Winter 2024 Newsletter

Mayfair Bel-Aire
COMMUNITY ASSOCIATION

Calgary Girls Charter School closing Bel-Aire campus

Jenelee Jones, the Principal of the Calgary Girls Charter School, has confirmed that the school will be consolidating its operations at its Lakeview Campus in April. Since the early 2000s, the school has provided classes for its grades 4 and 5 students at the Bel-Aire site, with grades 6 to 9 at its Lakeview site.

According to Ms. Jones, the school has always had a goal of operating from one campus, and recent successful negotiations with the provincial government have resulted in additional portable classroom buildings being installed at its Lakeview site.

Operations are expected to cease at the Bel-Aire school following the spring break in early April, by which time the new portables at Lakeview will be operational. The annual lease for the Bel-Aire site will not be renewed.

The Calgary Board of Education (CBE), which owns the Bel-Aire school site, has confirmed that, given the record student population growth in recent years, CBE intends to retain the facility and is currently reviewing options for its use. Sherri Lambourne, Property Manager for the CBE, has undertaken to keep the community association updated once a future use for the facility has been determined.

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President's Report

President Jeff Hyde

A big shout out to the Martins for hosting the Evening With Neighbours at their home last September, and thanks to all the volunteers who made the Hallowe'en Parade and BBQ a success.

I'd also like to give a big shout out to Stu Davie and his Restrictive Covenants Review Committee. They've been very busy with several complex proposed development plans in Bel-Aire. It's challenging for these volunteers to work through redevelopment issues with community residents, ensuring that any proposed new homes or additions comply with both the intent and the technical requirements of our restrictive covenants. Please read Stu's report on the Restrictive Covenants later in this newsletter, and remember that any addition or redevelopment must comply with our restrictive covenants. Getting clearance from Stu's committee should be the first step in every case.

Our restrictive covenants are more important than ever, given the City's ambitious plans to blanket upzone virtually all residential lots in the City (including all of Mayfair and Bel-Aire) to permit duplexes, triplexes, rowhouses, townhomes, carriage houses, and other forms of higher density buildings. Our restrictive covenants might become our only line of defence against the City's plans to transform all established communities to the City's new urban vision.

Your community association board is also busy on the municipal planning front. Please read the articles in this newsletter about blanket upzoning, the Chinook Communities Local Area Plan, and the River Valleys project.

Our neighbourly social events, our quiet streets and our spacious treed properties all depend not only on restrictive covenants, but also on a dedicated group of volunteers to protect and preserve our special place in this city. I encourage you to get involved with your community association. We especially need someone to take on the Communications role. Please contact me for details if you're interested.

Hope to see you at our Annual General Meeting later this spring!

Real Estate Stats

Click here for up-to-date real estate transaction statistics:

MAYFAIR

BEL-AIRE

nextdoor

NextDoor is a free website service which allows you to share and receive information about Mayfair, Bel-Aire and surrounding communities of your choice. From lost dogs to porch pirates, this is a useful neighbourhood resource. Over 200 Mayfair Bel-Aire residents are already signed up.

More Information

Sign Up—it's free

Board Volunteers needed!

There are several vacancies on the board of the Mayfair Bel-Aire Community Association. These positions are for a one year term, although typically volunteers spend several years on the Board. If you are interested in volunteering your time to improve your community and get to know your neighbours, please contact president@mayfairbelaire.ca mentioning the position that interests you. Current vacant positions are:

- Vice-President
- Director—Communications

Click on these links for up to date statistics:

Mayfair Crime Stats

Bel-Aire Crime Stats

Our Community Association Finances

By Alan Locke, Treasurer

The bookkeeping associated with the community's financial statements is complete and has been passed to Concept Professional Group. Concept has agreed to perform the audit procedures required by the *Societies Act*. Concept has agreed to do this for a second year at no cost to the community which is a thoughtful and most appreciated gesture.

Based on draft financial statements, comparisons reveal a fiscal year similar to the previous year. Revenues for the year should be approximately $29,000 and overall expenses should be approximately $27,000. This leaves a modest surplus of approximately $2,000. Costs continue to increase, in many cases in areas that the community has no control over. For example, insurance and utility costs are not discretionary, so the community has no choice but to absorb the increased costs.

The largest item that the community funded by the MBCA is the Stampede Breakfast which cost approximately $4,500 in 2023. At the end of the fiscal period (30 September 2023), the Association had approximately $47,000 in assets, comprised of approximately $25,000 in the Operating Fund, $9,600 in the Restrictive Covenants Protection Fund, and approximately $12,000 in a term deposit earning 3.5% interest.

Thank you to all of the community volunteers who put in many hours to better our community and thanks as well to Concept Professional Group.

Membership

By Jessie Muncaster, Membership Director

I hope your 2024 is off to a good start! Thank you to everyone who purchased their annual MBCA Membership for 2023-2024. Our Membership numbers did see a resurgence this year with an average of 64% of households purchasing a Membership, compared to less than 45% in 2022-2023. THANK YOU to everyone who contributed to this increase!

COMING SOON.....Changes to Membership Registration & Management - Communal After a fair amount of time spent in research & discussion with the MBCA Board & several vendors, we have some exciting news! The MBCA will soon be launching our **NEW Membership Registration Portal through Communal!**

Some NEW and exciting features include:

⇒ The option to pay by credit card through Stripe

⇒ Auto renewal feature! Opt In to have your membership auto renew each year!!

⇒ The ability to access digital "Membership Cards" for those who require proof of membership for soccer and other community associations registrations etc.

⇒ volunteer opportunities & registration can be done in the same system

⇒ Donations to the Restrictive Covenants Protection Fund can also be made directly through Communal

This change is exciting & will provide residents easy access to their membership records. Residents will be able to access their account to check their membership status, update contact information directly, and even opt in to have their membership auto renewal on the same date each year! Isn't technology grand!?

We are still in the process of getting things set up; however, we plan to launch the new site for the start of our 2024-2025 Membership campaign this June! So stay tuned for more information. In the meantime, check out the Communal website for information about their system: https://getcommunal.com/

Events 2023/2024

By Katharine Schroeder

We had a successful summer and fall with the Stampede Breakfast in July, the Evening with the Neighbors in September and Hallowe'en parade and BBQ in October. The neighbors of Mayfair and Bel-Aire always enjoy the events that are planned and the board greatly appreciates all those who volunteer to help manage and run these beloved events.

Evening With Neighbours

Thank you to all those who attended the Evening with Neighbors, themed to be "a night in all white". It was an amazing sold-out evening at the Martin Residence on a beautiful September night. This event is truly a highlight of the year and is a wonderful way to mingle all neighbors.

f you are wanting to host one of these events in the future, please contact Katharine at events@mayfairbelaire.ca or text to 403-862-8246.

Hallowe'en

Halloween is always a hit with the little neighbors. Thanks again to Mike Hawitt for leading the parade dressed as a Viking! Thanks also to the cooks on the BBQ and the other volunteers who lent a hand throughout the afternoon and evening.

We could not have successful fun events without the help of our neighbors.

Upcoming Social Events

Food Truck Event

⇒ at the Mayfair Park in collaboration with Meadowlark Park Community.

⇒ June Date TBD

⇒ Looking for food truck contacts if anyone has a connection

⇒ Stampede Breakfast July 7th in the Mayfair Park

Evening with the Neighbors

⇒ September date TBD

Potential Other Events

⇒ Movie in the Park

⇒ Children/youth game night in the Park

⇒ Skating party

⇒ Block Party

We are currently seeking another volunteer to help with ideas and planning for future events. For these events to continue in the future more hands are needed. Please contact Katharine at events@mayfairbelaire.ca or text to 403-862-8246.

Mayfair - Street Parking Changes

Residents of Maryland Place and Medford Place received letters last fall from the City advising that, effective immediately, all parking restrictions on those two streets have been removed.

Permits are still required for on-street parking on Melville Place and Malibou Road. Permits were never required for Massey Place.

Restrictive Covenants Protect Our Community

By Stu Davie, MBCA Director, and Restrictive Covenants Review Committee Chair

The current Restrictive Covenants Review Committee members are Stu Davie (chair), Karim Lalani, Peter Collins, Paige Crockett, Jeff Hyde and Karen Mazepa (past Chair).

The key function of the committee continues to be to review Development or Building Permit Applications for compliance with the applicable restrictive covenants registered on the titles of the properties. As part of this process, the committee helps to ensure that property owners, architects and builders are aware of the restrictive covenants and of their obligations to respect these covenants when new builds, additions or major renovations are planned.

Our restrictive covenants are fundamental in preserving the character of Mayfair and Bel-Aire. These include provisions such as only one single detached family dwelling being permitted on each lot and compliance with front, rear and side yard setback requirements. The committee has been pro-active in ensuring homes listed for sale in our community disclose the existence of the restrictive covenants so that buyers are aware thereof, should they plan on renovating their new home or building a new one on the lot. Unless otherwise specified in the restrictive covenants, the community association relies on the wording of the City of Calgary Land Use Bylaw that applies to R-C1 low density residential districts when reviewing plans for covenant compliance.

To protect the function and existence of the restrictive covenants is especially significant given the City's continued interest in moving forward with its densification plans (see the "Planning & Development" section in this newsletter for updates on the City's Local Area Plan activities and its proposal for blanket re-zoning across the city). Based on continued feedback from community members to the City and to committee members, it is still very evident that most residents do not support increased density and indiscriminate multi-family housing in Mayfair and Bel-Aire. A failure to vigorously enforce the restrictive covenants could result in them becoming unenforceable, with the potential consequence that densification via multi-family housing could occur in our community.

Since last summer, the committee has reviewed five sets of plans for Development or Building Permit Applications. In one of these cases, the plans were not compliant with the restrictive covenants, and the owners withdrew their permit application. The committee is currently reviewing preliminary plans for two projects at the owners' requests, prior to permit applications being made. Discussions are also still underway with a property owner whose plans for a Development Permit Application were deemed last year to be non-compliant.

In the last few months, the committee has also delivered two information packages to new neighbours in our community. These packages include important information about the restrictive covenants and the need for compliance with them.

The committee strongly encourages property owners to ensure that proposed plans for any Development or Building Permit Application fully comply with the restrictive covenants on title, before submitting the application to City Planning. Any of our committee members would be pleased to review your proposed plans and to advise on how any compliance issues could be addressed.

More information is available at mayfairbelaire.ca/restrictive-covenants/

Restrictive Covenants Protection Fund

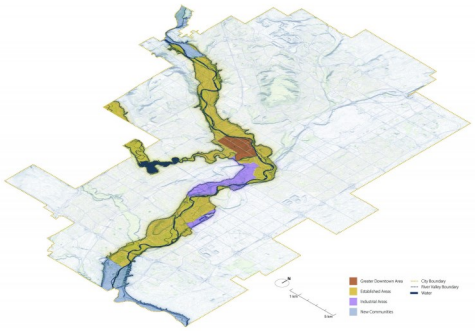
The Restrictive Covenants Review Committee is also responsible for the administration of the Restrictive Covenants Protection Fund. To date a total of $13,250 has been contributed to the fund, by 36 separate households comprising 11% of the total households in Mayfair and Bel-Aire. Our goal is $50,000, even thought this is on the low end of what we could expect to spend to enforce the covenant against a non-compliant development. The Banff Trail litigation is important for the future enforceability of restrictive covenants generally in Alberta. Due to the importance of this case, the MBCA Board approved a $3,000 contribution toward the Banff Trail legal costs.

More information about the protection fund is available at mayfairbelaire.ca/restrictive-covenants-protection-fund/

Chinook Communities Local Area Plan

The Chinook Communities Local Area Plan process is well underway. the City planners have presented the first maps with proposed densities, and virtually every main street, park and school is surrounded by proposed density of 4+ storeys. For our communities, Elbow Drive is shown as 4+ stories, along with the properties surrounding the Bel-Aire school. There is a public input phase (including in-person sessions with planners on March 13 and 21), following which the planners will revise and refine the plan before final presentation to City Council, expected in 2025. For more information, please check out this part of the City's website or contact Peter Collins at plandev@mayfairbelaire.ca .

Calgary River Valleys Project



The provincial government is updating Flood Hazard Area maps for communities across the province, including Calgary. The province has adopted a new approach for flood hazard area mapping, dividing the flood hazard area into four categories that reflect the level of risk. They are now seeking public input on the updated Flood Hazard Area maps.

As a result of this provincial initiative, the City has launched a parallel project specific to river valleys in Calgary. The purpose of the Calgary River Valleys Project is to provide guidance for decisions about how we plan, use, conserve and build in our river valleys. The goal is to create coordinated and purposeful land use policies. These policies may make use of a range of levers, including reserves, setbacks, densities and different types of land uses.

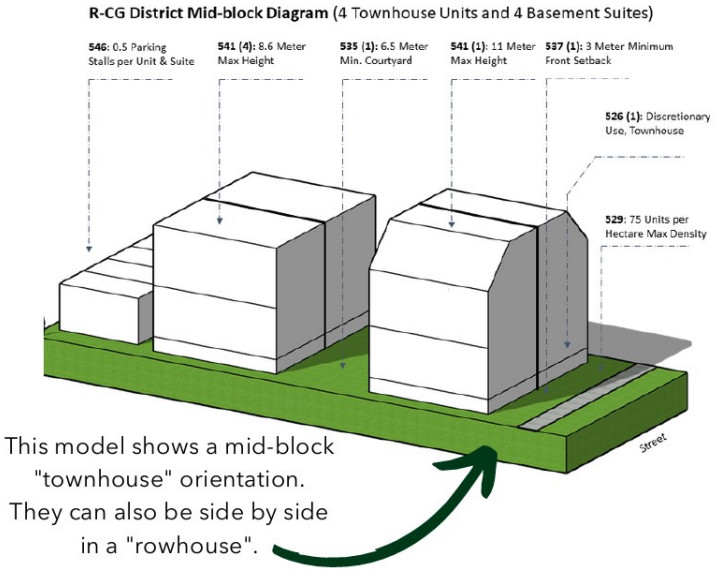
For more information, and to provide your input, please visit Calgary.ca/RiverValleys

Blanket City-Wide Rezoning to R-CG

Peter Collins (MBCA Director, Planning & Development)

The City is planning to rezone almost all R-1 and R-2 lots in the City to a new higher-density zoning category, R-CG. Almost all the lots in Mayfair and Bel-Aire are currently zoned R-C1, which allows for one house on one property (plus an option for a secondary suite).

The proposed blanket rezoning would change the base zoning from R-C1 to R-CG, which allows for townhouses, rowhouses, and other types of multiplex dwellings. Each dwelling unit can also contain a secondary suite, which means that on a standard city lot (50' X 100'), there could be 4 townhouse units plus 4 suites, for a total of 8 units.



For more information about R-CG, click HERE.

Onsite parking is set at 0.5 stalls per unit (excluding secondary suites, which don't count!), so 2 parking stalls for 8 dwelling units on a standard city lot, unless the City also agrees to a task force recommendation to remove all parking requirements. (The City's vision is that you will "wheel" (ride a bike, roller-skate, skateboard, scooter, unicycle, etc.) or take public transit) rather than use vehicles, so less parking will be needed in the future Calgary.)

Mayfair and Bel-Aire will be blanket rezoned to R-CG, except for the church, school and the two retail lots on Elbow/Malibou, which already have different zoning.

R-CG zoning will result in two other major changes: lot coverage and height.

◊ **Lot coverage**: An R-C1 house can cover a maximum of 45% of the lot, and most houses in Mayfair and Bel-Aire cover far less. (Part of the reason there are so many trees in Mayfair and Bel-Aire is because there is space for them on private properties, even though they have a large spread at maturity.) In contrast, an R-CG building can cover up to 60% of the lot.

◊

◊ **Height**: An R-C1 house can be either 8.6 meters high (contextual) or maximum 10 meters high (discretionary). By contrast, an R-CG building can be 11 meters high, an additional 3+ feet in height.

Blanket upzoning is a very substantial change – likely the biggest zoning change the City has ever implemented. It would apply to every single R-C1 or R-C2 (duplex) property in Calgary. Council is required by the *Municipal Government Act* to vote on and approve this proposal. The date for the Public Hearing is **April 22, 2024**.

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Will blanket upzoning solve the City's housing shortage?

We are of the view that densification can take place in existing undeveloped or under-developed areas without affecting existing single family dwelling neighbourhoods such as ours. Multiple community associations have previously made this point to the City, and have provided data to support the assertion that the City's densification goals can be achieved without substantial densification in established single family neighbourhoods.

In addition to the lack of need for blanket upzoning to permit blanket densification, there is ample evidence that densification does not itself create affordable housing. In fact, replacing older housing stock with higher density dwellings reduces the affordable rental stock while creating new units which are often even more expensive (per unit) than the older housing they replaced.

Whatever your views might be on how to resolve Calgary's housing problems, blanket upzoning appears unlikely to be able to solve the problem, but it would certainly dramatically change the nature of Calgary's residential neighbourhoods, if City Council approves it.

Click HERE to read an article ("The Unassailable Case Against Blanket Rezoning") by two local authors which discusses the benefits and detriments of blanket densification.

Will our Restrictive Covenants protect us?

We are fortunate in Mayfair and Bel-Aire to have restrictive covenants which limit each lot to one single family dwelling, but we must recognize that enforcement of restrictive covenants is complex and costly, there are already court decisions which in certain cases invalidate a restrictive covenant when it conflicts with city zoning, and it might come to pass that the *Land Titles Act* or the *Municipal Government Act* could be amended to erode the ability of a restrictive covenant to stand in the way of city zoning plans.

We must not be complacent and assume that, because our restrictive covenants should protect us, we do not need to engage with the City on the proposed blanket upzoning.

Give the City your Feedback

The Community Association has already provided a written submission to the City, which you can view HERE.

What can you do?

⇒ Submit your online feedback to the City here. Note that you are limited to only 500 characters.
⇒ Write to our Councillor (Kourtney Penner, Ward 11) at Kourtney.Penner@calgary.ca
⇒ Write to the Mayor at TheMayor@calgary.ca

If you have any questions or wish to discuss this further, please contact Peter Collins (Director, Planning & Development, Mayfair Bel-Aire Community Association) at plandev@mayfairbelaire.ca .

What Your Community Association does for you

Maintenance and Infrastructure

☑ Maintenance of Mayfair & Bel-Aire entrance gates

☑ Landscaping at Mayfair & Bel-Aire entrance gates

☑ Lawn maintenance on Beverley Boulevard, Mayfair Park and the Mayfair Bel-Aire Recreation Lane

☑ Lighting for the Recreation Lane and Ice Rink

☑ Ice Rink equipment

☑ Tennis Court repair & maintenance

Social and Community Spirit

☑ Just Purge It

☑ Stampede Breakfast

☑ Food Truck Festival

☑ Evening With Neighbours

☑ Hallowe'en Parade & BBQ

Communications & Community

☑ Website

☑ Newsletters

☑ Membership Services

☑ Restrictive Covenants Committee

☑ Planning & Development

☑ Insurance

Crime Prevention Safety Tips

Carol Henke (MBCA Director— Safety)

- Protect your property by locking up bikes, outdoor gear, sports and recreation equipment, and children's toys when not in use.
- Store belongings in a garage or shed when possible.
- Secure goods in the backyard.
- Register your bike with Bike Index, a free online program to aid in returning stolen bikes to their rightful owners.
- If you are enjoying personal outdoor areas, such as backyards and gardens, lock up your house, garage, shed, and vehicle while unattended.
- **Never** leave valuables in your car, even when locked.
- Every night follow the 9 p.m. Routine. Before you head to bed, check your house to ensure windows, doors, garages, sheds and vehicles are locked.
- If you leave for an extended period, ensure your home is secure. Leave indoor and outdoor lights on a timer. Have a neighbour collect mail and packages. Arrange for a neighbour take care of your yard.
- Watch out for one another. Be vigilant in your neighbourhood, if you see something suspicious, say something. You can report suspicious behaviour to the CPS non-emergency line at 403-266-1234. For a crime-in-progress, always call 9-1-1.
- Let neighbours know if their garage door is open or if they have a package laying on their front step.
- When making purchases and sales from online classified sites, do transactions in a public place such as our District Office parking lots. If possible, take a friend or family member with you.
- Don't give our personal or banking information to strangers. Don't use wire money services and consider using cash or a trusted e-transfer service.

We encourage anyone who has been a victim of theft to report the incident to police so that evidence can be gathered and investigated in a timely manner. The Crime Prevention Team also has a new email address that the public can directly reach the police officers to ask for advice, or answers to questions about crime prevention. You can email them at CPSCrimePrevention@calgarypolice.ca . Tips can also be submitted anonymously to Crime Stoppers through any of the following methods:

TALK: 1-800-222-8477 **TYPE: www.calgarycrimestoppers.org** **APP: P3 Tips**

Compost giveaway

Compost will be available for pickup from April 15 to June 1, 2024, by appointment only. Planning is underway and the appointment booking tool will be available on calgary.ca/compost by April 9.

Garbage, recycling and composting pickup schedule

Look up your address to view your Blue, Black and Green Cart collection day schedule, sign up to get free garbage, recycling and composting bin pick-up day reminders or download the Calgary Garbage Day app.
www.calgary.ca/waste/residential/garbage-schedule.html

Weekly green cart returns end of April

Weekly green cart pickup returns the last week of April. Check your schedule at calgary.ca/collection and sign up for reminders, including email, phone or download the Calgary Garbage Day app.

While you're preparing your yard or garden for spring, fill your green cart first, then put extra yard waste in paper yard waste bags. Roll tops of bags closed and set at least two feet to the side of your green cart for collection.

A big *THANK YOU* to all our volunteers!

Just Purge It!

Geraldine Csak-Schlesinger (organizer)
Paul Douglas
Joan and Jorge Marzetti
Karim Lalani
Stu Davie
Douglas Vincelli
Gerry Mapeza
Linda Lewington
Wanda Rumball
Tatiana and Jose Quintanna
Fiona Faucher
Lynne Tracy
Giselle Kee-Wilson
Tom Graham
Susan Swan
Jessie Muncaster
Carolyn Hyde

Skating Rink

Louis Stack—Ice Rink
Dan Maat—Ice Rink
Matt Williams—Ice Rink

Stampede Breakfast

Katharine Schroeder (organizer)
Bob Hyde
Bonnie Pellicano
Deanie Petrunia
Willie Jurcevic
Fiona Hajas
Gerry Mazepa
Jeff Hyde
Joan Marzetti
Jorge Marzetti
Linda Lewington
Mardi Lackman
Patrick Aherne
Peter Collins
Stu Davie
Susan Rubin
Alan Rubin
Jessie Muncaster
Peter Collins

Neighbours Evening

Lisa & Danny Martin (hosts)

Hallowe'en

Katharine Schroeder (organizer)
Mike Hawitt
Anoosha Kohandani
Carol Henke
Deanie Petrunia
Fiona Hajas
Jorge Marzetti
Karin Lalani
Stu Davie
Peter Collins

Recreation Lane

Glenn Huber and family - maintenance
David Liu—irrigation
Scott Silverberg— irrigation

RC Review Committee

Stu Davie (Chair)
Karen Mazepa (past Chair)
Karim Lalani
Paige Crockett
Jeff Hyde
Peter Collins

MBCA Board of Directors

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VACANT, Vice-President

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VACANT, Director—Communications