

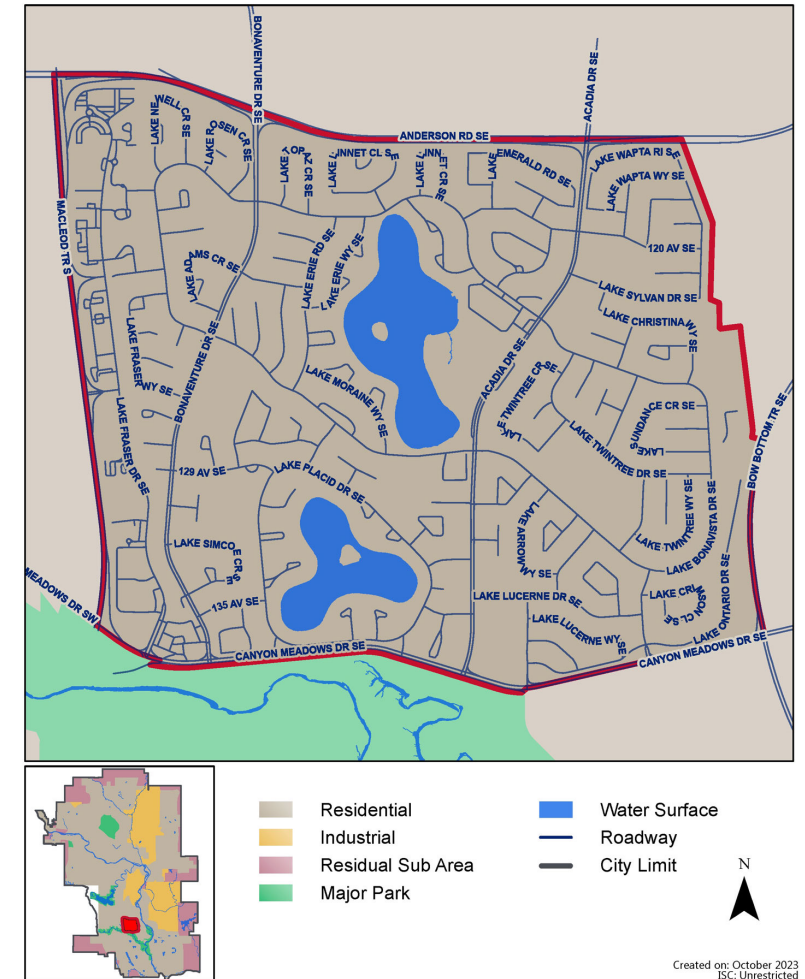
City-Wide R-CG Rezoning: What It Means For Lake Bonavista Homeowners

June 2024

Agenda:

- R-CG/Blanket Rezoning
- Restrictive Covenants
- Community Action Plan

LAKE BONAVISTA



What this session is/is not

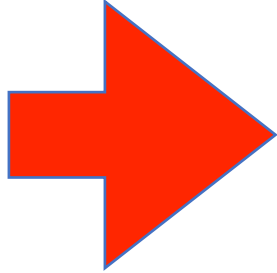
IS

- Volunteer-organized
- Homeowner-led
- Presentation by lawyer
- Call to action

IS NOT

- A debate
- A town hall meeting
- Specific legal advice

Dwellings by Building Type



Lake Bonavista			Calgary		
	Number	Per cent		Number	Per cent
Occupied private dwellings	4,020	100%	Occupied private dwellings	502,315	100%
Single-detached house	3,245	81%	Single-detached house	276,050	55%
Semi-detached house	10	0%	Semi-detached house	32,265	6%
Row house	80	2%	Row house	48,865	10%
Apartment or flat in a duplex	0	0%	Apartment or flat in a duplex	20,500	4%
Apartment in a building that less than 5 storeys	665	17%	Apartment in a building that less than 5 storeys	81,880	16%
Apartment in a building that has more than 5 storeys	0	0%	Apartment in a building that has more than 5 storeys	40,700	8%
Other single-attached house	0	0%	Other single-attached house	210	0%
Movable dwelling	20	0%	Movable dwelling	1,850	0%

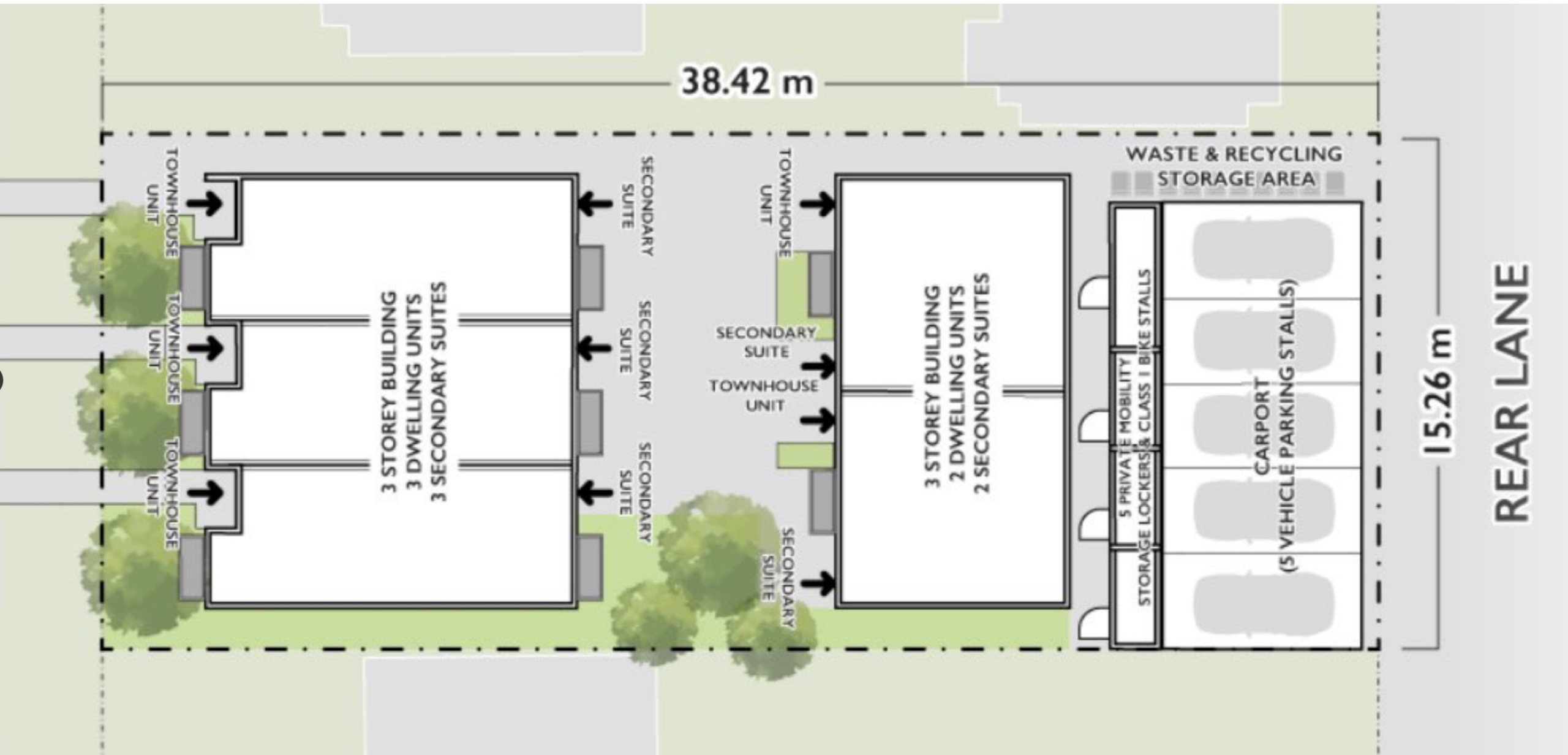
What is R-CG Zoning?

- Residential Contextual Grade Oriented
- Specific Rules:
 - Uses: single detached, semi-detached, townhouse, row house, fourplex
 - Height: 11 metres
 - Density: 75 units/hectare
 - Parking: 0.5 stalls/unit

Housing Choice



R-CG on a 50 Foot Lot



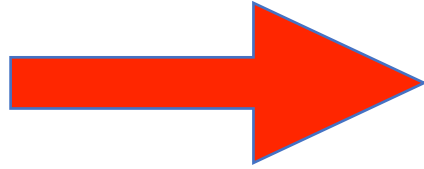
But Wait....

What about a lot in Lake Bonavista that is 33.53m x 33.9m?

- 19 units
- 57 blue/green/black bins
- 19 “half cars”

...And that's only for ONE lot on your street

The Reality on the Ground...



Examples from City Website



Impact on Neighbours



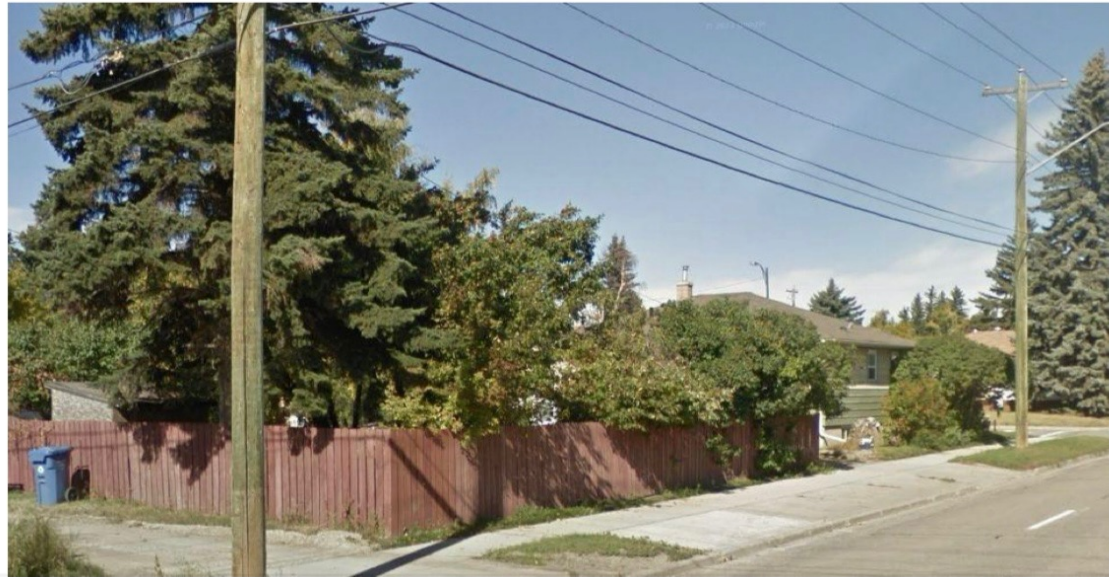
Impact on existing areas



Before



After



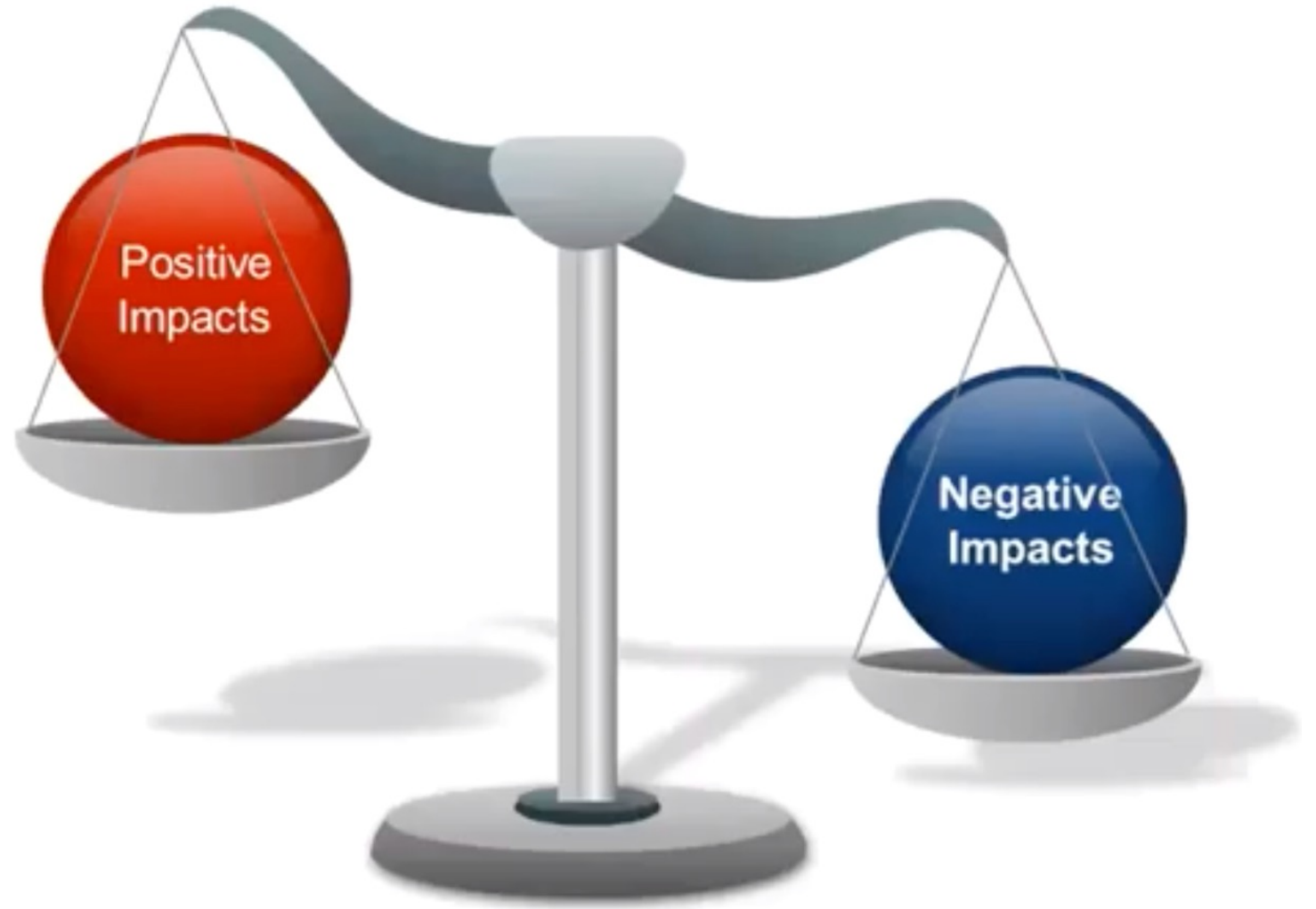
Lot Coverage



Drainage / Stormwater management



What does blanket rezoning mean for you and your home?



Restrictive Covenants

- What are they?
- Where are they currently being used?
- Why enforce an RC?
- How is enforcement done?
- What is Lake Bonavista (i.e. YOU) prepared to do?

Restrictive Covenant

- Legally binding agreement that limits the actions of a property owner
- Purpose is to maintain value and character of a property or neighbourhood
- Reciprocal benefits
- Many Calgary communities pursuing this option
 - Rideau-Roxboro, Elbow Park, Chinook Park, Kelvin Grove, Eagle Ridge & more