



March 16, 2026

The City of Calgary
City Clerk's Office
Legislative Services
P.O. Box 2100, Station M (MC 8007)
Calgary, AB, Canada T2P 2M5

Re: Repeal of Blanket Rezoning

The Chinook Park – Kelvin Grove – Eagle Ridge (CKE) Community Association writes this letter in support of the bylaw to repeal the citywide blanket rezoning that came into effect on August 6, 2024.

The CKE Community Association agrees with the City's desire to increase the supply of affordable housing, including developing diverse and more affordable housing options in areas in closer proximity to the city centre, transit routes, and other amenities. We remain supportive of steps that can address that issue directly. We also recognize that there is a polarization of views that can detract from a principles-based discussion.

That said, the CKE Community Association disagreed in our April 2024 submission with the citywide blanket rezoning as was ultimately approved by the City, while acknowledging that the proposal did have some supporters in our community.

We did not believe that blanket rezoning would be the best approach to increase the overall availability of more affordable housing, while retaining consistency with the character of mature neighbourhoods.

We expressed specific concerns about: (i) the potential for cascading large-scale redevelopment that could fundamentally change the character of a neighbourhood without sufficient regard to the cumulative effects of extensive redevelopment on the community and residents (including infrastructure); (ii) the contemplated increased height and location of windows relative to neighbours (e.g. issues with privacy and shading); (iii) the likelihood of significant consequential issues with parking because of the permitted half parking stall per residential unit; and (iv) a lack of clarity about the interrelationship with Local Area Plans.

Our Board also had an overarching concern that citywide rezoning would have unintended consequences that would have a significantly lesser impact on the supply of affordable housing than was expected.

We believed that the most likely impact of the change would be that developers would target inner city communities that are moderately priced with attractive amenities (vs other areas with high entry costs) to build higher margin, market rate units in those communities. This would see a reduction of modest priced housing in those communities, as developers would accumulate homes to be torn down to accommodate new market priced units.

We also believed that a development focus on increasing the supply of upscale, market rate housing would result in a reduced availability of funds and labour required to increase the supply of housing in the price ranges for which additional supply is required. In other words, the impact on the supply of what are actually affordable housing units in the needed price range seemed likely to us only to occur over an extended time through a trickle-down effect, vs a near to medium term increase in the supply of what could truly be referred to as affordable housing.

Our original perspectives about the impact of the blanket rezoning change on Calgary have been confirmed by what we have seen and heard about the impact of the change on other communities.

More recently, these perspectives have been reinforced much more directly through our own experiences with the two very high-density projects (18 and 20 units) currently in the approval process in our own community. These projects are totally out of character with our community and the homes in immediate proximity to them. This comment applies equally to the high-density developments on the east side of Elbow Drive directly across from our community.

The reality is that no one living in a single storey bungalow or even a two storey single family home wants to live next door to or behind a forty-foot high, 18-20 unit compound that is consistently misrepresented as 9-10 units, “plus secondary suites” that are actually an inherent part of the original design.

That is particularly the case when it is obvious to both the developer and the City that the limited parking spots for those high-density developments will result in significant street parking that will greatly inconvenience residents living in close proximity to those developments.

Our Board continues to believe that the preferred approach would be to incent developers to address more directly an increase to the supply of affordable housing by limiting high-density development to appropriate areas in which the change would be expected to increase the supply of those units in the near to medium term.

Otherwise, we highly recommend a reversion, at the earliest possible date, to the rules as they existed prior to the change to blanket rezoning that took effect on August 6, 2024. This change would also ultimately require significant modifications to parking requirements that are based on much more realistic assumptions about car ownership/unit in the typical Calgary inner-city neighbourhood outside the downtown core.

Those changes would ideally be in conjunction with a systematic, holistic review of existing Local Area Plans (including the Heritage Local Area Plan) that would address in a more collaborative, community-focused dialogue the localized vision for development in individual communities. A key component of this review would include, based on real-world community experiences to date, a true assessment of R-CG and H-GO rules with communities that have experienced very directly the application of those rules, so as to ensure these rules are updated in a way that is contextual and responsive to neighbourhood conditions.

Thank you for your consideration.

CKE Community Association

cc Rob Ward, Councillor for Ward 11