



City of Calgary Public Hearing on Citywide Rezoning

March 23, 2026

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Lake Bonavista: First Manmade Recreational Lake Community in Canada

THE "YEAR ROUND HOLIDAY"
an exciting new concept in living
designed for
YOU and your family

By Lake Bonavista, the newest planned community by Keith, living takes on a whole new delightful dimension. Not only do you have the advantages of the outstanding design features and quality of a fine Keith home, but you live in a community planned to fulfill your recreational needs during every season.

A year-round vista of the Rockies provides a fitting backdrop while the lake island and wooded hill completes a picturesque setting rivaling a miniature idyllic scene. The setting is further enhanced by the beautiful Bonavista Falls cascading down the north slope of the hill. With 2000 gallons of water per minute circulating in the falls, a high level of oxygen and fine fresh water as the lake is assured.

Planned area activities, which will be restricted to residents of Lake Bonavista, their guests and special members of fish exclusive club, anticipates almost every recreation you and your family might desire. Water-recreation fun includes sailing, tennis, fishing, the lake is stocked with Rainbow Trout, and swimming in the

frigid sandy beaches. In addition to the normal community estate and the activities that take place in a good community, the 25 acre park provides a host of recreational opportunities. The wooded hill, of course, creates a fine area for hiking. Tennis courts, basketball practice area, complete playground equipment, picnic shelters, ice skating, and a roller skating rink are provided. The skating rink features a gas led heater to heat frost-free on those chilly days and is complemented by a spacious building with change facilities. Residents of Lake Bonavista are assured that these facilities will be maintained by a resident annual fee levied against each lot.

Excellent school facilities including Elementary, Junior and Senior High Schools are provided for the Lake Bonavista development and a beautiful shopping center featuring a covered mall for your year-round comfort. Furthermore, the lot on Lake Bonavista being additional planning for the district. This complete living design, designed to overlook the lake, offers a purchase that is truly breathtaking. You can't help but be proud to show your friends the Bonavista view from the delightful setting.

With all these opportunities for family fun and enjoyment, right in the beautiful area, Lake Bonavista will add years to your life and life to your years. We invite you to investigate the purchase of a new home in Lake Bonavista today. We don't just sell homes, we sell a way of life.



*THE PLANNED COMMUNITY MEANS
A RICHER LIFE FOR YOUR WHOLE
FAMILY AND GREATER PROTECTION
FOR YOUR INVESTMENT*

You will love Lake Bonavista. The special appeal and pleasing aesthetics that typify Lake Bonavista result from the "planned community" concept employed by Keith in the development of this choice area. A planned community is achieved by initially designing the community to include such essential elements as schools, and shopping. Next, and of major importance, is added the recreational focal point, which truly gives the area personality and living appeal. Strict architectural controls are imposed on the placing of every house on every street to assure a harmonious relationship between grade lines, roof lines, exterior design and color so as to avoid look alike homes on the same street and to provide a more appealing street scape.



The focal point in Lake Bonavista is the 51 acre lake and the adjoining 25 acre park with its extensive recreational facilities. Keith was the innovator of the planned community concept in Calgary, Willow Park being the first such development. The advantages to you, the purchaser, of living in a planned community are two fold. First by virtue of the many "fun facilities", life is richer for you and your whole family.



Secondly in a planned community your investment is protected. A comparison of resale values in Willow Park, with other districts in Calgary provides ample proof of the validity of this statement.

So, whether you favour the privacy of your own home and yard or the fellowship of good neighbors in one of the many community activities, Lake Bonavista will mean a richer life for you and your whole family. Ask our representative for more details today.



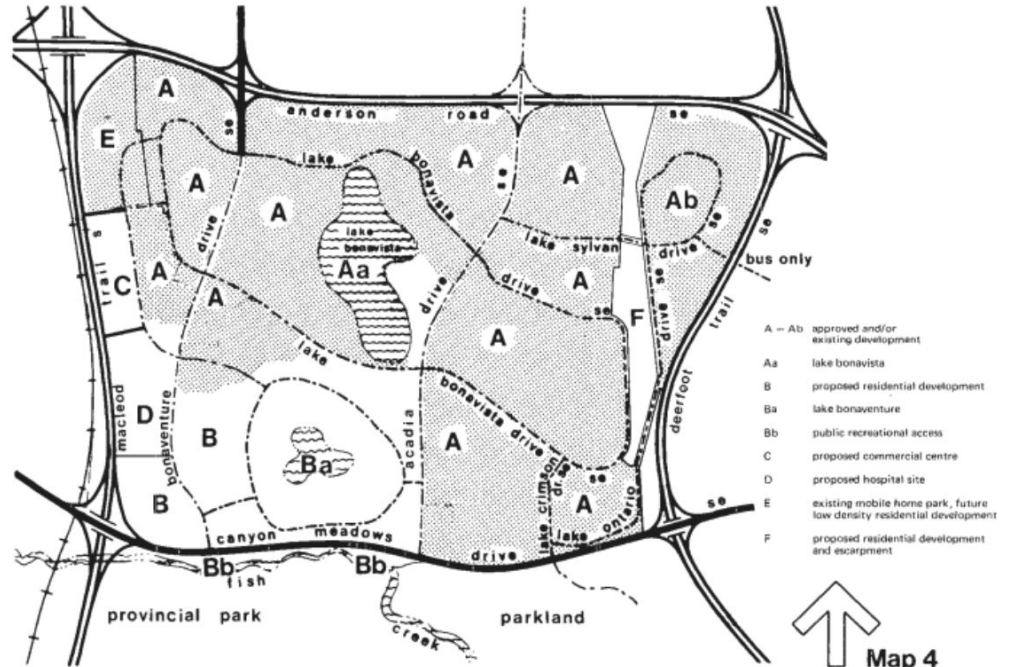
Lake Bonavista: A Model of Planning

- Established late 1960s/early 1970s
- Single Family homes, condos, schools, green space, and local retail
- ~5,000 front doors
 - ~3,300 Single family homes with Lake Memberships
- 6 Schools (Elementary/Junior High)

Bonavista Design Brief

Design Population

see Table 1



Lake Bonavista: A Plan That Has Stood the Test of Time

Home values range from \$200,000 to \$5,000,000

- Mature tree canopy & green space
- Walkable access to schools and services
- Strong community identity & stewardship
- Increasing demand from young families

Properties Sold for the Month of

ADDRESS	SOLD PRICE
1204 Lake Fraser COURT SE #.	\$570,000.00
11811 Lake Fraser DRIVE SE #3304	\$320,000.00
11811 Lake Fraser DRIVE SE #3105	\$220,000.00
135 Lake Wapta RISE SE	\$1,160,000.00
1113 Lake Fraser GREEN SE #1113	\$434,500.00
12505 Bonaventure DRIVE SE #106	\$385,000.00
1210 Lake Fraser GREEN SE ##	\$535,000.00
195 Lake Adams CRESCENT SE	\$848,300.00

Lake Bonavista: Impact of Blanket Rezoning on the LBHA

Planning Impact

- **Ignores** community-specific design
- **Undermines** 50+ years of successful planning

Capacity Constraint

- Lake Bonavista and Lake Bonaventure have **fixed, limited capacity**
- The lakes **cannot be expanded**

Operational Impact

- **Shifts responsibility** to a volunteer organization to develop and enforce policy
- Created legal and administrative costs

This policy increases demand on a resource that cannot grow



Our Ask: Thoughtful, Community-Based Planning

- **Densification works best when it is planned and context-sensitive**
- **Consider community-specific needs and infrastructure capacity** in future housing policy
- **Restore LBHA properties to R-C1 zoning**

One size does not fit all, planning should reflect the communities it serves.