

**Submission to Council Public Hearing Regarding:
Land Use Redesignation
RICHMOND
LOC2024-0264
BYLAW 118D2025**

From: Chris and Karen Howells
Home owners at 2336 Osborne Crescent SW since December 1979

Dear Council Members,

We write to oppose this application for reasons including:

Concerned about motives for this application.

With new density bylaws, the current land use bylaws and designation do not stand in the property owner's way to increase density for these properties. It appears to us that the applicant's motives are to try to avoid their legal, moral and ethical responsibilities under our longstanding Restrictive Covenants (RCs) and thereby to disregard their neighbors' rights under our connected RCs. The City of Calgary elected officials including the Mayor, and several senior officials are signatories to our particular RCs. This fact should be of direct concern to our current elected and Administration officials. Indeed, the 'City Engineer' is responsible for dispute resolution pertaining to interpretation of our RCs. If the applicant's motive is to render our RCs null and void this surely is an entirely inappropriate use of the Bylaw. The plain language of the RC and legal precedent clearly lays out the mechanisms for a property owner to have the RC removed from their titles.

Level of Density being sought is inappropriate for these particular properties.

They are located on very narrow one way street (24th St.), consisting of one driving lane and one parking lane (as evidenced on map that accompanies this file). 24th Avenue dead ends adjacent to the properties involved in this application. Moreover, there is a very active school at that same dead end corner. To make matters worse, there is a City sound wall construction project that has closed 24 Street to year end or longer according to notification from The City. In the long term, parking will be a major issue as the property owners are proposing a design with no place to park on the property and only one parking lane on the street in front of the property. Thus residents of these MANY units will have to park on the streets in front of other residents' homes.

The minimum density is totally out of character for both the mid-century and recent development of our neighborhood.

Prior to the forced and unwanted new Citywide density bylaw, this was an R-2 community with a mix of single homes and duplexes. Attempts to exceed that density were successfully prevented with the help of our Counselor, our Community Association and our RC enforcement. Since the new density bylaws, the R2 level of density has been enforced through our RCs, sadly, with no help at all from City elected or Administration officials. The proposed minimum density being sought through Land Use amendment would stick out like a sore thumb! And again we note that our RCs can and will be used to prevent the proposed level of Density, so is a waste of The City's, taxpayers' and we neighborhood residents' time and money.

Traffic safety for children attending the Northpoint School is a concern.

Every school day 24th Street and 24th Avenue are very busy. Adding as many units as proposed for a minimum density will only add to traffic safety concerns and parking limitations. To drop students off and pick them up, parents have to come via Richmond Road to 24th Street, find a place to park and then exit via 24th Avenue.

The stress seems unending and we homeowners are weary and frustrated.

The developers seem to hold all the cards, have multiple opportunities to push for their agendas, wishes, and desires. We residents and home owners are allowed access to limited information and allowed only to respond. That is not an equitable process. Chris and I have already spent hundreds of dollars in legal fees and now hundreds of hours in personal time upholding our rights under our RC. We are retired and disabled and simply want to live our remaining years in our neighborhood in peace. Living in an active construction zone for literally years now, has significantly decreased our quality of life. We implore you to quickly put an end to this particular source of stress and aggravation.

Respectfully Submitted
Chris and Karen Howells

We are a Cree Métis household and Chris (of the L'Hirondelle and Cunningham clans) is a proud card carrying member of the Métis Nation of Alberta. We find forced densification with virtually no green space on properties extremely offensive. Your indigenous statements are disingenuous to say the least.



Public Submission

CC 968 (R2024-05)

PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 4(c) of the *Protection of Privacy Act (POPA)* of Alberta, for the purpose of receiving public participation in municipal decision-making and scheduling speakers for Council or Council Committee meetings. **Your name, comments, written submission, and video recording (if applicable) will become a permanent part of the Corporate Record, and will be made publicly available online in the Council or Council Committee agenda and minutes.** It may also be used to generate content. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Office Legislative Services at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O. Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat every-one with dignity and respect to allow for conversations free from bias and prejudice.

First name [required]	Ryan
Last name [required]	Algar
How do you wish to attend?	Remotely

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?	No
--	----

What meeting do you wish to comment on? [required]	Council
--	---------

Date of meeting [required]	Jul 15, 2025
----------------------------	--------------

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

[required] - max 75 characters	Land use redesignation - LOC2024-0264
--------------------------------	---------------------------------------

Are you in favour or opposition of the issue? [required]	In opposition
--	---------------

ATTACHMENT_01_FILENAME8997GC_4_12 - AB - LTO.pdf

ATTACHMENT_02_FILENAME8997GC_4_13 - AB - LTO.pdf

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We are the owners of 2411 24 Avenue SW, which is directly across the alley from the proposed development. We oppose the development for a number of reasons, including but not limited to its specific location on the corner of a 1-way street that only has parking on one side as well as being across from a school. However, and in particular, this application for a designation appears to be a specific attempt for the applicants to amend the zoning designation in advance of their subsequent application to approve a development that will not adhere to the restrictive covenant that encumbers the properties.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0011 473 519 8997GC;4;12 221 261 037

LEGAL DESCRIPTION
PLAN 8997GC
BLOCK 4
LOT 12
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;1;24;8;W
ATS REFERENCE: 5;1;24;8;NE

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 171 181 220

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

221 261 037 22/11/2022 TRANSFER OF LAND \$565,000 \$565,000

OWNERS

ERMIYAS GESESE
OF 2608 24 STREET
CALGARY
ALBERTA T2T 5H9

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

9685GC . 03/04/1950 CAVEAT
RE : RESTRICTIVE COVENANT
CAVEATOR - THE CITY OF CALGARY.

231 145 876 11/05/2023 MORTGAGE
MORTGAGEE - THE BANK OF NOVA SCOTIA.
10 WRIGHT BLVD
STRATFORD

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

221 261 037

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

ONTARIO N5A7X9

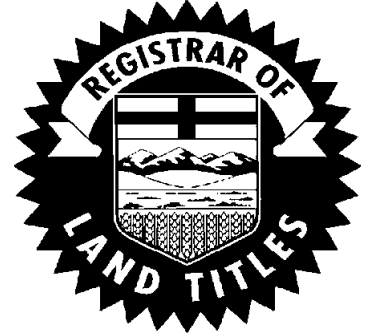
ORIGINAL PRINCIPAL AMOUNT: \$570,000

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 7 DAY OF JULY,
2025 AT 09:23 A.M.

ORDER NUMBER: 54211729

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0010 697 754 8997GC;4;13 241 160 019

LEGAL DESCRIPTION
PLAN 8997GC
BLOCK 4
LOT 13
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;1;24;8;W
ATS REFERENCE: 5;1;24;8;NE

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 211 096 012

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

241 160 019 22/06/2024 TRANSFER OF LAND \$730,000 \$730,000

OWNERS

ROYAL MODEL HOMES LTD.
OF 3132 - 39 STREET SW
CALGARY
ALBERTA T3E 3J1

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

9685GC . 03/04/1950 CAVEAT
RE : RESTRICTIVE COVENANT
CAVEATOR - THE CITY OF CALGARY.

981 109 346 20/04/1998 CAVEAT
RE : ENCROACHMENT AGREEMENT

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 7 DAY OF JULY,
2025 AT 09:23 A.M.

ORDER NUMBER: 54211729

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).