

Rutland Park Community Association Development Guidelines

Our Community Association oversees three distinct communities—Currie Barracks, Lincoln Park, and Rutland Park. Currie Barracks development will be governed by the Land Use Districts that are being set up as part of the CFB West Master Plan Amendment. Lincoln Park is not at the redevelopment stage, but is primarily multifamily development that is governed by the Land Use designations set out by the Municipal Development Plan.

Rutland Park is currently coming into its redevelopment phase, and as a result, these guidelines will focus primarily on Rutland Park. For some land owners, redevelopment means renovating an existing property, while for others it means removing an existing structure and building a new dwelling or 2 new dwellings depending on the zoning. The owner has the right to subdivide an RC-2 property and construct 2 dwellings (detached, attached, semi detached or duplex). If the proposed construction falls within the Contextual Guidelines set out by the City, it will be approved without any notification to the Community Association.

When the owner is looking to incorporate features which fall outside of the Contextual Guidelines, the Community Association is asked for feedback. Taking into consideration our community values (that we voted to accept at an AGM), the following residential development design guidelines have been created to assist developers and existing residents with the redevelopment process. These guidelines are not intended to be “written in stone”, but rather are expected to evolve over time as the City’s residential development bylaws and guidelines change, while continuing to reflect the values, priorities, and issues of concern to the Association.

Notable Features of Rutland Park

1. It is in a very desirable inner city location, only minutes from downtown.
2. It has easy access to both Crowchild Trail and Glenmore Trail, and consequently other areas of the City.
3. It will be connected with Currie Barracks and all of its amenities.
3. It is blessed with a large number of majestic spruce, elm and other mature trees which create an urban canopy and scenic walkways.
4. It has mixed zoning—primarily RC-2, M-C1, M-CG along the perimeter (and 1 C-C1 commercial area), and RC-1 on the interior.
5. It embraces the City’s vision for Complete Streets which will create a more liveable neighbourhood where people are encouraged to travel by foot, bicycle and transit.

6. It already has a number of different housing options for seniors, and maintaining the RC-1 bungalows will provide additional aging-in-place opportunities.
7. Our R-C1 and R-C2 properties are governed by restrictive covenants that supersede City land use designation.

Development Guidelines

In addition to Plan-It, development in Rutland Park is governed by the following City of Calgary implementation and policy documents, and restrictive covenants on our low density residential properties:

1. The current Land Use Bylaw 1P2007 (“the LUB”)
2. The current Low Density Residential Housing Guidelines for Established Communities 2010 (the “Infill Guidelines”)
3. **All of the R-C1 and R-C2 properties have restrictive covenants attached to the properties through land titles.** These covenants restrict setbacks, building heights, the number of dwelling units permitted on the property, and a number of other details intended to maintain the character of the community. **We do not support their removal,** but will support relaxations on setbacks to allow for contextual development.

Generally speaking, the Association supports the rules, policies, principles and guidelines laid out in the above documents, and wishes to see them followed in any development that takes place in Rutland Park. Rutland Park does not have an Area Redevelopment Plan (ARP) initiated by the City. Our Values also affect development guidelines and decisions regarding proposed developments—we value maintaining green space and slow inner city living. We also practice meaningful stewardship while honoring our past. In addition, the Association has a particular interest in the following issues when reviewing applications for development permits for proposed developments in Rutland Park:

Land Use

As noted above, Rutland Park is a community of mixed zoning. The Association’s general position is that the current land use designations are appropriate and allow for sufficient densification. **Accordingly, the Association will generally oppose any application to re-designate a parcel to a higher-density or commercial land use, unless it provides a specific benefit to the Community, as opposed to solely the developer.** Overall the Association encourages diversity in the redevelopment of the community’s existing housing, including single detached dwellings, semi-detached dwellings and duplex dwellings. However, the Association also **supports the following excerpts from the Infill Guidelines:**

Sensitive and quality redevelopment is vital for the regeneration of established neighbourhoods.

New development should be designed in a manner which is responsive to

the local context.

A massive home that ignores the fact that it is an infill project in an older inner city neighbourhood, comprised primarily of small homes, does not respect its context.

Front driveways and front garages are discouraged.

Two on-site parking spaces should be provided for each new dwelling unit.

The majority of situations within the city's established communities require a reduced building mass (including height) in order to respect the adjacent homes and streetscape. Homes built to the maximum bylaw standards are often incompatible and visually disruptive to the street. Reductions in the height, depth, and width of a new development may be required in order to make the project compatible with its context and to reduce substantial loss to adjacent buildings of privacy and sunlight.

Guiding Principles

Excessively large homes are not considered sustainable and do nothing to further the densification objectives of Plan-It. Accordingly, proposed developments involving the construction of single family homes on larger lots should be modest in scale and should not seek to maximize the lot coverage. The Association encourages proposed developments that involve the construction of well-designed single family, semi-detached and duplex homes which make efficient and effective use of available interior and exterior space.

Overall Height/Third Storeys

Looking to maximize living space, some developers are tempted to add a third storey. However, this can result in a home that does not respect its context. The Association accordingly wishes to ensure that proposed developments comply with all applicable height restrictions and are consistent with, and fit within the context of, the existing streetscape. Given that many of our properties have a 1 and ½ storey caveat, the Association is strongly opposed to a third storey. Manipulation of the grade of the lot and one or more of its building contextual reference points to artificially achieve compliance with applicable height restrictions will not be tolerated, and relaxations of height restrictions will be strongly opposed except in extraordinary circumstances.

Rooftop Terraces/Balconies/Decks

The LUB currently classifies rooftop terraces and balconies as either, "recessed balconies", which are subject to a maximum size limit, or as "open balconies", which are subject to a maximum depth limit. Oversized rooftop terraces and balconies have greater potential to create overshadowing, massing, overlooking and noise issues for

neighbouring properties. Accordingly, any proposed rooftop terrace or balcony will not be supported unless it:

1. Complies with applicable size and/or depth restrictions
2. Is sufficiently set back from the front, side and rear facades of the home to minimize overshadowing and massing issues
3. Does not allow overlooking of adjacent properties

Above-grade decks should also be designed to prevent overlooking of adjacent properties.

Front and Side Setbacks

The Association wishes to ensure that proposed developments comply with all applicable front and side yard setback restrictions and are consistent with, and fit within the context of, the existing streetscape. Relaxations of any of these restrictions will be strongly opposed except in extraordinary circumstances, such as to allow for the preservation of existing trees. With respect to side setbacks on larger lots, the Association supports the following excerpt from the Infill Guidelines:

For larger lots (eg. greater than 12 m (39.4 ft.) in width), side yards greater than the bylaw minimum are often more appropriate in order to respect the context of the street. Projections into a side yard on a larger lot are not encouraged, unless the street context dictates otherwise.

Building Depth

The Association also wishes to ensure that proposed developments comply with all applicable maximum building depth guidelines to minimize any adverse impact on adjacent properties' back yard amenity space, and to provide sufficient room behind the home for both a rear drive garage and enough back yard amenity space to allow for the preservation of as many existing trees as possible, or at least room to plant new trees.

Exterior Facades/Front Drive Garages

The Association has a strong interest in preserving and enhancing the safety, walkability and friendly, street-oriented nature of our community. To this end, the Association encourages proposed developments to include:

1. Architecturally interesting front facades finished in high quality materials
2. Side facades finished in high quality non-combustible materials
3. Welcoming front entries
4. "Sittable" front porches or verandas at the main floor level
5. Principal rooms oriented towards the street

The Association will strongly oppose any proposed front drive garage unless it is satisfied that a rear drive garage is not feasible. Furthermore, where a front drive garage is the only option, its adverse impact on the streetscape must be minimized. Triple front drive garages and double front drive garages with oversized doors will be strongly opposed.

Drainage

As Rutland Park transitions to smaller lots with larger homes and garages, in many cases semi-detached homes, drainage can become a problem. Larger roofs generate more runoff that in turn has less exposed ground capable of absorbing it, and fewer available pathways to reach the street or alley. The City's Lot Grading Bylaw is not a complete solution in this regard, as it focuses on ensuring that surface water drains away from new structures, and assumes that adjacent properties will be graded in a similar fashion. This is not a reasonable assumption in communities such as Rutland Park where adjacent properties may have been developed more than 50 years ago. The Association therefore encourages the use of permeable surfaces for patios and sideyard walkways, and requests that each proposed development provide a comprehensive grade plan that not only complies with the City's Lot Grading Bylaw, but will also prevent runoff from flowing onto adjacent properties.

Air Conditioners, Vents, Etc.

As Rutland Park densifies, with more people living in closer quarters, the noise and other emissions generated by air conditioners, air exchangers, furnaces, dryers and vacuum system vents, etc. can become a major source of irritation for adjacent properties. The Association therefore encourages proposed developments to:

1. Avoid the use of traditional air conditioners, and instead use other, less obtrusive and less energy-intensive means of preventing heat buildup, such as passive solar design, geothermal systems, whole house fans, green roofs, etc.
2. Position vents and other sources of noise or emissions well away from adjacent properties' windows and outdoor amenity spaces.

Trees

As with many older inner city neighbourhoods, Rutland Park's urban canopy consists of both public and private mature trees. As redevelopment and densification occurs, we face the possibility of losing many of these mature private trees, and the benefits that they provide. The Association has a strong interest in protecting and enhancing our community's urban forest canopy, and therefore strongly encourages proposed developments to go to extraordinary lengths to avoid the removal of any existing healthy tree unless absolutely necessary. Reasonable relaxations that would make it possible to preserve one or more existing trees are likely to be supported by the Association.

Where it is impossible to preserve an existing tree in its current location, the possibility of using the services of a tree mover to relocate the tree to a new location should be explored. If it is impossible to either preserve or relocate an existing tree, or where no trees currently exist, proposed developments should provide for new trees to be planted to contribute to our community's urban forest canopy.

Although columnar deciduous trees, such as Swedish poplars, are often considered to be ideal for smaller lots, the Association encourages residents and developers to preserve and enhance the diversity of our urban forest canopy by planting other varieties of trees as well, including evergreens for their year-round beauty, elms and other shade trees for their wide canopies, and flowering trees for their spring blossoms and scents.

Sustainable Features

The Association encourages proposed developments to incorporate sustainable design features and technology. Some examples include:

Passive solar design
Rainwater re-use Solar hot water – potable use
Photovoltaics Grey water re-use Solar hot water – space heating
Daylighting Green roof High reflectance “cool roof”
Xeriscaping Cogen systems
Renewable/recycled materials
Permeable landscaping surfaces
Solar thermal air preheat
Geothermal space heating/cooling

Development Plans

To facilitate the Association's review of proposed developments, all plans submitted should clearly and accurately portray all relevant information including:

1. The location and nature of all exterior features of adjacent homes, including windows, doors, walls, eaves, cantilevers, patios, porches, decks, balconies, etc.
2. The existing grade and building contextual reference points, as well as the proposed grade and building contextual reference points, if different
3. The proposed location of air conditioner units and all furnace, dryer and vacuum system vents
4. On each side elevation plan, the maximum building height envelope
5. The location, caliper size and canopy of all existing and recently removed trees

If a proposed development includes a third storey or requests a relaxation of any applicable height restrictions, the plans submitted should be supplemented with:

1. Perspective views that accurately show how the proposed development would appear to a person walking by on the street
2. A shadow study that accurately shows the extent to which the proposed development will cast shadows onto adjacent properties, sidewalks, streets and alleys at representative times of the day during each season

If you have any questions regarding the above guidelines, or if you are interested in redeveloping a property in Rutland Park, please contact the Association. Our Development Committee would be happy to discuss your proposed development.