From: Wong, Terry K.
To: Council Clerk
Subject: FW: [External] Re: LOC2024-0264, 2604- 2608 24 Street SW
Date: Monday, July 14, 2025 10:23:25 PM
Attachments: image001.png

Please add this to agenda item 7.2.23 for the corporate record

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: Lisa Poole [redacted]
Sent: Monday, July 14, 2025 6:07 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>; Walcott, Courtney <Courtney.Walcott@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>
Subject: [External] Re: LOC2024-0264, 2604- 2608 24 Street SW

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Dear Mayor Gondek and City Councillors,

Please do not approve the proposed land-use change application for LOC2024-0264, pertaining to 2604- 2608 24 Street SW.

The intended purpose of Direct Control Districts is to accommodate developments with "unique characteristics, innovative ideas or unusual site constraints" such as Calgary's Central Library. LOC2024-0264 does not qualify for this consideration.

There is nothing unique or innovative about the proposed development. In fact, as of July, 14, 2025, www.calgaryhousefinder.ca shows over 1000 active row house listings for sale and www.rentfaster.ca reports over 750 row/townhouse units for rent.

Furthermore, a restrictive covenant is not an unusual site constraint. Restrictive covenants are a legal instrument, widespread in use and embedded in property law.

The developer took a risk when they purchased a property with a restriction clearly indicated on the land-title. There is already an established process for removal and City should avoid interfering in private legal agreements.

The attempt to use a Direct Control District to circumvent a private land title restriction is a thinly veiled attack on Calgarians who want to live in neighbourhoods of predominately single/semi-detached dwellings. Approving a Direct Control District would be an egregious abuse of municipal power.

Respectfully,

Lisa Poole