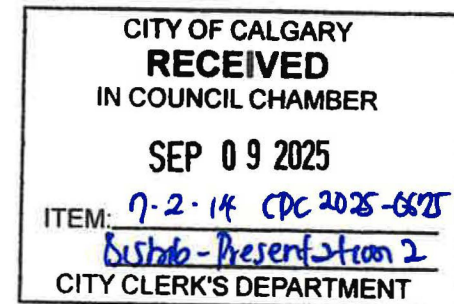


Long Journey



- We have been working hard in bringing what we thought positive change to the community.
- In 2023, we applied a land use amendment at 1619 9 Street NW from R-C1 to R-C1N and received full support from Calgary Planning Commission and also approval from majority Councilors at public hearing.
- Subsequently we filed and received DP and subdivision approval for two singles each with 25 feet by 120 feet.
- Despite all the approval, the project can't proceed due to restrictive covenant that was registered on title on 1947.



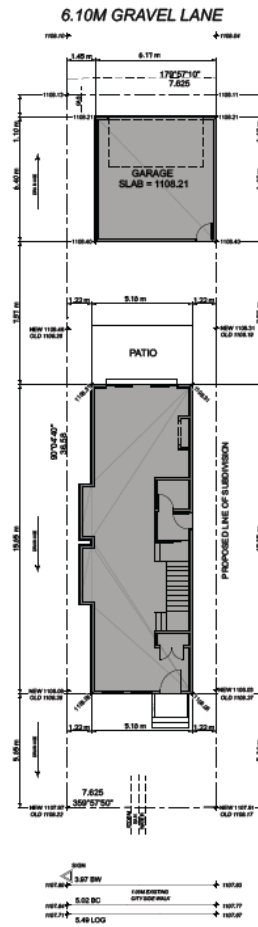
Long Journey



The site is half a block from 10 Street and within 50 meters of 16 Ave and right by SAIT. And yet, the project can't proceed.



Long Journey



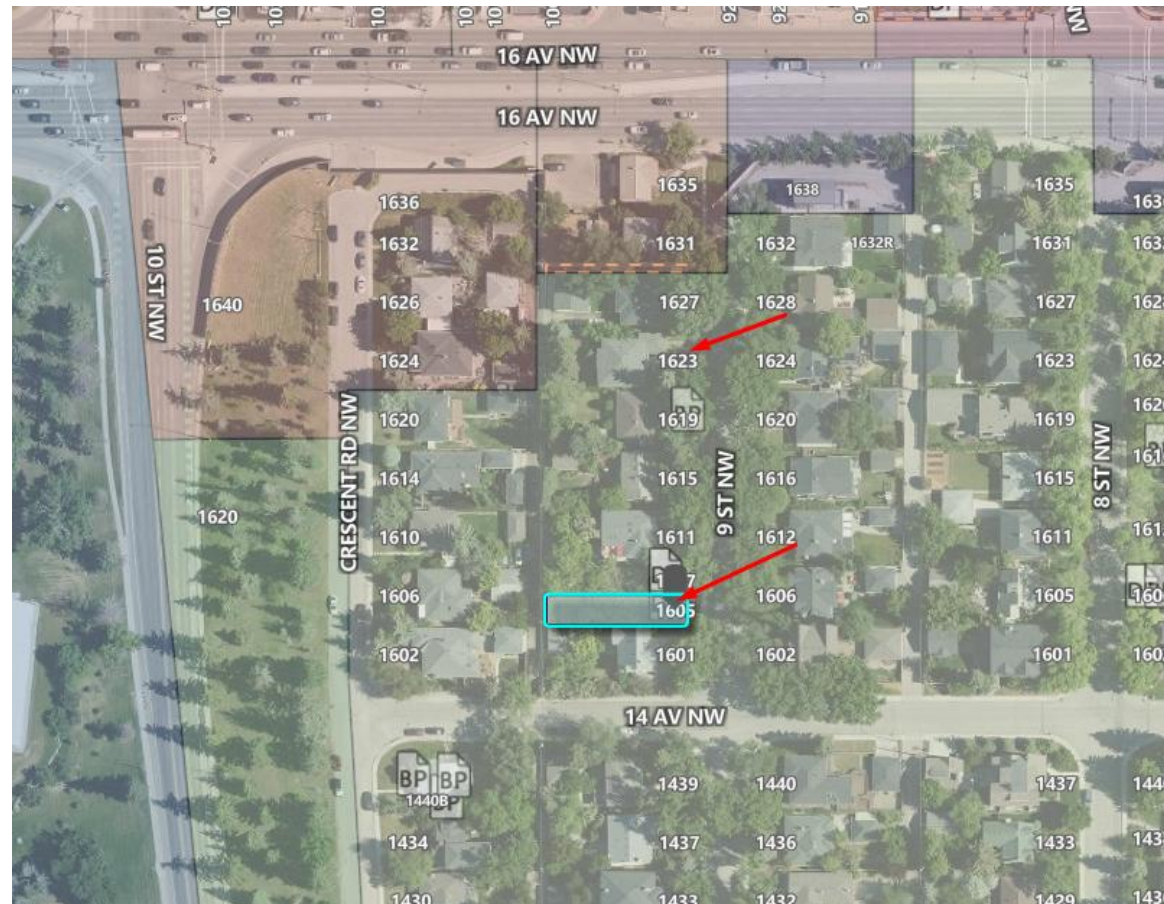
Long Journey



- After city wide blanket rezoning, we obtained subdivision approval for 1607 9 Street NW in Feb. of 2024 for a semi-detached dwelling. The owner simply wants to still be able to live close to their kids while being separate.
- The project is still stalled in court due to restrictive covenant reasons.
- The owner is stuck with two 25 lots that already been subdivided and registered in land title office.



Long Journey



Community of Rosedale



- We are in no doubt that the Community of Rosedale is a rather unique community with predominantly single houses despite its proximity to SAIT, UOC, Primary transit, commercial etc.
- But we strongly believe gradual change is needed for the better of the community in the long run.
- The census in 2019 shows the community population is dropping despite the overall population gain in Calgary. This trend is not getting better.
- The majority of the bungalows are built in 1940s and 50s with old style floor configuration and some comes with stone foundation. During raining month, water can come from crakes and flood the basement.



Community of Rosedale



As identified below, the community of Rosedale reached its peak population in 1968.

Rosedale	
Peak Population Year	1968
Peak Population	1,788
2019 Current Population	1,560
Difference in Population (Number)	-228
Difference in Population (Percent)	-12.8%

Source: *The City of Calgary 2019 Civic Census*

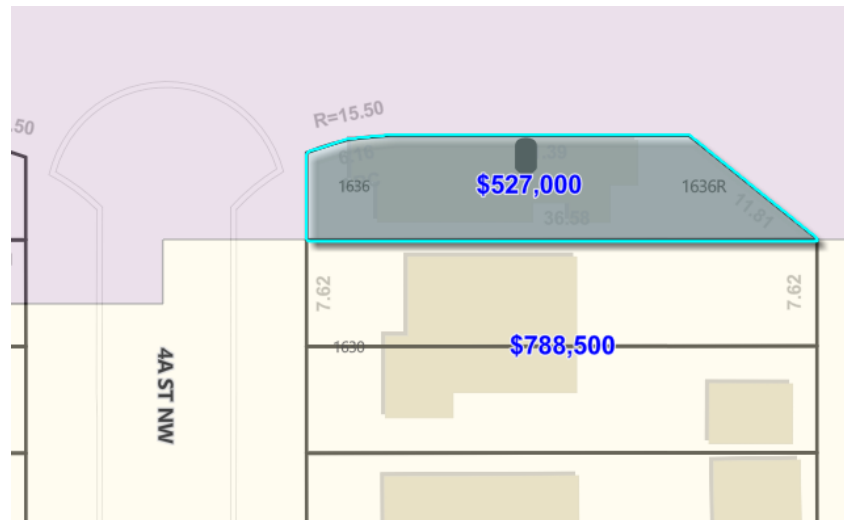
- It is very costly to renovate the old house into modern style that young generations can call home.
- The price tag for one giant single is beyond what young generations can afford.
- Changes are necessary to make the community more sustainable and attractive

Community of Rosedale



In 2007, city removed restrictive covenant on some properties along 16 Ave and turn those into affordable housing units. I can see records of people's opposition to the move and some even call it end of Rosedale.

Community of Rosedale



But city manages to put two and sometimes three units into those small remainder lot. And those serve well for affordable housing. Residents on those live peacefully with their neighbors.



The Proposal



- Our proposal is rezoning 1623 6A Street NW from R-CG to Direct Control (R-CG) and set up minimum density. We also have concurrent DP application for semi-detached dwelling. The semi-detached dwelling fully follows the heritage guidance in terms of contextual front setback, front interface of the building, roofing style, tree protection, etc.
- Municipal Government Act gives City power of passing zoning policy where it thinks appropriate. There are a lot of debate about four units row house and townhouse and where it is appropriate to build those. For singles and semi, I think most people agree there are good everywhere as long as build with nice design and contextual sensitive.



The Proposal



- The application is not about removing restrictive covenant although it might help with the case.
- Restrictive covenant is legislated through Land Title Act. Any removing of restrictive covenant will need to go through court. Judge often needs help to understand planning policy which is sometimes a few hundred pages.
- We wish to make clear through the process that city consider semi-detached appropriate at this specific location.



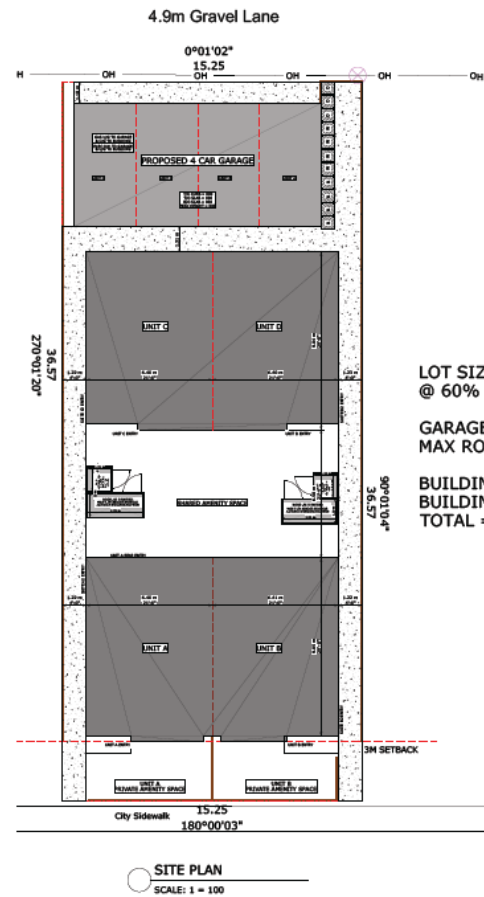
Public Engagement



- We send letters to local residents, putting up signs in front of the house and hold open house in the community. We also spoke with Councillor office and community association.
- We received great feedbacks through email, phone call and private meetings.
- Based on those feedbacks, we have made many changes of the development plan.
- We sincerely thanks for those who gives us those invaluable feedbacks and help us better understand the community.



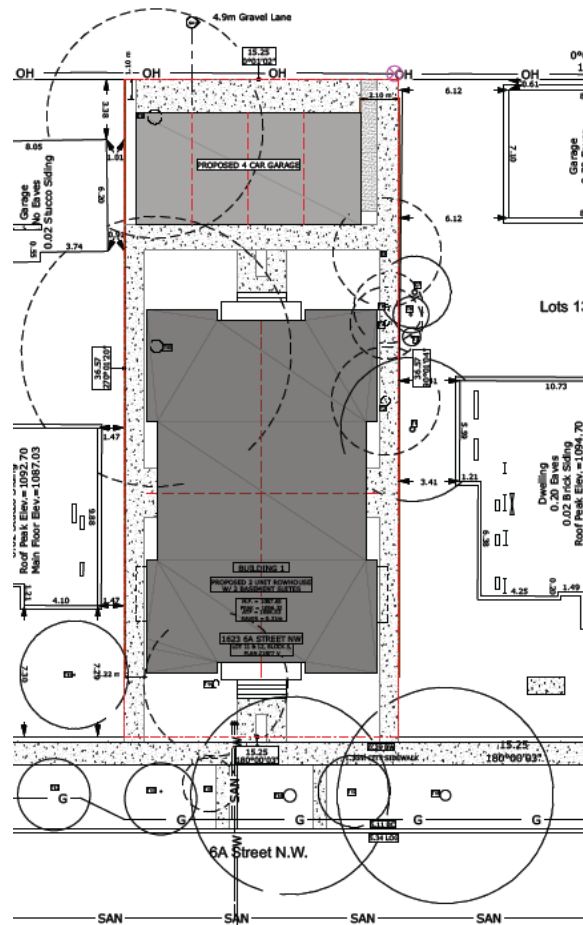
Public Engagement



The initial design is for front and back semi-detached with detached garage. Total four units with four basement suites.

Feb. 2024

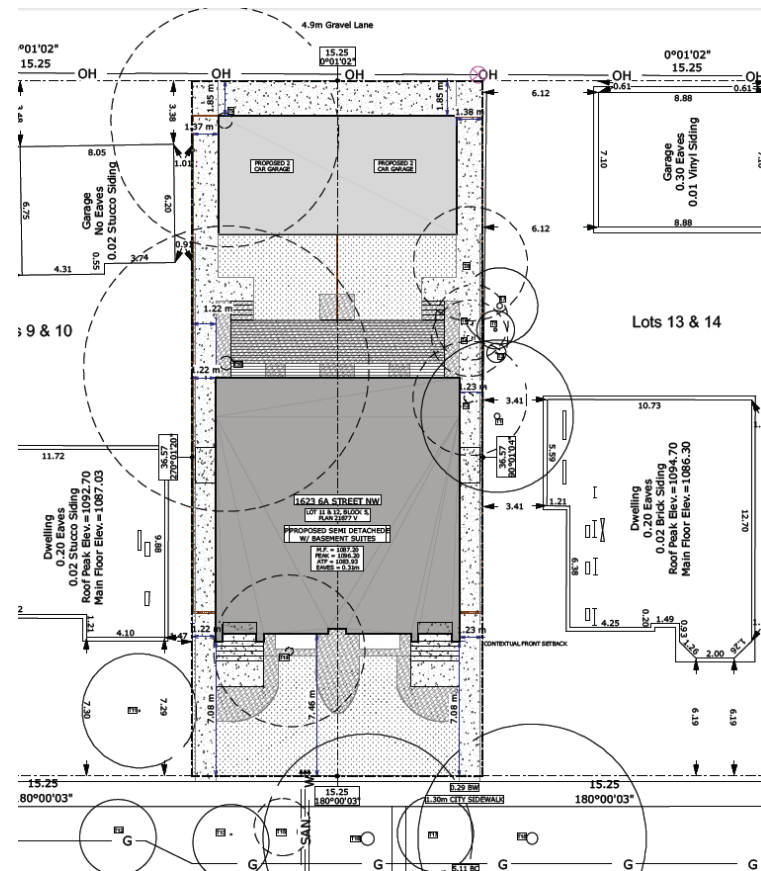
Public Engagement



Then it was revised to one building with detached garage. The total number of units is 4 units with 4 basement suites

Oct. 2024

Public Engagement



In May 2025, we made further changes to the design incorporating enhanced landscaping, roofing, front interface, siding, etc.

Public Engagement



Public Engagement



Public Engagement



Public Engagement



Public Engagement



- While we appreciate the so many helpful feedbacks, I also need to point out the many phone calls and emails I consider as harmful.
- We simply want to exercise a right as homeowner to seek appropriate zoning for their own land. Others can definitely disagree and voice their opinions through the many channels provided. However threat is not necessary. If we failed in the end, I would happily accept the results and move on putting a single on site. I will only feel pound that I did try to bring some positive change to the community.
- We were also contacted by some local residents who want similar change but afraid of speaking out. Some of them just want their next generation to be able to live in the same neighborhood they grow up in or turn their bungalow into nice semi. We also want to thank those people as that tells us change might still come even we failed today

