

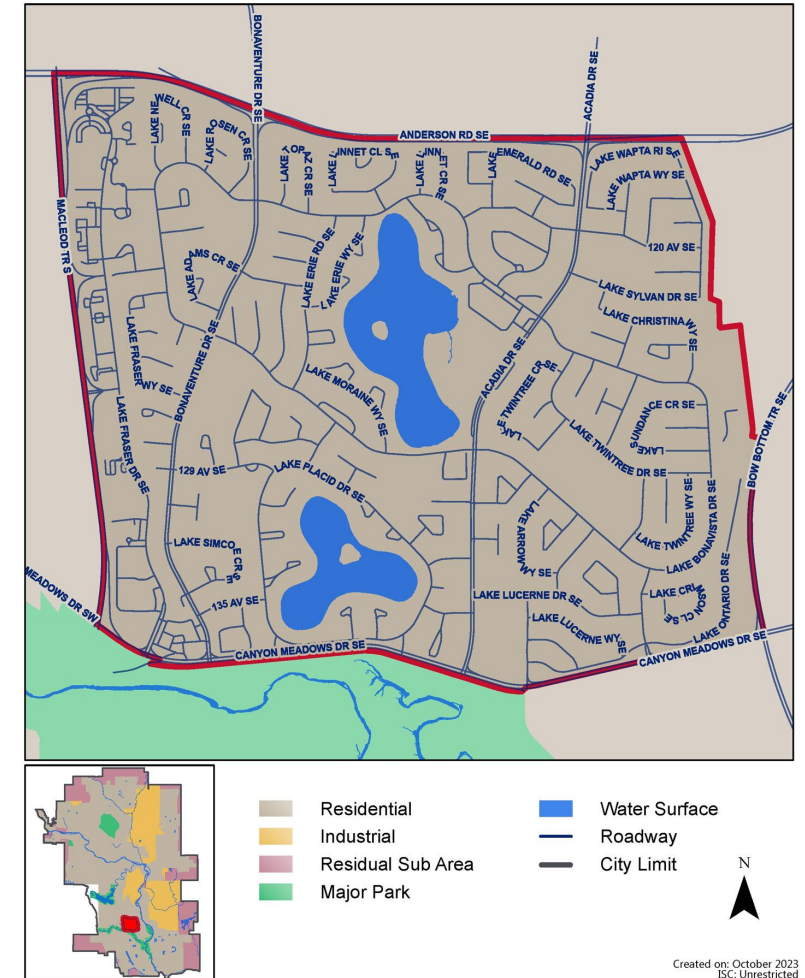
R-CG Blanket Rezoning: A Solution For Lake Bonavista

September 15, 2024

Agenda:

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

LAKE BONAVISTA



Meeting Expectations

What to expect

- Presentation by volunteer community member
- Presentation by lawyer
- Call to action
- Please hold questions until the end

What not to expect

- A debate about zoning
- A town hall meeting
- Legal advice specific to your situation

Housing Choice



What is R-CG Zoning?

- Residential Contextual Grade Oriented
- Specific Rules:
 - Uses: single detached, semi-detached, townhouse, row house, fourplex
 - Height: 11 metres (3 storeys)
 - Density: 75 units/hectare
 - Parking: 0.5 stalls/unit

Not all lots in Lake Bonavista are 50 feet...

On a 110 ft x 111 ft lot this means...

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

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

Impact on Neighbors



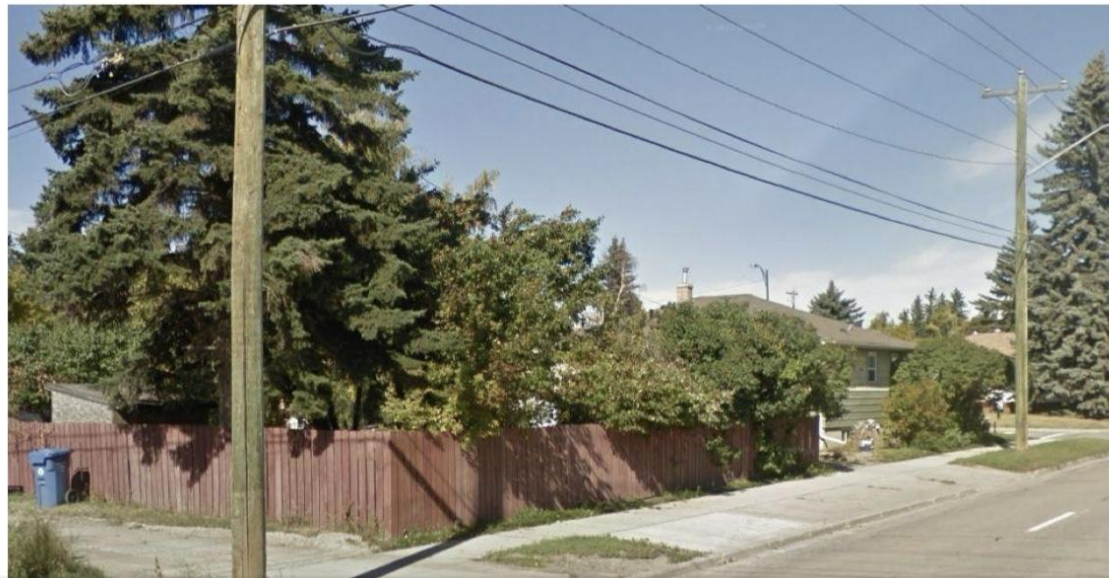
Impact on existing areas



Before

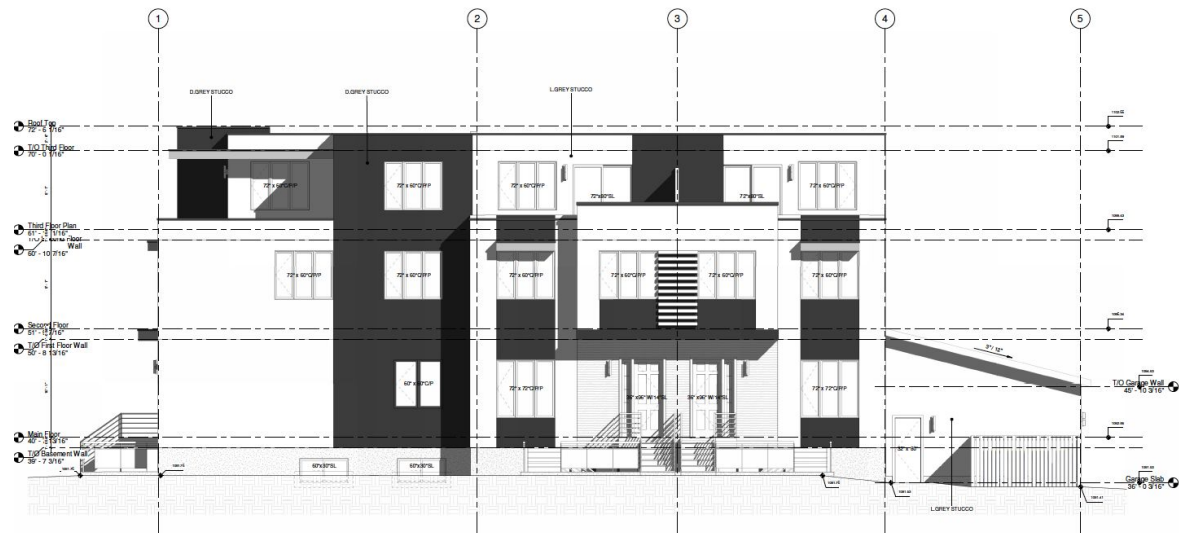
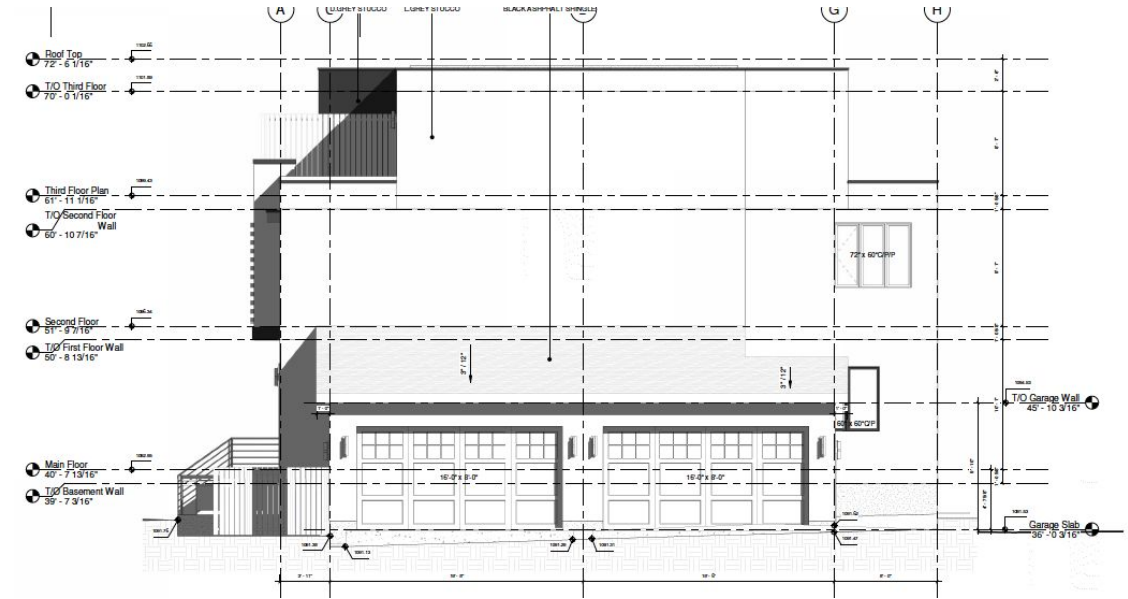


After



Recently Proposed R-CG Developments

- Braeside (11027 Bradbury Dr SW)
- Queensland (652 Queensland Dr SE)
- 1 lot
- 8 units
- Both under review



Recently Proposed R-CG Developments



- South Calgary (2004 & 2008 28 Ave SW)
- 2 lots
- 3 buildings, each 2-3 storeys
- 9 dwelling units
- 11 mature trees cut down
- Approved!

DEVELOPMENT PERMIT DRAWINGS

PROPOSED FOURPLEX DWELLING

ISSUED JULY 11, 2024

2612 66 AVENUE SW
CALGARY, ALBERTA
LOT 59, BLOCK 8, PLAN 377 JK



- Lakeview (2612 66 Ave SW)
- 4 units + 4 basement suites
- 2.5 storeys

Restrictive Covenant

- An agreement between landowners in which one party “restricts” the use of its land for the benefit of the other participating landowners
- Can only be enforced through the courts
- Purpose is to maintain value and character of a property or neighborhood
- Many Calgary communities pursuing this option
 - Rideau-Roxboro, Elbow Park, Chinook Park, Kelvin Grove, Eagle Ridge, Varsity Estates, Mayfair-Bel-Aire & more

Restrictive Covenant

- \$500 to add RC to your property
- 50% goes towards legal costs
- 50% goes towards defence fund
- Defence funds to be held in trust and managed by non-profit society in our community

Lake Louise Way SE

Calgary, Alberta T2J 2M2

MLS#: A2143138

 Map

\$1,100,000



09/10/2024

Sold **“We talked to the buyer’s realtor about
Be having an RC on title and he thought it
SqF was a *good* thing” ...SOLD!**

Style 2 Storey

Acres 0.31

Frontage Lng 17.01M
55`10"

Restrictive Covenant on title for this
property and both adjacent properties...
SOLD!



This spectacular French Country Chateau was

Progress Update – Blue Dot Map

- 70% coverage on one street
- Streets with active block captains are getting most sign-ups

- Top 10 Streets (%):
- Lake Louise Way
- Lake Erie Way
- Lake Moraine Way
- Lake Simcoe Cres
- Lake Moraine Rise
- Lake Moraine Green
- Lake Linnet Cres
- Lake Lucerne Drive
- Lake Erie Road
- Lake Christina Way

**Lake Bonavista Drive has highest # of homes signed up*

*The blue dot map which was shown at the meeting has been removed from this version of the presentation. We consider this information to be of great value and do not wish to tip developers off on which streets are more vulnerable as a result of having fewer RCs at this time.

Call to Action

- Protect your property with the RC (“blue dot”)
- Become a “block captain”
- Talk to your friends and neighbors
- Email: info@BonavistaRC.com
- Visit: www.BonavistaRC.com for updates

Next Steps

- 1) Sign up for RC by email info@BonavistaRC.com or on www.BonavistaRC.com
 - Provide address & names on title
- 2) Send e-transfer to Carbert Waite LLP
- 3) Attend signing meeting on October 1 between 6:30-9:30pm (must complete steps 1 & 2 by September 17)