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Lakeview Community Association Neighbourhood Development Policy

On May 14, 2024 the City of Calgary municipal council passed a new zoning bylaw which applies blanket re-zoning of R-C1 and R-C2 to R-CG residential properties. R-CG is 'Residential – Grade-Oriented, and accommodates a wide range of residences with primary entries at grade. These include but are not limited to single detached, semi-detached, duplex, rowhouses, and townhouses with or without secondary suites and backyard suites. The new bylaw is in effect as of August 6, 2024.

The LCA asks that residents keep this document with other important documents related to your properties and disclose it upon the sale of your property or consider it when planning a development within Lakeview.

Blanket Re-Zoning

The Lakeview Community Association understands and accepts the need to increase housing stock within the City of Calgary and that this must also include densification within older inner city communities like Lakeview. We expect that development is undertaken in a responsible and respectful manner considering both neighbouring properties and the contextual realities of Lakeview as outlined in this Policy.

The Lakeview Ladder

We believe that responsible development within Lakeview should follow a step-by-step program of densification. While the R-CG use allows for up to 4 townhouse or rowhouse units with secondary and/or laneway suites, jumping from a single family residence to a total of 4 dwellings + 4 suites on a single property is too drastic a change to undertake in a single step.

1 to 2, and 2 to 4

If Lakeview is to densify let it be a gradual process where single family homes are replaced to two dwelling developments in the first generation of re-development. Existing or future two dwelling homes when re-developed would then be eligible for up to four dwelling units as allowed by the realities of the property.

Development Philosophy

The following should guide the planning and design of any development regardless of size or type.

Planning

Developers (regardless of whether they are residents) should consider the impact on immediate neighbours before planning a development. Determine who will be impacted by the plan and talk

to them *before* hiring a designer/architect. Early communication creates an environment of cooperation.

Community Engagement

Consult affected neighbours and the community association before submitting plans to the City Development Application process. Engagement will reduce the risk of conflict after the time and effort of formal City applications have been undertaken.

Privacy

Lakeview residents value their privacy and backyard spaces. New construction can impose on that privacy. It is expected that developers design new dwellings in a way will not violate a neighbours' reasonable expectation to privacy. This mean limiting or eliminating windows and doors looking into neighbours' houses or yards. Screening or trellises may be necessary to help ensure privacy.

Obstruction of natural light

Neighbouring residents have a right to natural light in their home or yard. It is expected that developers will seek environmentally sensitive designs such as tiered construction , increased setbacks, and or lower roof lines to reduce the impact of shadowing of neighbouring properties.

Restrictive Covenants

At this time the Lakeview Community Association does not believe Restrictive Covenants are an effective way of controlling development and prove expensive, divisive, and ultimately unsuccessful in preventing development.

The LCA will not participate in or administer Restrictive Covenant Agreements in Lakeview at this time.

Please contact the Lakeview Community Association with any questions or concerns regarding the above.

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