Lakeview Restrictive Covenant Committee
Autumn 2026 Newsletter

What does Calgary's Blanket Rezoning Repeal Mean for Lakeview?
(a 3 minute read)

Calgary's repeal of blanket rezoning restored the previous land-use bylaw, but it did not cancel developments that were already approved. Several multi-unit projects in Lakeview may therefore proceed, and future Local Area Planning efforts by the City may introduce new density provisions. This newsletter explains what has changed, what remains in effect, and how residents can participate in shaping Lakeview's future.

Our Committee's Goal

We are a small group of volunteer Lakeview residents that love our community. Our committee's goal is to help Lakeview residents understand how Restrictive Covenants work and to assist you with implementing one for your property. We would welcome the opportunity to sit down with you and a small group of your neighbours to answer your questions and explain the process. These sessions come with no obligation to proceed and can be tailored to your areas of interests and concerns. Please reach out!

With appreciation,

Lakeview Restrictive Covenant Committee
lakeviewrestrictivecovenant@gmail.com
www.lvrc.ca

———

Calgary's Blanket Rezoning Rescission is a start, but changes may not be permanent

The last several months have been very eventful for development bylaws in Calgary. City council engaged Calgarians in March and eventually repealed blanket rezoning in April, resulting in the reinstitution of the previous Land Use Bylaw.

In contrast to Calgary's efforts, Alberta Premier Danielle Smith recently directed (alternative link) the City of Edmonton to repeal its 2024 high-density zoning bylaws and gave Council three-months to revert to pre-2024 zoning standards. Edmonton's experience illustrates how quickly municipal zoning policies change and how provincial intervention adds further uncertainty. This dispute reinforces our concern that the current municipal zoning rules alone do not provide lasting certainty for Calgary homeowners should political winds change direction.

Concerning Development Approvals can still proceed

While the Calgary repeal restored the previous approval processes rules for row homes, lot subdivisions, and setbacks, it did not stop previously approved multi-unit developments from proceeding. Approved development projects have two years to begin construction (unless an extension is granted) suggesting that **the full impact of these projects on Lakeview has not yet been felt**. Unfortunately, one such lot has fencing erected and construction appears imminent. A summary of notable Lakeview applications is listed at the end of this newsletter.



Fencing erected at 2612 66th Avenue SW

A proposed development at the corner of 66th Avenue and Crowchild Trail is perhaps the most impactful on our community. The open house for the project was held on July 16th and was well attended by many concerned neighbours. The developer outlined plans for two multi-storey mixed residential/commercial developments. This development involves combining parcels (that our restrictive covenant document would specifically disallow). It also requires Council approval of a land use change, so please reach out to Councillor Rob Ward with your thoughts.

In both areas such areas of concern, the Lakeview Community Association continues to advocate for thoughtful planning. However, landowner voices and action are essential to preserve Lakeview's valuable character.

Local Area Planning may still introduce concerning densification
While blanket rezoning is seemingly behind us, city administration continues the important work of development planning. To accomplish this, they are working on The Calgary Plan to set the big-picture citywide vision for growth. Local Area Plans (LAPs) take those broad rules and apply them to specific communities.

Recent City policy updates ("Limited Scale Policies") to Local Area Plans that have already been completed still permit rowhouses and townhouses on parcels with rear lanes that sit on corners, near transit, or adjacent to parks, open spaces, and schools. Because of Lakeview's layout, a significant portion of our residential lots remain subject to these density provisions should a Lakeview LAP be constructed in the same manner as other recent LAPs in Calgary.

When Lakeview's LAP is initiated (combined with Lincoln Park, Garrison Green, Currie Barracks, Rutland Park, and Glamorgan), we encourage you to get involved, ensure your voice is heard, and demand meaningful engagement over your concerns.

- What do Local Area Plans look like?
  calgary.ca/planning/local-area/completed-area-plans.html

- What have consultants said about the City's engagement?
  EC2026-0008 Public Engagement Review

How Restrictive Covenants Work
A Restrictive Covenant is a legally binding property agreement that stays attached to a property, even when a property is sold, a new city council is elected, or the land use policies are amended. It is a commitment between you and others that also join the agreement to adhere to a set of restrictions on how the property can be developed in the future. You can view our restrictive covenant document here.

We believe that restrictive covenants are the most reliable long-term protection for neighbours looking to steward development in our community in the face of developer shortsightedness and civic processes that have been shown to lack meaningful engagement.

As mentioned above, we would welcome the opportunity to sit down with you and a small group of your neighbours to answer your questions and explain the process. Please email us at lakeviewrestrictivecovenant@gmail.com.

Addendum: Current Lakeview Development Applications
To view the City's interactive map of active development applications, navigate to https://developmentmap.calgary.ca/.

Higher-Density Housing Development Applications

- 3408 66th Ave SW (DP2026-01445):
  Approved 3 unit (plus 3 secondary suite) row house.
  Currently pending appeal, set to be heard in early 2027.
- 3406 66th Ave SW / 6627 Lakeview Dr (DP2025-05949):
  Approved 4 unit (plus 4 secondary suites) row house.
  Note that as of writing, fencing has been erected around this lot.
- 2855 Lionel Drive SW (DP2025-06177):
  Approved 4 unit (plus 4 secondary suites) row house.
- 2612 66th Avenue SW (DP2024-05408):
  Approved 4 unit (plus 4 secondary suites) row house.

Lot Subdivision Development Applications

- Lindstrom Drive SW (DP2025-02620 / DP2024-08539):
  Subdivision approved and new homes built. East home listed at $3.4 million.
- Ladbrooke Drive SW (DP2025-04817 / DP2025-04814): Subdivision approved.