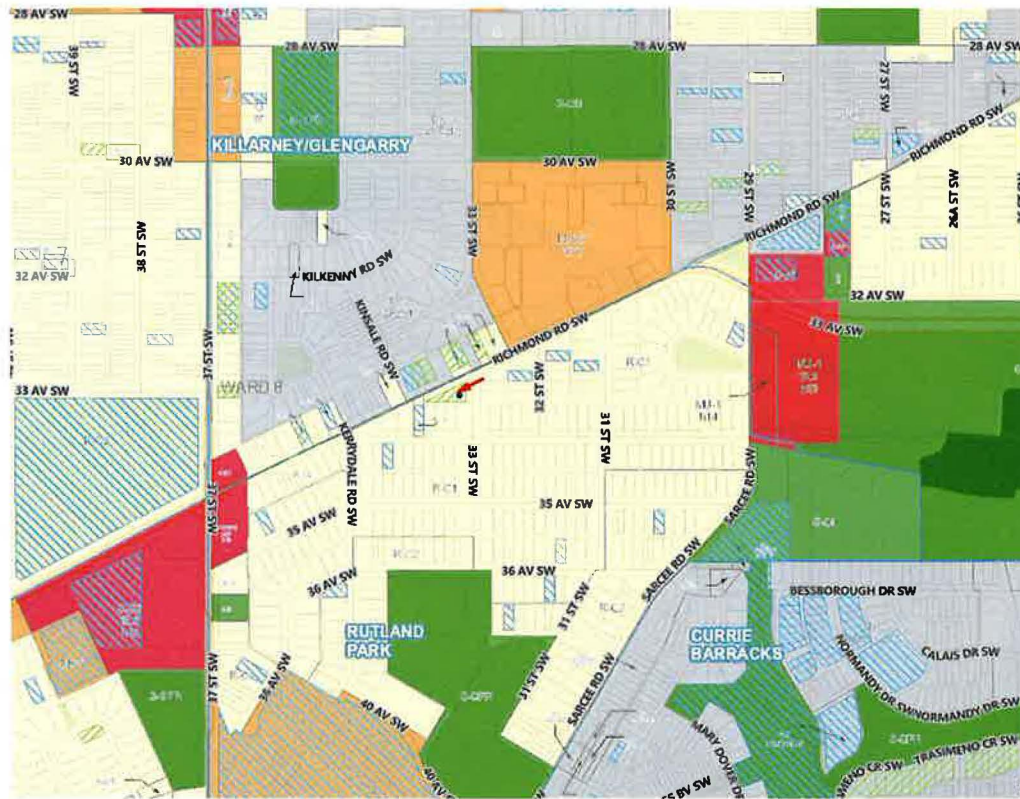
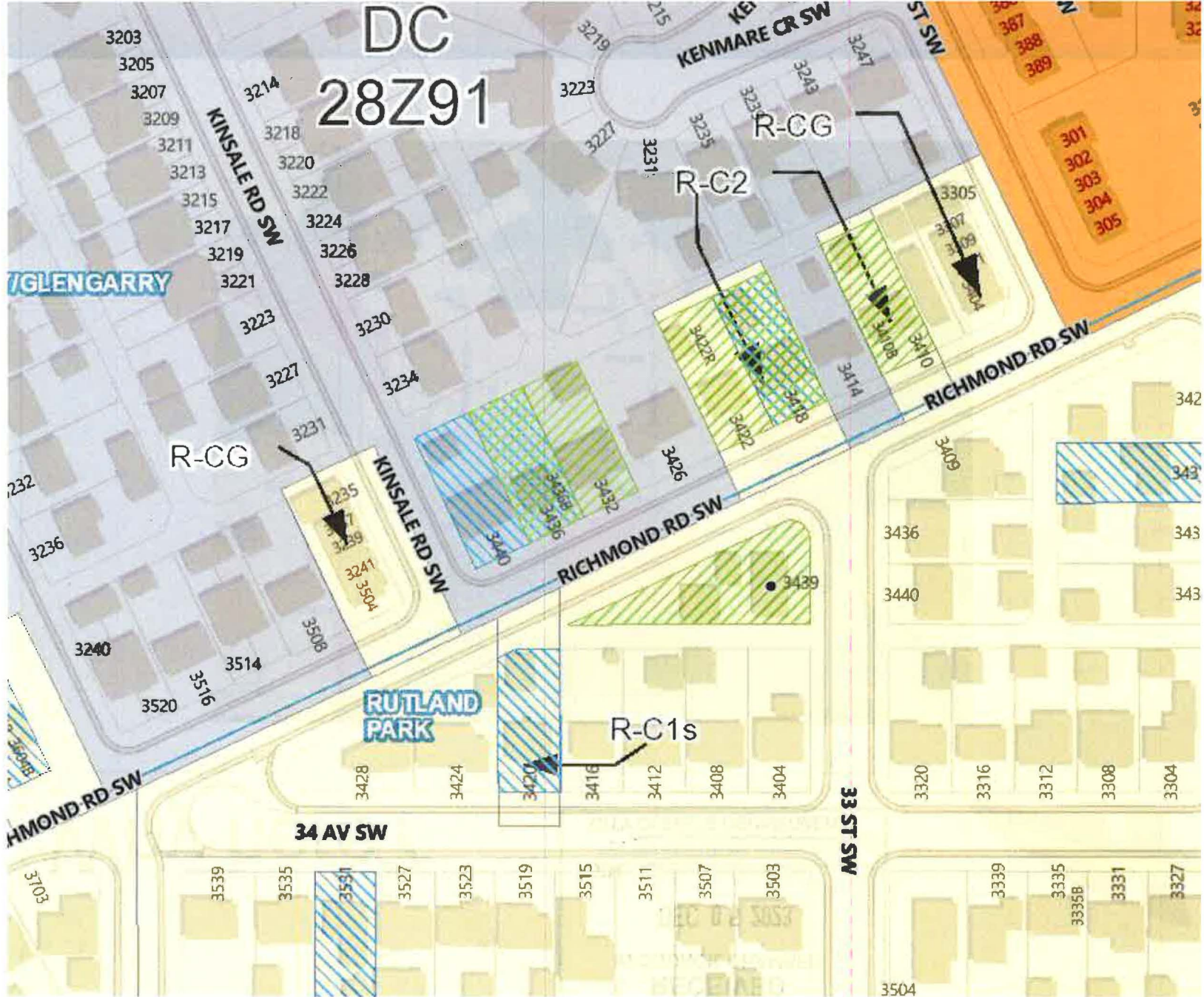


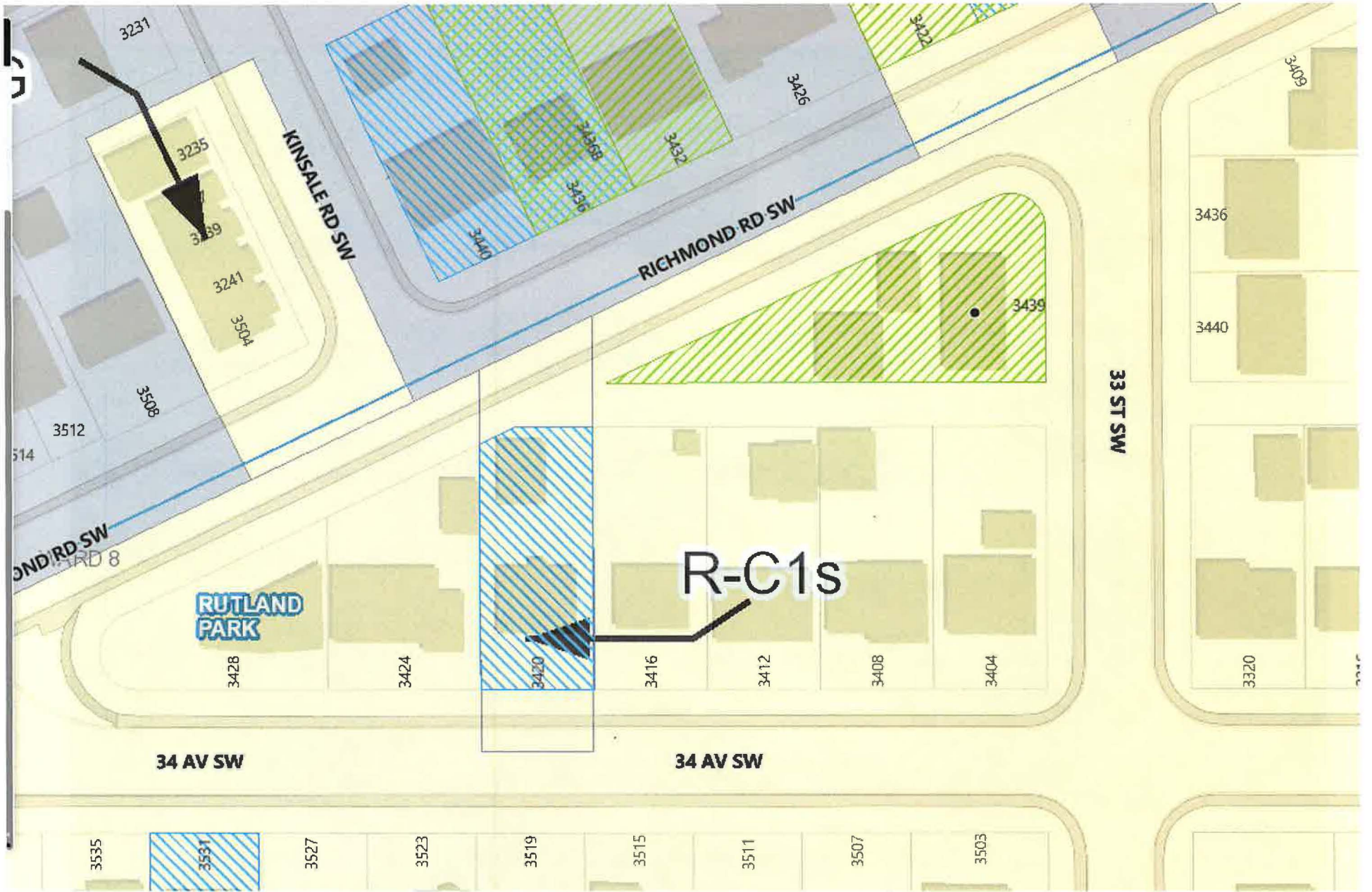
# Why here?

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
DEC 05 2023  
ITEM: 7.2.116 EPC 2023-1062  
*Distrib Presentation of*  
CITY CLERK'S DEPARTMENT



DC  
28Z91





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3204

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RICHMOND RD SW  
TRD 8

RUTLAND  
PARK

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3424

3420

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3412

3408

3404

34 AV SW

34 AV SW

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3503

KINSALE RD SW

RICHMOND RD SW

MS 1S EE

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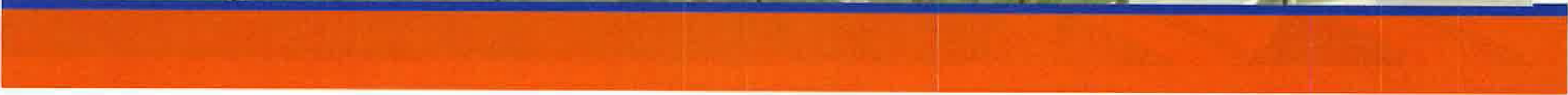
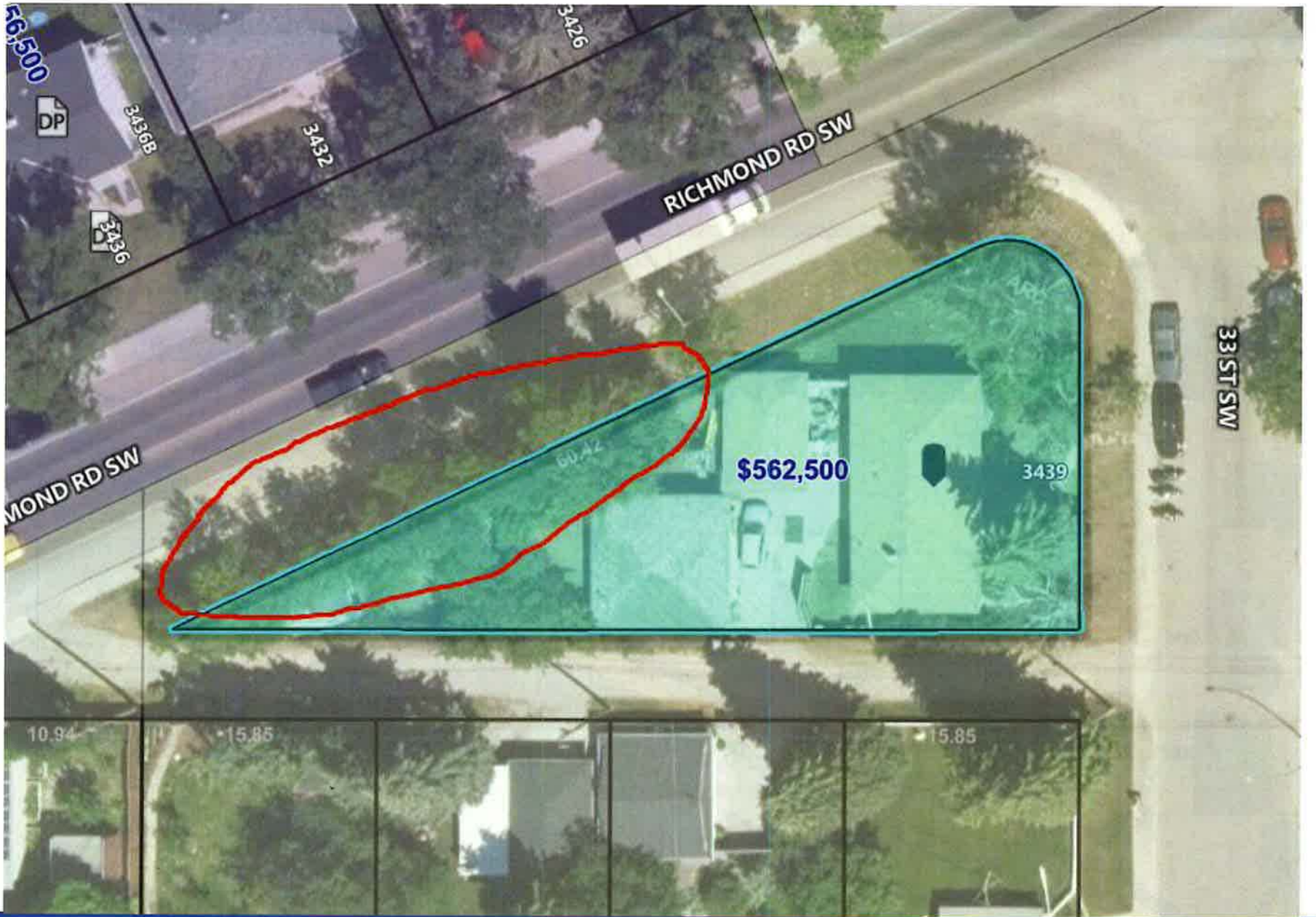
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R-C1s



# What we hear?



- Restrictive Covenant.

(a) THAT there shall not be erected or suffered or permitted to be erected or used or placed upon the said Lot Nine (9), Block Nine (9), Plan 199 G.M., any building or buildings whatsoever except for the purpose of a single family private residence and private garage in connection therewith.

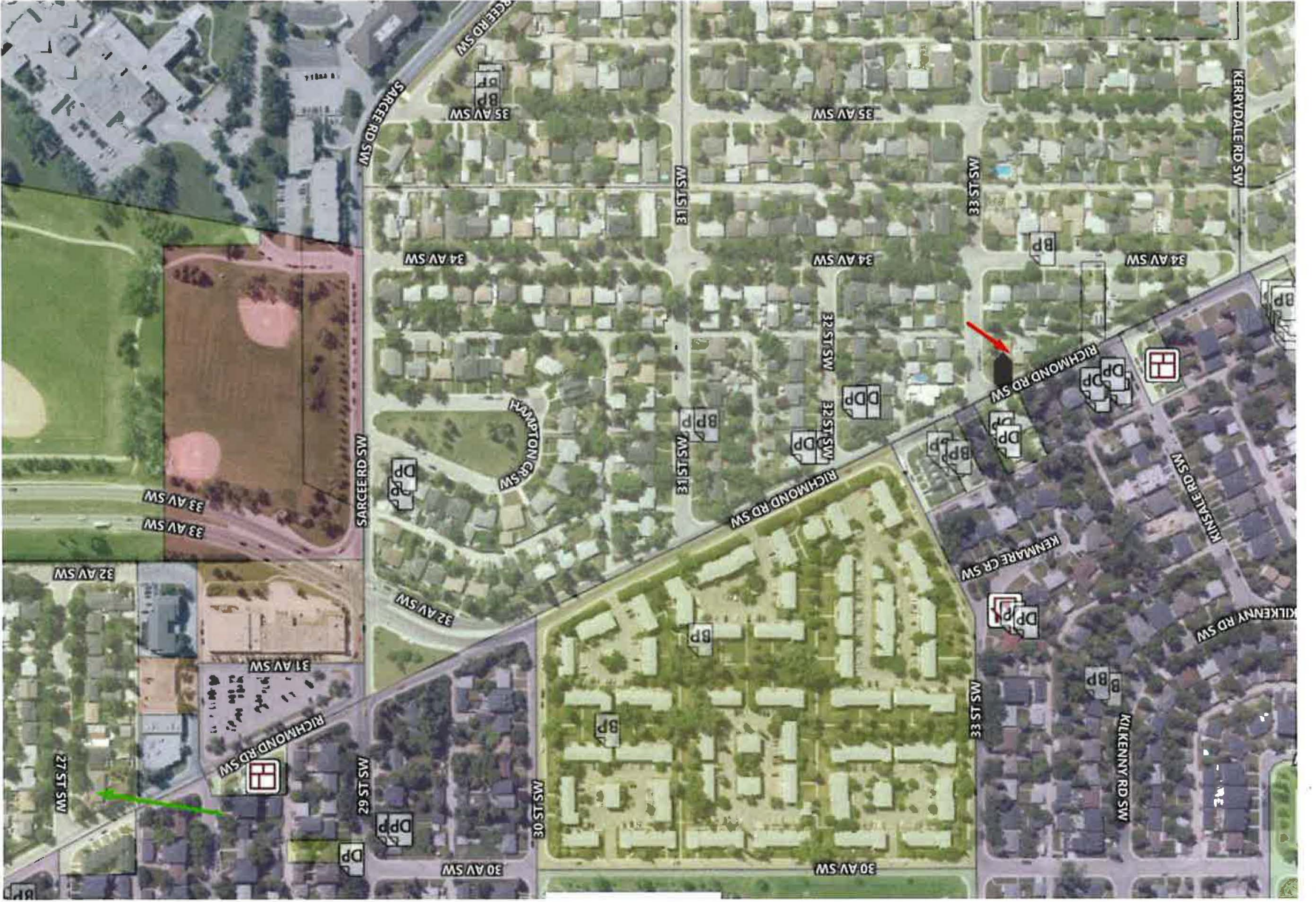
(b) THAT there shall not be erected upon said lot more than one such residence and garage, and such garage shall be of an exterior finish of the same quality as the residence.

(c) THAT there shall not be erected on the said lot a dwelling to cost less than Seven Thousand Dollars (\$7,000.00) and the same shall be of a neat design and completed in a proper and workmanlike manner and that such dwelling shall not exceed one and a half (1½) storeys in height.

a half ( $1\frac{1}{2}$ ) storeys in height.

(d) THAT if the said dwelling house consists of basement and one floor, the ground area occupied by same shall not be less than Nine Hundred (900) square feet not including a garage, and if it consists of one and a half ( $1\frac{1}{2}$ ) storeys said dwelling shall occupy a ground area of not less than Eight Hundred (800) square feet not including a garage, however, should the said dwelling house consist of basement and one floor and include a garage the dwelling and garage shall occupy a ground area of not less than Eleven Hundred (1,100) square feet and if it consists of one and a half ( $1\frac{1}{2}$ ) storeys and includes a garage said dwelling shall occupy a ground area of not less than One Thousand (1,000) square feet.

(e) THAT no house or other building shall be located on Lots One (1) to Nine (9) inclusive in Block Nine (9) and Blocks Eleven (11) to Fourteen (14) inclusive within less than twenty-five



# What we hear?



- Parking





# What we hear?

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- Short Term Rental



# What we hear?

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- Other concerns such as shadowing, neighbourhood character, privacy, maximum height, property value, etc.



# What we hear?

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- Other concerns such as shadowing, neighbourhood character, privacy, maximum height, property value, etc.



# To Sum Up

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- *We believe the proposal is appropriate for the area especially considering the many special features this specific lot can offer. This is not precedent setting due to the uniqueness of the site.*
- *Missing middle housing is not detrimental to the community. In fact, we strongly believe missing middle housing is good for the community. The community can still preserve its family friendly trigger treatable neighbourhood.*
- *We are in housing crisis. As much as we always try to find a balance between our development and locals, we think no inner city communities should be isolated from densification just because its historical restrictive covenant or the argument that people buying in because of single house so no densification should happen.*

