

Community Association Response



Your Community, Your Association, Your Voice

Rutland Park Community Association

3130 40 Avenue SW

Calgary AB T3E6W9

December 8, 2024

To: The Chair of the Calgary Planning Commission

Re: Opposition to LOC 2024-0163 - 5116 RICHARD RD SW

We are opposed to the land use redesignation at 5116 Richard Rd SW from the existing DC site to an MU-1 site with an FAR of 3. **This change will effectively double the 891 dwelling units that are currently permitted on this site, to almost 1700 dwelling units.** This site is already designated to accommodate mixed use residential and commercial uses that are street oriented. (This information is not clearly spelled out on the development map site and some residents are assuming the change is from industrial to mixed use, not mixed use to higher density mixed use.)

The goal of the new application is really to increase the residential density and increase the permitted height across the entire site. The applicant specifically references removing the density modifier. They have also indicated to us that their intent is to reduce the size of the units so more units can be added. **This application will significantly reduce the number of “missing middle” units that will be provided on this site.** We supported the previous land use redesignation to the current DC site because it helped build community, and the larger units would accommodate families. The new application will likely create university dormitories.

The existing land use modifier(s) and site restrictions were carefully considered during the 2019 land use amendment to make sure that the site would fit within the density maximums of the CFB West Master Plan as a whole. **We supported that application and believe that the existing DC land use is appropriate and would contribute to the greater community.** The intent of that application was to provide larger, family oriented/missing middle units. The existing land use was achieved after extensive engagement with the community and residents, and was supported by most. **Residents are looking for amenities and walkable spaces, not just dense residential neighbourhoods.**

We had asked the developer to reach out to us to see if there were changes that could be made to the existing DC site which would allow some flexibility without doubling the density. They have indicated their intent is to go ahead with this application.

We believe that doubling the density and changing the height modifiers on this site will cause issues for current residents in Garrison Green, especially since we have already supported an application for higher density on the adjacent lot on Peacekeepers Way which is closer to Crowchild Trail. **We are opposed to this application because of the additional density impact both on current residents and to the CFB West planning area as well.**

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We supported a density increase to this property in 2019 (to allow for 891 residential units), and have supported the higher density on the adjacent site closer to Crowchild Trail. (As there is less and less interest in commercial space, we may also see land use redesignations in the West Mount Corporate Campus area for residential buildings where there are currently large parking lots.) We need to view all of these sites within the framework of the CFB West Master Plan, taking into account the impact these changes will have going forward.

We have not received any updates with regards to density since the approval of the CFB West Master Plan amendments and would like to know where we are at relative to the density targets. This update needs to include what has been built, what is already approved and ready to build, and what is proposed for the yet undeveloped DC sites. The 2019 changes to this particular site, and the adjacent site on Peacekeepers Way, were never factored into the CFB West amendments or density totals; neither was the additional density for the Richmond Green development.

There are definite benefits to keeping the existing land use rather than redesignating the site to simply MU-1 with modifiers. While both the existing and the new land use have the same parking requirements, the new land use would allow for about 800 additional dwelling units. It would also allow for approximately 10 storey buildings anywhere on the site (rather than lower heights near existing development). Residents would also lose the benefit of being able to fight the developer to uphold the vision of the earlier engagement (which was to create a walkable mixed use community space). **With simply an MU-1 land use, there is no requirement for the developer to build anything other than residential units on the site, with no maximum density per se.** (We are seeing MU-1 applications being submitted as residential rentals only, with no street oriented retail space, even on 17th Ave and 37 St Main Streets.)

We believe the existing land use for the site is appropriate and are opposed to the new application LOC 2024-0163 for the reasons we have indicated.

Furthermore, we would like to see the City pushing developers to develop sites shortly after a land use redesignation to avoid developers sitting on sites and waiting to do further upzoning several years down the road when they deem it to be more profitable. This practice is definitely contributing to our housing crisis and needs to be strongly discouraged.

Thank-you for your time and consideration.

Sincerely,

Leanne Ellis

Executive VP and Development and Traffic

On Behalf of the Rutland Park Community Association

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