



Results on the **Densification and Restricted Covenant** information session survey

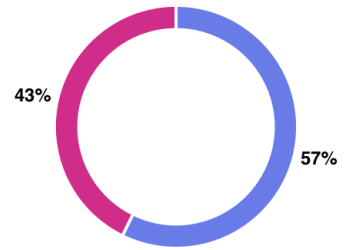
Survey was open for 1 week from January 22-29, 2025

103 people participated

1. Which part of Lakeview do you live in?

[More details](#)

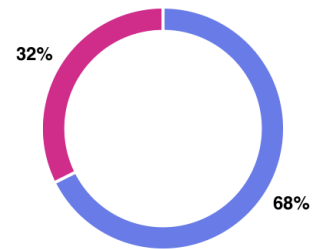
● Lakeview (north of 66th Avenue)	59
● Lakeview Village	44



2. Are you interested in putting a restricted covenant on your property?

[More details](#)

● Yes	69
● No	33

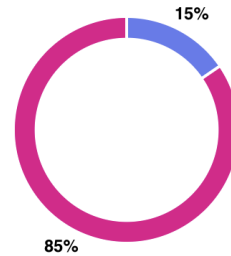




3. Are you interested in being a block captain? A block captain would collect funds from those interested in pursuing a RC, organize sessions to draft terms of the RC, meet with lawyers to draft the RC and have neighbours sign on.

[More details](#)

● Yes 15
● No 82



4. If you answered "yes" to being a block captain, please submit your email address. Leave blank otherwise.

[More details](#)

19
Responses

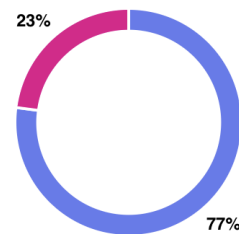
Latest Responses



5. The Lakeview Ladder is a policy document that the LCA is hoping to implement to help guide development in the community. Although it cannot be enforced legally, we hope that it will help build a collaborative environment with developers. Did you agree with the principles of the Lakeview Ladder?

[More details](#)

● Yes 74
● No 22



6. Do you have any suggestions on improving the Lakeview Ladder policy?

38 responses received; comments included are word for word submissions

- A more definitive statement that the new rezoning policy is unacceptable.
- I liked the parks and trees idea
- I liked what I heard.
- It would be helpful to educate residents about the limitations and requirements of the blanket R-CG. For example the south side of our street (61 ave) all have a lot depth 120'. It would likely be very difficult to build anything larger than a duplex on such a lot. Some area of Lakeview might be more at risk for high density developments than others. Might be worth having an architect or planner join the next town hall.
- Stating that we have a community that was developed with existing differing housing types. Condos, apartments infills, single dwelling homes



- Some verbage on maximum building height would be helpful. Also, Lakeview Village has back walkways that were intended to promote conversations with neighbours. It would be great to mention that the original architectural standards wer for no fences or chain link fences. Stating that Fences that promote neighbour interaction would be appreciated.
- Add parts maintaining tree cover and limiting garbage bins / unit
- It needs more friction than what was described. Goal to tell developers it will be as diffcult as possible to do >4 unit projects
- Can we add density based triggers for the City looks to provide the community with enhanced services? Eg playground updates, transit connectivity improvements.
- Need to see the powerpoint from lat night's meeting - but anything to protect our district I am in support of.
- Perhaps the ladder principle could be applied to streets with low traffic; and the 4+4 principle in R-CG could be applied to high traffic streets like 66th Ave, 37th St, and Lakeview Dr
- It would be easier if attached could be placed on corner lot at the end of the street, same as 4-plexes
- Requirement to replace mature and overgrown trees with new planting trees suitable for residential areas and will flourish in our climate. City of Calgary should be a resource for knowledge
- None
- Just to be clear i was not at the meeting but would likely support it once i get up to speed on it
- The policy seeks to obstruct development by bogging down the process with consultations and staving off 4plexes. Similar policies have not been proposed for mega houses currently being built in Lakeview (such as the current construction on Lewis Drive). The Lakeview ladder seeks to delay a strong need for denser housing and is really a NIMBY document with a friendly face.
- I appreciate the sentiment of the Lakeview Ladder, but as it is not binding and developers are not required to follow any of its principles, I worry that it is a waste of volunteer resources. I also do not believe that any amount of densification is necessary in our neighbourhood.
- I am 100% against increased densification in Lakeview. I did not buy here to live in a densified community.
- Yes - leave the neighborhood alone. We paid premium to live in this neighbour with single dwelling homes.
- NO to multi family development. Lakeview has plenty of existing housing options
- The Lakeview community was developed in the mid 1960's based upon planning/utilities/architectural standards and setbacks. This information needs to be added so the residents understand the history and the implications of adding more residences. tail waht was done. When you start to densify the impact on numeorus issues need to be addressed. this would inlcude suffient water servcie, sanitay dedoes the designsthe
- Rather than go from 1 housing unit to 2 housing units, I would support a policy where the streetscape continues to be one housing unit with a secondary suite off the lane. I would also want there to be off street parking included with any secondary suite.
- I didn't attend the meeting but I've looked at the slides on the website. The Lakeview Ladder doesn't make much sense to me and seems completely unenforceable.
- I would prefer to see a RC that no multifamily builds are possible, other than suites and perhaps over garage suites.
- I do for regular lakeview but not for the village. those were zoned large lot those are not regular lots despite what this ideological city council wants to think
- More common green space to be required between densification projects
- i think reservoir emails should be start with a definition of " lakeview ladder" it is not intuitive as to what it is
- I am unaware of what the Ladder document contains so I am unable to comment
- Add some information about maintaining the tree canopy to Obstruction of Natural Light area
- No

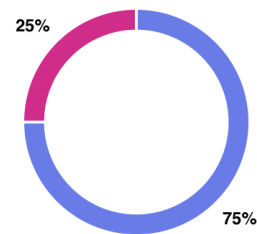


- Could add limits on green space that can be reduced in a redevelopment given that most of us live here because we value the green space
- I asked at the meeting to include a statement about preserving the urban canopy, as there are a lot of mature trees being cut down with new development. That has a huge impact on the environment and beauty of the Village.
- Encouraging development of duplexes from single family homes is a smart move, it will require active engagement with developers to demonstrate why that will generate higher financial returns for them in a neighbourhood like Lakeview. Here, unlike in many other neighbourhoods, a duplex or a lot split for 2 homes (even along a busier corridor) will generate more income than a 4 or 8plex, simply because this is primarily a neighbourhood with families.
- No
- NIMBY isn't very becoming of y'all.
- Lakeview already has a diversity of housing options. I do not support this proposed policy as it is the start of a slippery slope that may adversely affect the character of our neighbourhood.
- Property owners should have the right to do with their property as they choose, according to established city bylaws / planning regulations
- While rezoning is here for now, continue to support single family homes.

7. Do you think the Lakeview Ladder should be pursued and implemented by the LCA?

[More details](#)

- Yes, there could be some benefit 72
- No, it's a waste of time 24



8. Do you have any other comments for feedback you would like to provide?

50 responses received; comments received are word for word submissions

- Enjoyed the session. Please continue to push our politicians. If they know LCA will swing votes, they will listen.
- Thank you for setting the meeting up it was very informative
- r cg should be defined with a lower limit like 2 units and two secondary suites and a minimum of one off-street parking spots per unit.
- I'm could see it being worth while placing a restrictive covenant on title for 5-10 years, which would likely deter developers from combining parcels in contiguous neighborhoods where most residents do not want significant density added. Areas off of 66th and Crowchild are better suited for additional density given their proximity to transit, but parking should be accommodated within the site and not rely on street parking.
- Thank you for organizing the meeting. It was helpful.
- I think the ladder is a decent idea but I think resources are better spent working towards a successful RC plan.
- I think it is very selfish for a community such as ours to put our own financial and status desires ahead of the needs and rights of all. By not having adequate housing we continue to increase homelessness and all that goes with that. We need to have more open hearts and less head driven thinking. NIMBYism doesn't make me proud as a decades long time Lakeview resident.



- I feel so much disappointment in my Lakeview neighbours for trying to keep our community from growing and helping do our part to increase densification and reduce sprawl. Having lived here for almost 25 years I've never thought of Lakeview as a NIMBY neighbourhood until now and these blanket covenants are such a dreadful way to tell newcomers that they're not welcome here. The best thing about this community has always been the people who live here, not the fact that it's made up of single-family dwellings. I think it's shameful that the community association is pushing these exclusionary covenants.
- I feel like a collaborative and conciliatory approach to Council and developers is a good place to come from. I sense a perception that we have typically been anti-development in this community and who knows what that has cost us over the years. Perhaps if we are perceived more positively, that can't hurt especially knowing that, as individual home owners, we can protect our flanks a little bit with these RCs. Interesting times!
- Thank you for hosting. I'm happy to help with the RC's.
- Thank you for putting on the session. It was well run and I thought LCA structured it in a balanced way. My only other comment is: when we say outright no to density in our community, we are saying yes to building more elsewhere, and that's likely going to be further out than Lakeview. Without density, those residents will likely drive cars and we will see those cars as traffic on Glenmore and Crowchild. I think the Lakeview Ladder is a good compromise — if it's going to happen, we are best to advocate for what our community will need to make it work. Thanks!!
- Meeting was very informative and organized extremely well. Thank you
- We are out of country until early March but we are happy to participate remote until our return. Could you please forward a draft of the Lakeview ladder to XXXXXX@telus.net thank you XXXXXXXX
- Not sure to the answer to #7 until I see the presentation.
- Not sure where this fits in but side setback as I understand in Lakeview is the minimum ie 1.3 meters. This is much smaller than other Calgary subdivisions with such large lots.
- I'm OK with duplexes and side-by-sides on my cul-de-sac, but not fourplexes with basement suites - too significant an increase in traffic
- Did not attend the meeting Vxx need to get up to speed.
- Unsure about question 8. If it's unenforceable then it may be a waste of time. Also if it ties the hands of the community in the future it might backfire.
- Keep up the good work!
- not at the moment
- See above
- I love being part of Lakeview but I also love being part of Calgary. I think another layer of policy to "distinguish" us as unique builds walls not bridges. I don't believe segregating our community is helpful.
- I very much appreciated the session and the LCA's efforts to work to support this cause. Thank you!
- The majority of Lakeview property owners are strongly opposed to densification of any sort within the community. There are people on the LCA board with conflicts of interest in this regard, and should abstain from having any involvement with respect to Lakeview's future development plans.
- We believe developers will follow city policy. Not soft direction from Community Associations.
- Re: block captain, it depends on how big the "block" is as I travel quite a bit. Thank you!
- Lakeview is a small community filled with a diverse range of housing options - apartments, 3 townhouse complexes, duplex's and single family homes This is a good mix of home living choices. I did not purchase a home in Lakeview to be surrounded by new built, higher density type housing. There is a conflict of interest within the LCA with board members and developers/realtors, all who stand to gain financially - this is not acceptable nor ethical.
- Lakeview should say no to any redinatil upticks. This now a municipal election issue and should be dealt with accordingly. please pick a side and go with it. Survey the whole community
- This is a fantastic community and based on historical population numbers, it could support a higher population, however, what used to be a higher household average can't really be replaced with more housing units. That completely changes the face of Lakeview, both in streetscapes and vehicles, including traffic.
- I was unable to attend and so do not know what the Lakeview ladder is.
- Thanks for all that you do for us, LCA!



- If my neighbors committed to a Restrictive Covenant, I would participate. It is my neighbors' properties I am more worried about that will be impacted by multi fam development, which in turn will impact the investment of my home. We are on Logan Cres.
- No
- As a longtime Lakeview resident, I don't like to see changes in the nature of the housing in the community but I'm more concerned with the mega houses that are replacing Lakeview bungalows and pricing regular Calgarians right out of the community.
- Lakeview is not a unique neighborhood. It is a beautiful neighborhood that should be accessible to more interested community members through increased density. Consisten NIMBYism takes valuable City resources that could be used for improved transit, promoting affordable housing and supporting the addition of much needed housing densification in the inner city, including Lakeview.
- We just finished building a house in the village and had all kinds of fun dealing with the city. Its laughable that they fought us over a 6inch overhang into a set back but now are throwing that out for a multiplex along 66th ave.
- really appreciate the efforts of the board. i have mixed feelings about densification but feel we shouldn't be complacent about developers taking advantage of our location to change things beyond recognition.
- I thank the community executive for their efforts in the rezoning issue
- I have not reviewed the document so cannot comment
- Not at this time.
- Disappointed that the LCA has not taken a stronger position with the city. Also feel we could strike a subcommittee to address the RC drafting. We could ask for volunteers. I would volunteer for such a subcommittee.
- I think it is good that we prepare a document saying what we want, rather than hoping that The City will do it for us. I worked at The City for 30 years, and although I worked on Local Area Plans from a social development standpoint, I never saw how the LAP's were actually adhered to in developments. What I saw was developers taking over the process and ignoring what the community wanted. When I tried to bring up things like an aging population, accessibility issues, etc., they said that it wasn't their problem. It was all about the money for them. BTW, years ago the Manager of Social Planning used to sit on the Planning Commission and bring up issues like this, but that position was removed - now the membership is heavily weighted towards architects, engineers, builders, etc. - only one position from the Federation of Calgary Communities.
- I would be willing to help financially for the cause but don't have time to help.
- Densification will make Lakeview a more interesting neighbourhood. The character is already disappearing with the McMansions so why not add some density to make up for it.
- Lakeview is on the verge of being not a place where kids that grew up here can afford to live.
- Direct discussions with preferred developers to gather their feedback on the lakeview ladder and their willingness to bid on properties with the support of the CA might be smart so that preferred developers that agree to the 1>2 or 2>4 instead of 1>8 would help to drive more of the 'preferred developers' to purchase lots, esp. if they know they won't get pushback. Developers that already work in the neighbourhood. E.g. Serenity Homes?
- I would be willing to help. xxxx@telus.net
- Ralph Klein died ages ago so now Lakeview has to keep up with the diversity and density of the rest of the city. Tragic.
- I believe there should be more research into planning processes. Ladder is not only option - which is why I said no to ladder above.
- Continue to send feedback on multi unit proposals like the one on 66ave. Appreciate sharing DP with residents through email.