

APRIL 2024

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# THE POST

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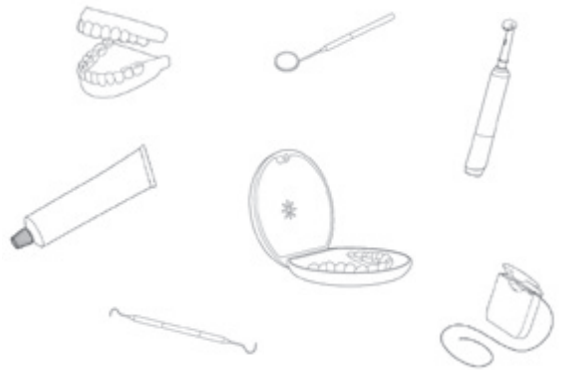
**6707 Elbow Drive SW - Suite #217**

## Father & Daughter



**Dr. Murray Knebel**  
DDS

**Kendra Knebel**  
RDH



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# RPCA BOARD

Visit our website for the latest information:  
<http://www.rutlandparkcommunity.com>

**Board meetings are held the second Tuesday of each month at 7:00 pm; everyone is welcome.**

## BOARD OF DIRECTORS 2024

President	Craig Marceau president@rutlandparkcommunity.com
Vice President and Development and Traffic	Leanne Ellis development@rutlandparkcommunity.com
Website Director	Nisha Sridhar communications@rutlandparkcommunity.com
Sarcee Meadows Liaison	Jeremy Hart sarceemeadows@rutlandparkcommunity.com
Membership	Benedikt membership@rutlandparkcommunity.com
Ice Rink	Steve Dubois rink@rutlandparkcommunity.com
Secretary	Karen Wesley secretary@rutlandparkcommunity.com
West View Parc Liaison	Vacant westviewparcliaison@rutlandparkcommunity.com
Newsletter	Vacant newsletter@rutlandparkcommunity.com
Infrastructure Projects	Mark Yobb markyobb@rutlandparkcommunity.com
Lincoln Park Liaison	Gary Axelson lincolnparkliaison@rutlandparkcommunity.com
Treasurer	Gary Axelson treasurer@rutlandparkcommunity.com
Currie Barracks Liaison	Vacant curriebarracks@rutlandparkcommunity.com
Community Events	Vacant socialevents@rutlandparkcommunity.com
Website	communications@rutlandparkcommunity.com
Directors at Large	Husayn Lalji Chantal Ogrodnick

## COMMITTEES

Community Garden Chantal Ogrodnick gardens@rutlandparkcommunity.com

## CONTACTS

Community Association Phone Number	403-246-8318
Hall Rentals	Please call Lola at 403-474-3845 or email hallrentals@rutlandparkcommunity.com
City Recreation Coordinator	
Police Resource Officer	Constable R. Wall r.wall@calgarypolice.ca
Emergency Contact for RPCA Hall	Lola 403-617-3241
Community Social Worker	Vacant

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For all the latest news, events, updates, and community activity, please join us on Facebook. Search for Rutland Park Community Association. You'll immediately recognize us with our logo.

SCAN HERE TO VIEW ADDITIONAL CONTENT: NEWS, EVENTS, CRIME STATS, REAL ESTATE STATS, & MORE

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**CURRIE**



**LINCOLN  
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## Musings

Hello friends,

April showers are near upon us, spring a new awakening! I would imagine that the community gardeners will soon be back, shovels in the ground, seeds in hand, all ready for yet another season of living off the land, so to speak.

Our neighbours in Sarcee Meadows are busy with their building retrofit. After over 50 years of looking the same, they will undergo a complete change. If you are out for a walk, please come by and have a look for yourself. This project will take over two years but is worth the wait.

Over at Knox Church, our weekly coffee group is still going strong on Thursday mornings from 10:30 am until noon. Then a volunteer group gathers at the kitchen to prepare sandwiches for Avenue Fifteen. You are welcome to attend both events, please come by. Avenue Fifteen has a long history of helping our youth in Calgary, so we are pleased to help them out when we can.

Well, this is about all the news from my desk for now. Watch for information on the community cleanup, and of course Neighbour Day in June.

Take care and always take time to smell the roses.

Cheers,

Isabell



Flower Power



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# COMMUNITY ASSOCIATION MEMBERSHIP FORM

Mail or drop off your completed application to: Rutland Park Community Association, 3130 - 40 Avenue SW, Calgary, AB, T3E 6W9 or [membership@rutlandparkcommunity.com](mailto:membership@rutlandparkcommunity.com)

Select Membership Type:

- Family: 1 year - \$15; 3 year - \$36    Single: 1 year - \$5; 3 year - \$12  
 Senior: 1 year - \$5; 3 year - \$12

Name: \_\_\_\_\_

Home Address: \_\_\_\_\_ *(please print)*

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Payment Enclosed: \_\_\_\_\_

*Be sure to include your email address so we can keep you up to date with community news and events of interest to you.*

Your support through membership is critical to Rutland Park Community Association's success in negotiations with the various governments (municipal, provincial and federal) and business entities that your board interacts with on a regular basis.

Thank you for your participation.

## Rutland Park Mission and Values:

The results of several brainstorming sessions by the Rutland Park community board were presented at the May 23 Town Hall Meeting. These important statements will be used to guide our work and decisions. Your feedback is welcome!

### Our Mission and Values:

Our mission is to engage community residents, advocate on their behalf, foster community spirit, and practice meaningful stewardship while honouring our past.

### What your Board Commits to Do:

- I. Engaging and including residents of our community
- II. Addressing community concerns in a transparent fashion
- III. Conducting board business in an ethical and fiscally responsible manner
- IV. Making decisions based on the needs of the community as a whole

V. Communicating board decisions with one voice

VI. Following through on the commitments and action plans we undertake

### Community Values we will uphold:

- honouring our heritage
- connectedness: bringing people together
- knowing neighbours, cultural hub, social activities
- everybody is given a voice
- slow inner city living
- pride in our community: volunteerism, participation
- safe community where people can have fun
- pleasant surroundings/maintaining green space and excellent community facilities
- pedestrian friendly: easy walking, cars secondary to people
- self contained: close to amenities, community garden, sustainable
- accessible, age friendly
- desirable quality of life: all season activities
- promote accessible recreational activities

## Rutland Park Community Hall Rentals

3130 - 40 Avenue SW, Calgary, AB, T3E 6W9

Current Rental Rates Hourly Rate: \$50/hour Friday, Saturday, Sunday – full day rate: \$400. Non-refundable admin fee: \$50. A four-hour minimum rental is required on Fridays, Saturdays, and Sundays. If you are interested in renting the hall or would like more information on any of the classes running at the hall, please contact Lola at 403-474-3845 or email [hallrentals@rutlandparkcommunity.com](mailto:hallrentals@rutlandparkcommunity.com). Visit the Community Association website to see what our beautiful hall looks like: [www.rutlandparkcommunity.com/hall-rentals/](http://www.rutlandparkcommunity.com/hall-rentals/).

## DEVELOPMENT AND TRAFFIC REPORT

I would just like to highlight what has been happening/going on behind the scenes this past month, in no particular order.

We responded to the application to rezone the carwash site on Sarcee Road. We indicated that we are opposed to this application to redesignate the site from C-C1 to MU-1 with an FAR of 5.5. While we feel that MU-1 is an appropriate land use, an FAR of three, or a maximum of six storeys would be appropriate. Density of 698 units per hectare is completely out of context in this location.

We supported an application for multiple sites on Calais Dr in Currie to allow for future potential garage suites on those lots. This aligns with the current land use bylaw for single family homes, and the setbacks align with previously approved setbacks for the DC site.

We are still awaiting a final decision with regards to the floor collapse in our main hall. We have escalated our concerns through the Canadian Council of Insurance Regulators, and up to the provincial government.

We attended the Ward 8 meeting for community associations with Councillor Walcott. The topic was safety. The focus was primarily on issues, policies, and practices with regards to the unhoused (and included theft, etc.) We indicated that sexual predation and traffic safety issues are also a concern in communities.

Just a reminder that April 22 will be the Council Meeting where citizens can make their voices heard with regards to blanket re-zoning to R-CG for all low density lots — this would allow up to eight housing units on a regular sized lot, with 60% lot coverage and 11m height. Public submissions are due the week before the meeting. You can sign up for updates here: [www.engage.calgary.ca/rezoningforhousing](http://www.engage.calgary.ca/rezoningforhousing).

We continue to have concerns with regards to this proposal. Redesignating the land to R-CG does not create affordable housing. There is no requirement for affordable housing on any privately owned land. Removing older more affordable bungalows from the rental market may further reduce affordability and reduce options for aging in place. The typical purchase cost of one new R-CG built unit is more expensive than the cost of an older freestanding bungalow. Increasing lot coverage to 60% will have a significant impact on our

urban canopy; there is no private tree bylaw to protect mature trees on private land. Calgary is already the least "green" in terms of our urban canopy when compared to the other major cities in Canada. Given that drainage is a bylaw issue rather than having forced water capture on-site, lot coverage of 60% and removal of mature trees may lead to significant overland flooding. Minimal on-site parking puts pressure on existing residents. Not all new residents will take public transit, so traffic will also increase. Secondary suites can double the number of units but are not calculated into unit density figures (and residents living in secondary suites are not necessarily included in the City census). The density is being focused on established communities, but no new amenities are being provided there. In addition, families are less likely to live in the smaller units, which could put local schools at risk of closure and redevelopment.

If you have not already signed up for our email updates, please do so at our website, [www.rutlandparkcommunity.com](http://www.rutlandparkcommunity.com). The City often gives us very short notice for upcoming events, and this is the quickest way for us to reach you. Please also join us on Facebook at Rutland Park Community Association. Thank you for your ongoing support.

*Leanne Ellis*

Executive VP and Development and Traffic

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



**Disclaimer:** The opinions expressed within any published article, report, or submission reflect those of the author and should not be considered to reflect those of Great News Media or the Community and/or Residents' Association. The information contained in this newsletter is believed to be accurate but is not warranted to be so.

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## SAFE AND SOUND

### Bicycle Helmet Safety

by Alberta Health Services EMS

Head injuries are the leading cause of serious injury and death to kids on wheels\*. Most injuries occur when a cyclist suffers a fall, strikes a stationary object, or collides with another cyclist/pedestrian. Remember – it's the law in Alberta that cyclists under the age of 18 must wear a helmet (and highly recommended for all ages). Helmets should be CSA approved and worn during recreational activities such as skateboarding, in-line skating, and cycling.

#### Getting Informed

- Wearing a helmet while cycling can prevent a serious injury, or even save a life
- Brain injuries can cause permanent disability or death
- Reduce your risk by always wearing your helmet
- Replace any helmet that has been involved in a crash, even if it appears undamaged

#### Getting Started

- Allow children to assist when buying their helmet. Cyclists who choose their own helmet are more likely to wear them
- Start the habit early. Young children learning to ride tricycles need to wear helmets
- Parents must lead by example – always wear a helmet when cycling

#### Getting the Right Fit

- Take the time to properly fit and adjust your helmet to ensure maximum protection in case of a crash
- When worn properly, helmets should fit level, not tilted up, or down over the forehead
- Helmets should feel snug, but not too tight. To test the fit, the helmet should not fall off when you shake your head from side-to-side while the straps are unfastened
- Adjust the chin straps to form a "Y" below and slightly forward from the ears
- Only one finger should be able to fit under the chin strap when it is fastened
- Do not forget to use the sizing pads included with the helmet. They will help improve the overall fit, comfort, and safety.

\* Parachute Canada: <http://www.parachutecanada.org/injury-topics/item/wheeled-activities1>.



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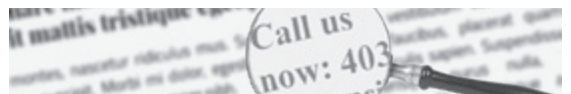
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# Real Estate Update

## Last 12 Months RUTLAND PARK MLS Real Estate Sale Price Update

	Average Asking Price	Average Sold Price
February 2024	\$0	\$0
January 2024	\$0	\$0
December 2023	\$710,000	\$682,500
November 2023	\$1,287,450	\$1,277,500
October 2023	\$995,000	\$988,000
September 2023	\$549,900	\$555,000
August 2023	\$339,900	\$325,000
July 2023	\$679,000	\$670,000
June 2023	\$630,000	\$631,750
May 2023	\$899,900	\$871,500
April 2023	\$304,900	\$304,625
March 2023	\$469,950	\$452,500

## Last 12 Months LINCOLN PARK MLS Real Estate Sale Price Update

	Average Asking Price	Average Sold Price
February 2024	\$277,500	\$271,000
January 2024	\$330,000	\$340,000
December 2023	\$339,950	\$330,000
November 2023	\$299,900	\$302,500
October 2023	\$264,900	\$262,500
September 2023	\$349,900	\$350,000
August 2023	\$300,950	\$296,500
July 2023	\$244,500	\$241,500
June 2023	\$291,500	\$289,000
May 2023	\$259,900	\$253,000
April 2023	\$239,900	\$230,000
March 2023	\$222,500	\$217,500

To view more detailed information that comprise the above MLS averages please visit [rutl.mycalgary.com](http://rutl.mycalgary.com), [linc.mycalgary.com](http://linc.mycalgary.com) or [curr.mycalgary.com](http://curr.mycalgary.com)

## Last 12 Months CURRIE BARRACKS MLS Real Estate Sale Price Update

	Average Asking Price	Average Sold Price
February 2024	\$787,395	\$787,395
January 2024	\$351,950	\$349,500
December 2023	\$1,450,000	\$1,350,000
November 2023	\$360,000	\$355,000
October 2023	\$1,022,400	\$991,125
September 2023	\$1,332,450	\$1,302,500
August 2023	\$456,000	\$452,000
July 2023	\$455,000	\$435,000
June 2023	\$839,000	\$814,500
May 2023	\$320,000	\$314,900
April 2023	\$420,762	\$426,328
March 2023	\$470,000	\$466,000

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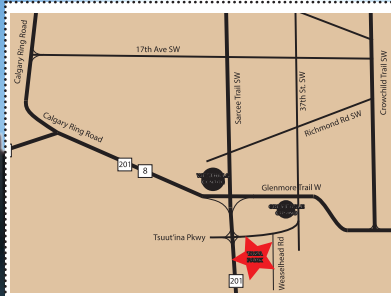
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