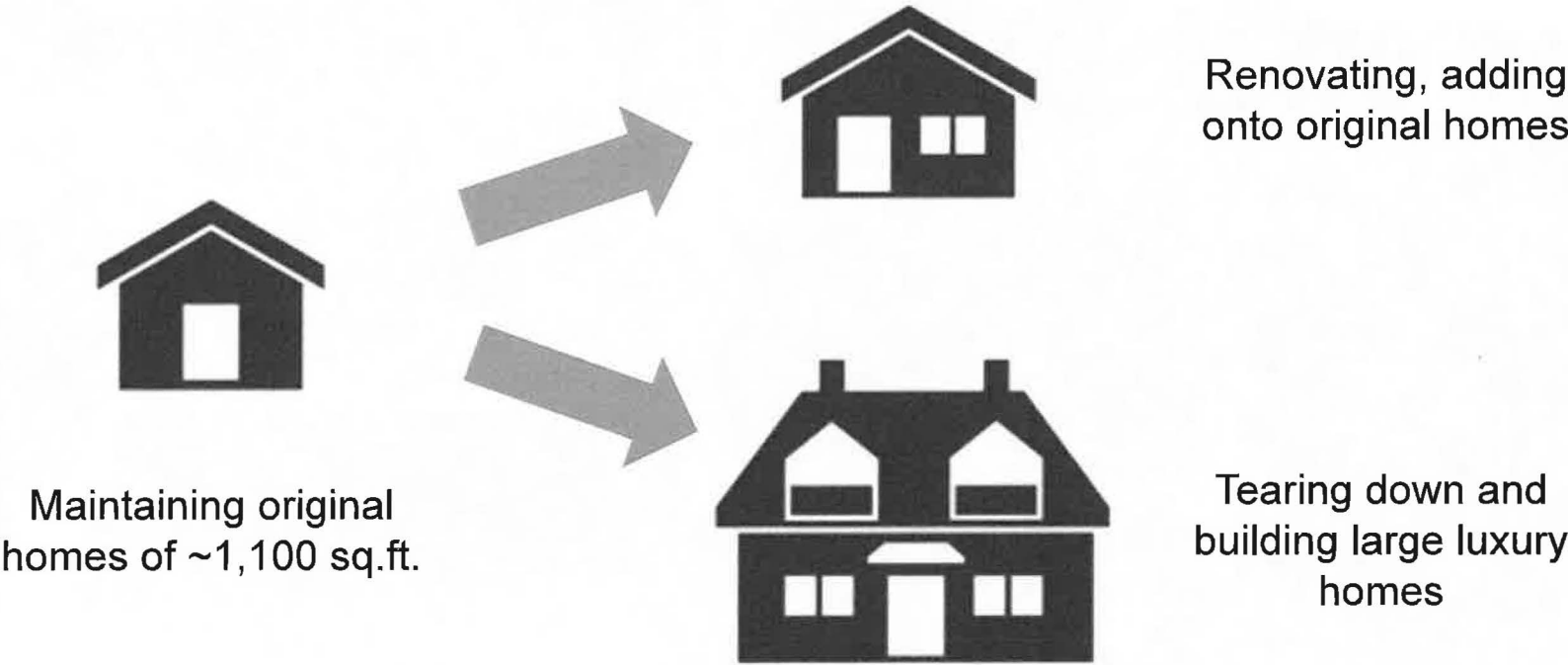


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SIT

Today, Rutland Park has two distinct components.
A busier, noisier northern edge



The core of Rutland Park is changing







Richmond Road is changing, too

- Traffic on Richmond Road is increasing
 - ~20,000 cars a day
 - About double from 2006
- On the north side, re-development is increasing, too
 - Newer semi-detached dwellings
 - New RCG developments





Google

There's distinct opposition to LOC 2023-225

But if owner wants to renew or sell their property, what are their options?



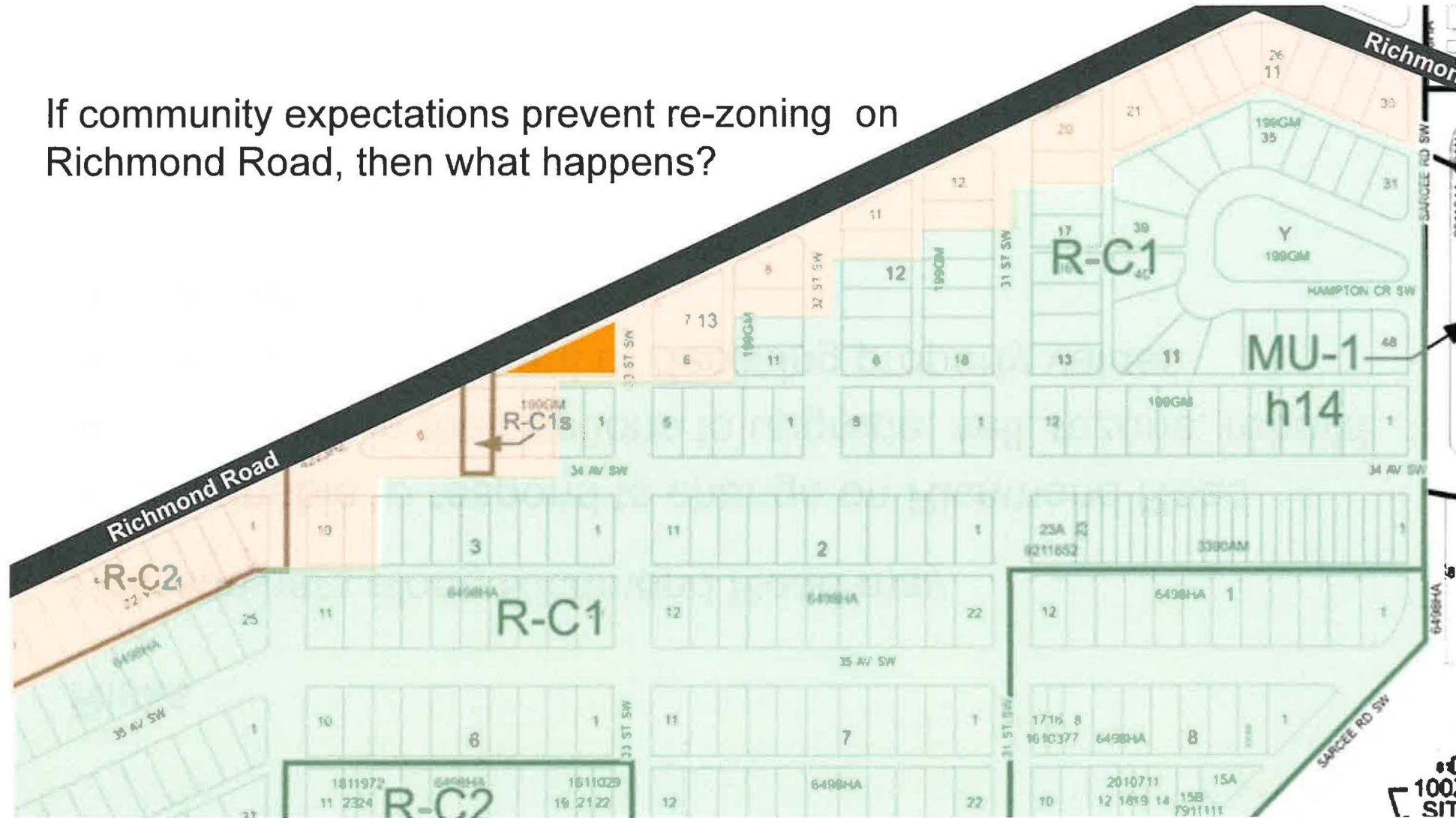
Is a single-family home a realistic choice here?



Evidence on the northside of Richmond Road suggests likely not.



If community expectations prevent re-zoning on Richmond Road, then what happens?



Risks

Homeowners along Richmond Road may

- Be unable to respond to change on Richmond Road
- Be limited in their options to upgrade, sell, rezone, rebuild
- Experience stagnant or declining property values
- Experience urban decay

A difficult conversation about Richmond Road

- Housing stock in Rutland Park is due for renewal
- It's happening in the core, but not on the north edge
- New single family development are suited to the core
- New multi-family developments are well-suited to busy corridors
- But there's opposition to anything but protecting RC-1 in Rutland Park

If multi-family developments are not allowed on Richmond Road

- Community members in the core will benefit from redevelopment
- But community members on the north edge won't

My opinion: LOC 2023-225 deserves support

I believe LOC 2023-225

- Aligns with the City's long-time planning objectives
- Creates some of the much needed housing our city needs
- Proposes appropriate, marketable options for a busy street
- Gives current owners more options for their properties

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It should start a community-wide conversation about change

A final word about parking and pedestrian safety



Parking could help solve safety issues here



Thanks!