



Public Submission

CC 968 (R2024-05)

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

First name [required] Leanne

Last name [required] Ellis

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 4, 2025

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters LOC2024-0163

Are you in favour or opposition of the issue? [required] In opposition



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ATTACHMENT_01_FILENAME

RPCA Opposition to LOC2024-0163 for Council.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We are opposed to this land use redesignation. Please see our letter attached. Thank-you.



Your Community, Your Association, Your Voice

Rutland Park Community Association
3130 40 Avenue SW
Calgary AB T3E6W9

January 25, 2025

To: Calgary City Council

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. We had previously supported a land use redesignation on this site to accommodate mixed use with a density cap of 891 dwelling units. **The intent was to build medium density in the Atco Lands as a complement to Garrison Green, and focus high density in Currie Barracks,** as per the CFB West Master Plan directive.

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,** not the University District type area we feel is needed.

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.**



Your Community, Your Association, Your Voice

We supported a density increase to this property in 2019 (to allow for 891 residential units), and have supported 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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First name [required] Heather

Last name [required] Wilson

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What meeting do you wish to comment on? [required] Council

Date of meeting [required] Feb 4, 2024

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters Land use redesignation - LOC2024-0163

Are you in favour or opposition of the issue? [required] In opposition



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ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Would like to express opposition to this land use designation, due to insufficient parking plans and significant density for the existing area in conflict with the existing master community plan.



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Standing Policy Committee on Infrastructure and Planning

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This application will significantly reduce the number of "missing middle" units that will be provided on this site compared to the the previous land use redesignation to the current DC site. The previous land use redesignation will help build community, and the larger units would accommodate families. The new application will likely create university dormitories, not the University District type area that would be more inclusive for all compositions of households that is appropriate and better aligned with the spirit of inclusion and belonging.

Residents are looking for amenities and walkable spaces, not just dense residential neighbourhoods. 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. I am opposed to this application because of the additional density impact both on current residents and to the CFB West planning area as well.

I believe the existing land use for the site is appropriate and better reflects the City of Calgary's master plan and objectives for building thriving communities. I am opposed to the new application LOC 2024-0163 for the reasons indicated.



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Last name [required]

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