From:	Wong, Terry K.
To:	Council Clerk
Subject:	FW: [External] LOC2024-0268 (1831-1835 13th Ave NW)
Date:	Monday, July 14, 2025 10:21:48 PM
Attachments:	image001.png

Please add this email to the agenda item 7.2.14. Thanks!

Terry Wong
He/Him
Councillor Terry Wong
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Keep the conversation going with #Ward7

Ward 7 is situated in Calgary, a city renowned for community connections at the confluence where the Bow River meets the Elbow River. In the spirit of reconciliation, we acknowledge that we live, work and play on the traditional territories of the Blackfoot Confederacy (Siksika, Kainai, Piikani), the Tsuut'ina, the Îyâxe Nakoda Nations, the Métis Nation (Region 3), and all people who make their homes in the Treaty 7 region of Southern Alberta.

From: Flora Gillespie [redacted]
Sent: Monday, July 14, 2025 3:02 PM
To: Mayor <TheMayor@calgary.ca>; Sharp, Sonya <Sonya.Sharp@calgary.ca>; Wyness, Jennifer <Jennifer.Wyness@calgary.ca>; Mian, Jasmine <Jasmine.Mian@calgary.ca>; Chu, Sean <Sean.Chu@calgary.ca>; Dhaliwal, Raj <Raj.Dhaliwal@calgary.ca>; Wong, Terry K. <Terry.Wong@calgary.ca>; courtneywalcott@calgary.ca; Carra, Gian-Carlo S. <Gian-Carlo.Carra@calgary.ca>; Chabot, Andre <Andre.Chabot@calgary.ca>; Penner, Kourtney <Kourtney.Penner@calgary.ca>; Spencer, Evan P. <Evan.Spencer@calgary.ca>; McLean, Dan <Dan.McLean@calgary.ca>; Demong, Peter <Peter.Demong@calgary.ca>
Cc: City Clerk <CityClerk@calgary.ca>
Subject: [External] LOC2024-0268 (1831-1835 13th Ave NW)

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City Clerks, please include my submission in the minutes.

Date: July 13, 2025

To: Mayor Gondek and Members of Council

From: Flora Gillespie

Re: LOC2024-0268 (1831-1835 13th Ave NW)

The use of Direct Control Applications for this location and many others is continued overreach by the City Planning Department.

City Administration has weaponized the use of Direct Control zoning by placing the finger on the scale in favor of developers and disregarding citizens private contracts known as restrictive covenants.

Restrictive Covenants are legal contracts registered on title. They can be overturned in court if and only if:

1. They are in conflict with the bylaw

AND

2. The new zoning is in the public interest.

Firstly, the conflict has clearly been manufactured in order to satisfy the conflict rule required for a court application. The City should not be putting their thumb on the scale.

Secondly I urge the council to think about whether building midblock RCG amongst single detached units is actually in the “public interest” and whether administration has put forward any facts to support this? Remember that the Administration has insisted that by-right rezoning will reduce red tape by cutting approval times by eliminating council approval. Yet, if a parcel has a restrictive covenant developers are submitting land-use change applications for DC Control. How is this reducing red-tape?

Lastly, I wish to remind Council that the City is currently embroiled in several lawsuits stemming from poor policy decisions and poor execution of those policies. City Administration should not be filling up the court system defending their poor policies. To this point, I note that on February 21, 2021 Councillor Carra stated at an SPC meeting on the Guidebook that the city would assert their authority over covenants. This statement appears to have manifested itself in the use of DC applications.

On this basis I ask that this DC Control be rejected. I hope in the future Council will direct city administration to discontinue ignoring private contracts when accepting development permit applications.

Regards,

Flora Gillespie