



# Calgary River Valleys Project

Phase 3 Report Back: What we Heard

March 25, 2026

## Project overview

### The City is planning for the future of our river valleys through the Calgary River Valleys Project (CRVP).

The purpose of the Calgary River Valleys Project is to guide how we plan, use, conserve and build in our river valleys and flood hazard areas, with a focus on coordinated and purposeful land use policies. The project will inform amendments to the Calgary Plan and Land Use (Zoning) Bylaw, ensuring that Calgary's guiding documents consistently address development, planning and investment in our river valleys and areas impacted by flooding.

### Why this project is important

The river valleys are essential to Calgary's identity. They play an important role in our city's appeal as one of the best places in the world to live, play and do business.

Making careful decisions about how we plan, develop and build in the floodplain is a fundamental part of protecting and enhancing resilient river communities.

## Engagement overview

Calgary River Valleys Project stage 3 public engagement focused on presenting draft-updated regulatory floodplain mapping and regulations for public feedback. This includes:

- **Flood Hazard Areas:** In May 2025, the Government of Alberta released updated Flood Hazard Area maps for communities across the province, including Calgary. The maps reflect the latest understanding of a 1:100 flood. The province has adopted a new approach to flood hazard area mapping, dividing the flood hazard area into four categories (two of which are new) that reflect the level of risk of overland flooding. The City has developed draft proposed regulations aligned to this new mapping.
- **River-flood related Groundwater Flood Areas:** The City completed a groundwater study to deepen our understanding of Calgary's river flood-induced groundwater risk. The study mapped groundwater levels during a 1 in 100-year flood event. The City is proposing to incorporate this into Calgary's regulatory flood map as a new Groundwater Flood Fringe.

Stage 3 public engagement was open from November 24 to December 12, 2025. This was an opportunity for Calgarians to learn about flood mapping and to ask questions about the draft updated floodplain regulations for developing in flood risk areas.



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Online engagement was open November 24 to December 12, 2025.

- 3956 unique visitors
- 4454 visits to the engagement website
- 135 contributors made 225 contributions

We hosted three in-person and one online public event:

- November 25 Parkhill Community Association – 25 participants
- November 27 Riverbend Community Association – 19 participants
- November 29 Montgomery Community Association – 35 participants
- December 1 Online – 26 participants

We held 3 partner organization meetings:

- November 26 Industry and Partner Organizations Online – 10 participants
- November 27 Industry and Partner Organizations Online – 12 participants
- December 8 with Community Associations Online – 42 participants

## Calgary.ca/rivervalleys

The Calgary River Valleys Project page was updated with information on Stage 3 engagement prior to launch.

## Electronic notification

The Federation of Calgary Communities partnered with the project to forward information to the impacted community associations to promote the project engagement.

The Neighbourhood Partnership Coordinators, and key interested parties, were also sent the information to distribute within their networks to promote the project engagement through their networks.

## Social media

Social media posts (paid and organic) on Facebook, Instagram and Next Door promoted the public engagement opportunities. Paid posts on Facebook and Instagram were geo-targeted to reach Calgarians in communities where

- Total reach: 229,804
- Total impressions: 418,586
- Total link clicks: 4,146
- Total landing page views: 2,584

## Community signage



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To promote the in-person community events and the online survey, a total of 30 Bold signs were set up at key locations across river valley communities. All signs were set up from Nov. 20 through Dec. 6, however, nine of the 30 stayed up until December 15 to further promote the online survey throughout the remainder of the engagement period.

## Calgary's Rivers newsletter

A project update including information on how to participate in engagement was sent to the approximately 2000 newsletter subscribers. In existence for several years and formerly known as the Flood Readiness newsletter, many who subscribe to the Calgary's Rivers newsletter live in river valley communities and have an interest in Calgary's flood resilience.

## 311

Information on the engagement was provided to 311 to update FAQ reference documents for agents.

## What we asked

Our public survey consisted of two surveys.

1. Groundwater Flood Fringe mapping and the proposed regulations for existing developments and small additions, moderate additions, major additions or new construction and then overall thoughts of the proposed regulations. We asked participants to rank these based on their thoughts from not strong enough to too strong and also asked for additional comments.
2. Overland Flood Hazard Area Regulations. In Phase 2 engagement in February 2024, we asked for guidance to help form the regulations that were presented in Phase 3 in November 2025. Phase 3 engagement on the Flood Hazard Regulations, Floodway, High Hazard Flood Fringe, Flood Fringe and Protected Flood Fringe gathered feedback on the proposed regulations. As with the Groundwater Flood Fringe Regulations, we asked participants to rank whether the proposed regulations were not strong enough, appropriate or too strong, and to share additional comments.

For both surveys, we also asked participants to share their ideas for additional materials that would best support their use of the regulatory flood maps, to inform The City's implementation planning and communications.

## What we heard

For the Groundwater Flood Fringe, most participants agreed with the proposed regulations or felt they were just right. There were comments around clarifications, especially around things like fences, and the smaller additions and how to make it more equitable for those with smaller houses.

We heard from the participants that, in general, the proposed regulations for the Overland Flood Hazard are appropriate. However, we also received comments that the proposed Floodproofing regulations for the High



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Hazard Flood Fringe and Flood Fringe were too strong. Comments ranged from too much overreach, the regulations were too limiting to current homeowners and that the regulations themselves were vague and not easy to understand. Other concerns raised by some homeowners included that other homes much larger than theirs were allowed to be built in areas where The City is now looking to restrict new development, or increased building footprints and that they would be forced to follow these regulations when other homebuilders were not. We also heard many comments and concerns about how the Designated Flood Elevation (DFE) was calculated. DFE refers to the height of flood water, and the level that many of our building regulations are set around.

Lastly, most participants indicated that they'd prefer online interactive mapping and a brief flood regulations reference guide as additional sources of information.

- For a detailed summary of the input provided, see the [Summary of Input](#) section.
- For a verbatim listing of all the input provided, see the [Verbatim Responses](#) section.

## What we heard, what we did

A short overview of the range of input received, the themes that were raised, or some other useful characterization, followed by how the project team has incorporated that input into the decision making, and if not, why.

What we heard	What we did
Unfair application of High Hazard Flood Fringe rules to vacant lots.	Addition of new regulation specific to vacant lots in the High Hazard Flood Fringe provides greater clarity and flexibility for these property owners.
Building footprint regulation in the High Hazard Flood Fringe “too strong”	Project team completed additional technical modelling to assess the impacts of a relaxation to this rule. It was re-confirmed that increases to building footprints at a community-wide scale increase the velocity of floodwaters, posing greater risk to public safety and property damage. No changes to the proposed rule were made as a result.
Seeking clarity on Designated Flood Elevations for various flood areas	Proposed River Flood Maps will provide specified DFE for all parcels, as well as a online interactive flood map.
Desire for greater clarify on the regulations	Additional materials are being developed to support ease of understanding what the regulations mean, and how to comply as a property owner.
Desire for stronger regulations in the river valleys.	No increases to strength of regulations were contemplated following this engagement.



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## Next steps

This input was carefully reviewed by the project team, and supported the development of final proposed amendments to the Land Use Bylaw 1P2007, which will be presented to the Infrastructure and Planning Committee on April 15, 2026. Many comments related to need for additional clarity on the proposed regulations are being addressed through the development of implementation materials, including:

- Direct mail out
- A public-facing Flood Hazard Area development info guide
- Interactive online mapping
- Information sessions prior to public hearing of Council



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## Summary of input

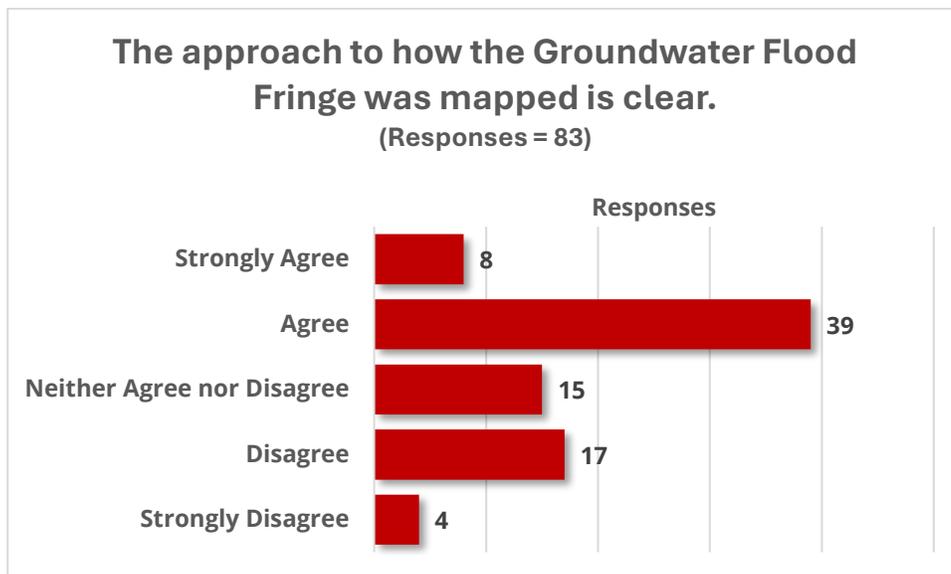
The following graphs show responses to the online engagement. Please note that these graphics represent those who responded to the engagement.

### Groundwater survey portal results

While findings cannot be generalized to the broader population, feedback from those who participated in the engagement showed that:

Participants' opinion of:	Outcome
Groundwater Flood Fringe mapping approach	The majority of respondents agree the approach was clear.
Regulations on existing development and small additions	The majority of respondents believe the regulations are "just right".
Regulations on moderate additions	The majority of respondents believe the regulations are "just right".
Regulations on major additions and new construction	The majority of respondents believe the regulations are "just right".
Overall approach to Groundwater Flood Fringe regulation	Just above half of respondents agree with the overall approach, with remaining responses split between neutral and disagreement.

The following graphs are the compiled responses to questions on the portal page related to the proposed groundwater regulations.

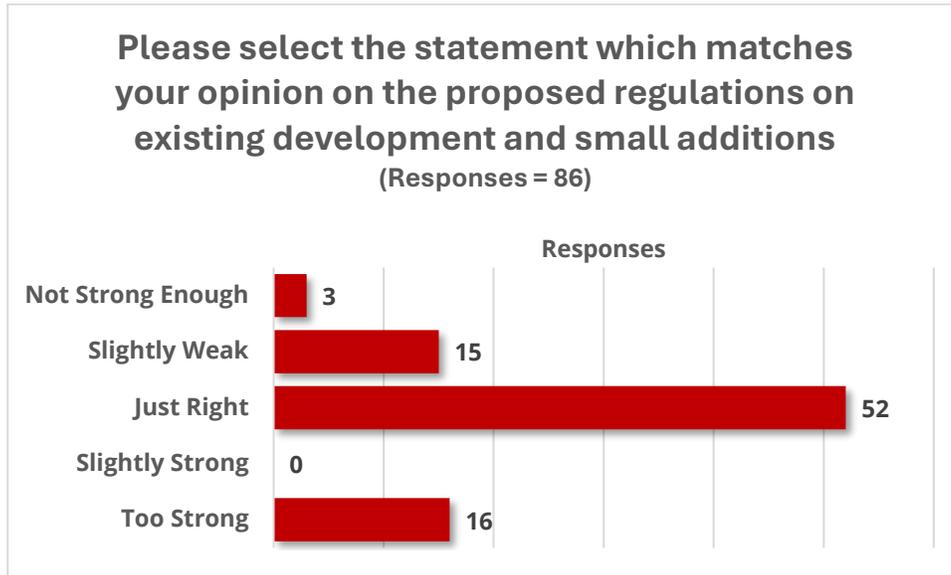




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Of those who gave feedback during public engagement, the majority (57%) agreed that the Groundwater Flood Fringe mapping was clear, however, a meaningful minority (25%) stated otherwise.



Of those who gave feedback during public engagement, a majority (60%) stated that the proposed regulations on existing development and small additions were just right. There were no common themes to comments from this group, although some mentioned a desire for more information.

21 per cent felt the regulations may be on the weaker side, with comments having no common themes while highlighting various regulations they'd like to see strengthened. 19 per cent thought the regulations were on the stronger side, with a few indicating a recurring theme around the 10 per cent and square footage rules. Overall, there was agreement on these regulations, although further revision of specific regulations might address some concerns raised.

To summarize, comment themes fell into three groups:

**Regulations are slightly weak or not strong enough:**

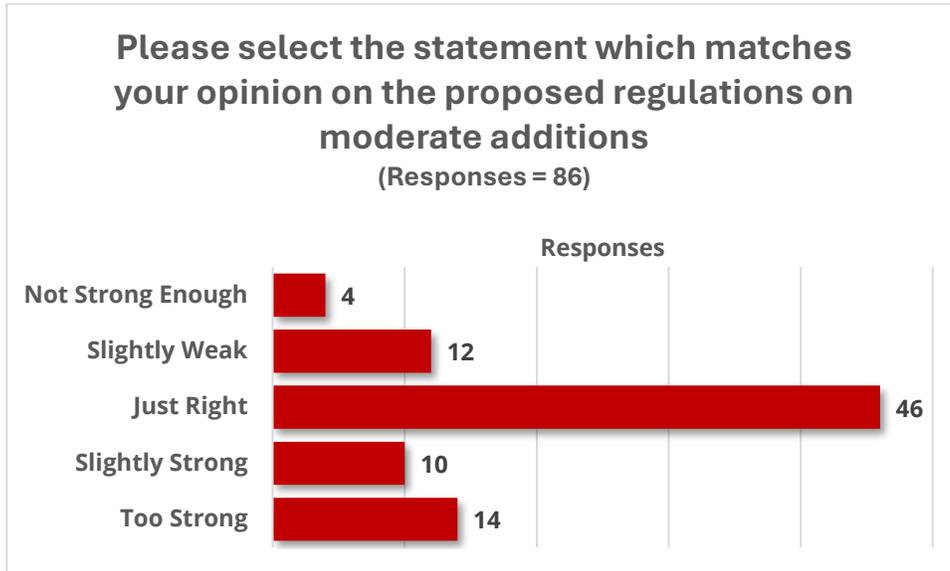
- Sought specific strengthening of various regulations

**Regulations are just right:**

- Felt that they would appreciate more information on certain regulations

**Regulations are slightly strong or too strong:**

- Sought specific targeted revisions, specifically around the 10 per cent and square footage rules
- Felt new regulations weren't necessary.



Of those who gave feedback during public engagement, a majority (53%) stated that the proposed regulations on moderate additions were just right. There were few comments from this group.

19 per cent felt the regulations may be on the weaker side, with few comments and no recurring themes. 28 per cent thought they were on the stronger side, with a few comments mentioning a recurring theme of wanting significantly reduced regulations. Overall, there was agreement with these regulations, but comments did not provide any additional insight.

To summarize, comment themes fell into three groups:

**Regulations are slightly weak or not strong enough:**

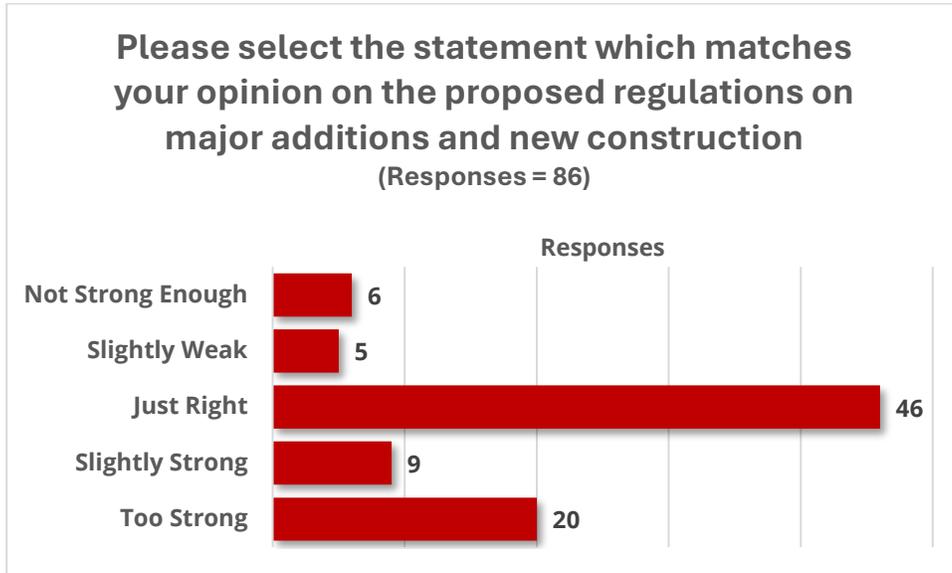
- Few comments, with no recurring themes

**Regulations are just right:**

- Few comments, with no recurring themes

**Regulations are slightly strong or too strong:**

- Sought a significant reduction in, or no new, regulations



Of those who gave feedback during public engagement, a majority (53%) stated that the proposed regulations on major additions and new construction were just right. There were few comments from this group.

13 per cent felt the regulations may be on the weaker side, with few comments and no recurring themes. 34 per cent thought they were on the stronger side; common themes included requests for various specific regulations to be reduced, feelings of unfairness in the impact to certain people, and that homeowners should make the final decision on regulations. Compared to later questions, the comments made by those opposed were primarily focused on adjustments to the regulations, not a complete removal.

To summarize, comment themes fell into three groups:

**Regulations are slightly weak or not strong enough:**

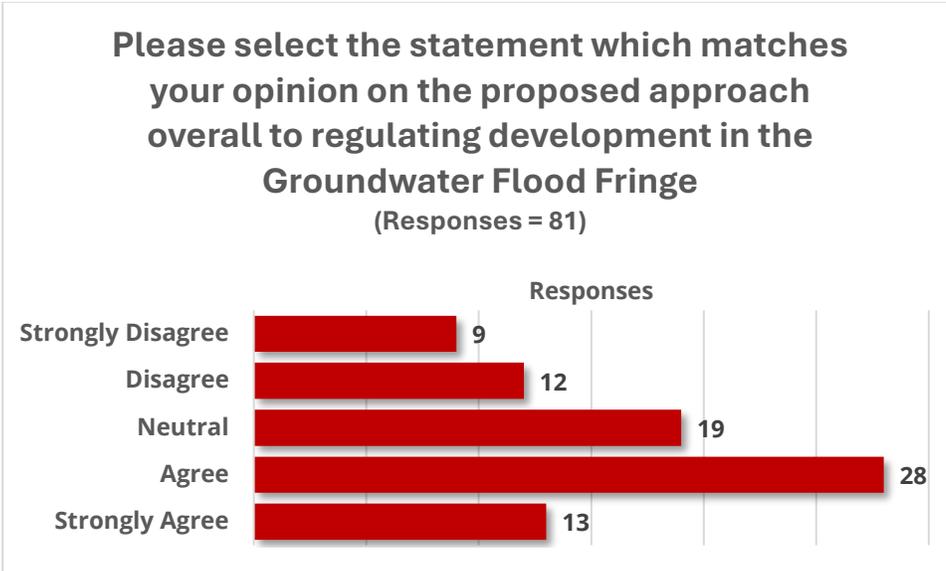
- Few comments, with no recurring themes

**Regulations are just right:**

- Would appreciate further information or reasoning behind specific decisions
- Would like to see various specific regulations strengthened

**Regulations are slightly strong or too strong:**

- Sought various specific regulations be reduced
- Felt that regulations unfairly impacted them for various reasons (e.g. zoning or previous development in area)
- Felt homeowners should take on risk, rather than The City deciding



Of those who gave feedback during public engagement, a majority (51%) agreed with the overall approach to regulating development in the Groundwater Flood Fringe. There were few comments from this group, with no common themes.

23 per cent were undecided on the overall approach, but there were few comments describing why. 26 per cent disagreed with the overall approach, with the main theme being beliefs that there should be either specific or significant reductions in regulations. Overall, there was agreement with these regulations, but based on comments here and elsewhere, specific regulation changes might impact certain groups' approval of the regulations.

To summarize, comment themes fell into three groups:

**Agree with overall approach to regulations:**

- Believe there could be targeted strengthening of regulations
- Would like more information on the regulations and what information was used to determine them

**Neutral towards overall approach to regulations:**

- Too few comments and no common themes

**Disagree with overall approach to regulations:**

- Believe there should be specific or significant reduction in regulations
- Believe regulations limit ability to develop and property value
- Believe there should be specific strengthening of regulations

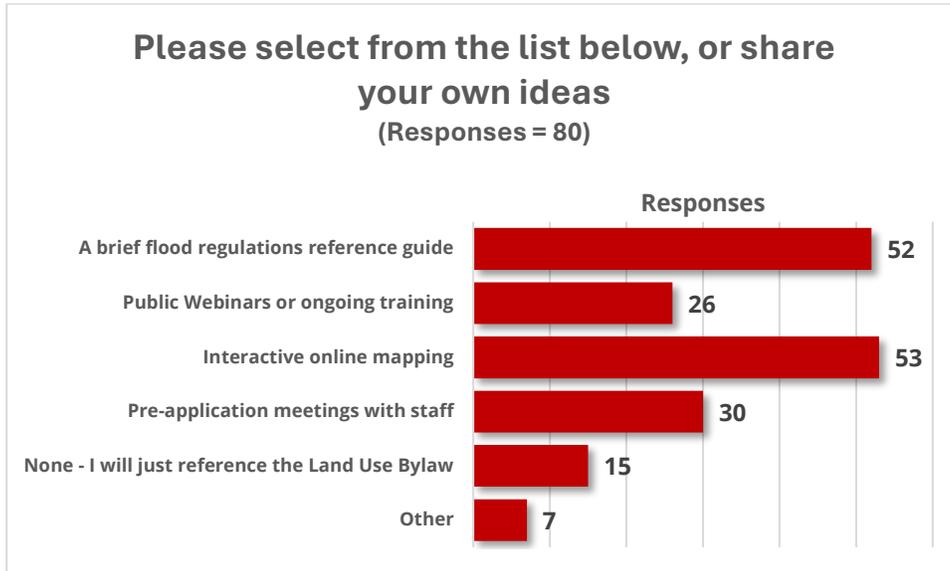


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- Disapprove of the groundwater study

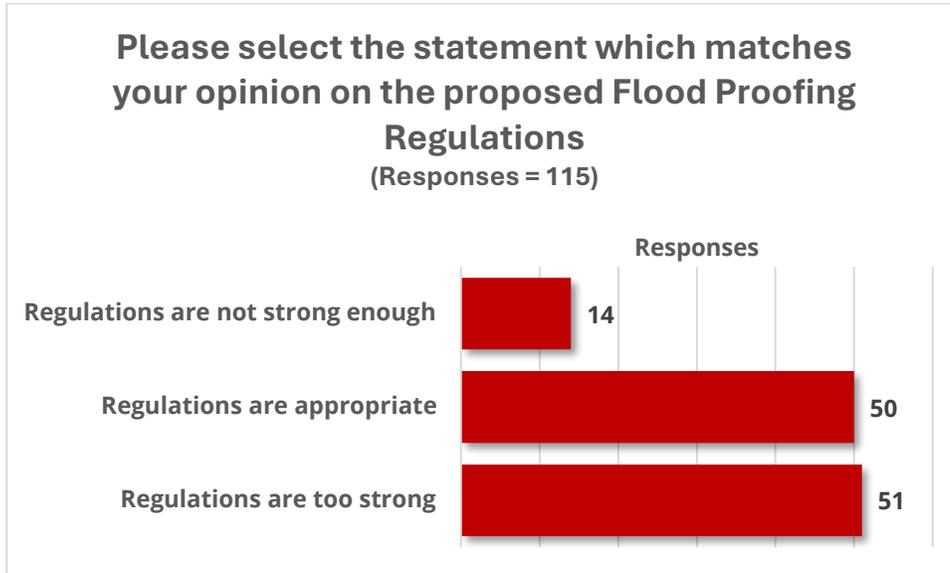


## Overland Flood Hazard Area regulation survey portal results

The following graphs are the compiled responses to questions on the portal page related to the proposed Overland Flood Hazard Area regulations.

While findings cannot be generalized to the broader population, feedback from those who participated in the engagement showed that:

Participants' opinion of:	Outcome
Flood proofing regulations	Split between "appropriate" and "too strong"
Floodway regulations	Half believe regulations are "appropriate;" remaining responses are split between "too strong" and "not strong enough"
High Hazard Flood Fringe regulations	Split between "appropriate" and "too strong"
Flood Fringe regulations	Split between "appropriate" and "too strong"
Protected Flood Fringe regulations	Two-thirds believe regulations are "appropriate;" remaining responses are split between "too strong" and "not strong enough"



Among those who participated in the engagement, just under half (44%) indicated that the regulations for flood proofing felt too strong. Comments provided by participants reflected primarily two perspectives: roughly two thirds expressed a preference for significant reductions or removal of regulations, while about one third suggested that the regulations could be acceptable with revisions.

A similar proportion of participants felt the regulations were appropriate, though many of these respondents also identified opportunities for minor adjustments. 12 per cent thought regulations should be strengthened. Overall, this feedback suggests that while viewpoints vary, there may be room to address concerns through targeted revisions that respond to the specific issues raised by participants. Further details and clarification around certain topics may also be beneficial.

The following is a summary of comments left by those who selected each of the three options:

**Regulations are not strong enough:**

- Sought several small modifications to regulations, including fencing, hazardous waste, enforcement, etc.
- Sought several significant modifications to regulations, including riparian protection and reducing development in flood hazard areas.

**Regulations are appropriate:**

- Mentioned certain sections were unclear (regarding DFEs).
- Minor revisions they'd seek (regarding DFEs)
- Agreed with revisions, but mentioned they also may be too strong

**Regulations are too strong:**

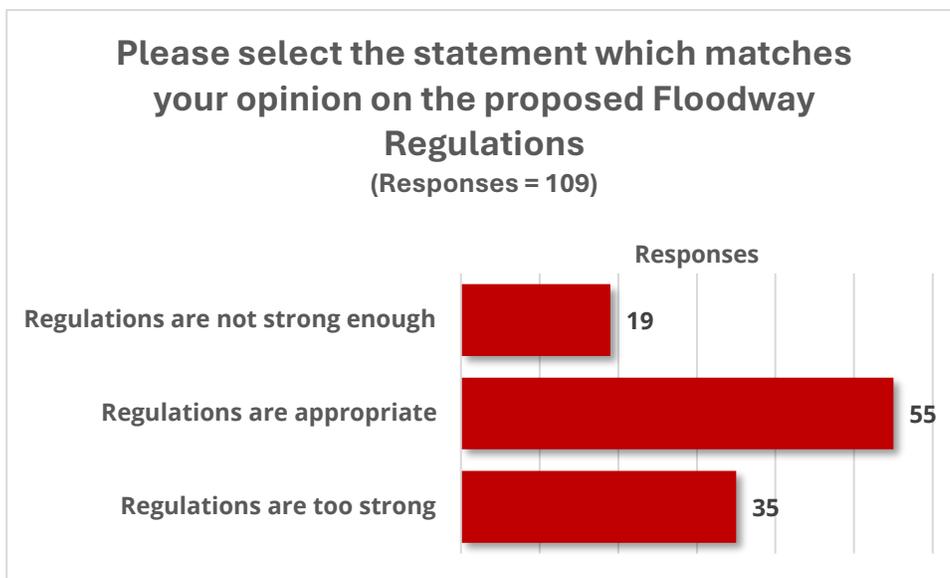


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- Sought small revisions (concerning DFE’s and living spaces, 10 per cent rule and zone boundaries)
- Sought significant reductions in regulations or no restrictions (not wanting government involvement, seeing the government as informing-only, unfairness around grandfathered properties and belief that upstream solutions have already solved the problem.)
- Felt regulations reduced development opportunities
- Information around regulations is unclear
- Lack of government trust



Among those who participated in the engagement, half (50%) indicated that the regulations for Floodways were appropriate. The small number of comments provided by participants in this group tended to align with the ‘Regulations are not strong enough’ group or mentioned a desire for more information.

A notable proportion (32%) of participants felt the regulations were too strong, while 17 per cent indicated they were not strong enough. Based on the comments from these groups, it is likely that any effort that mitigates one group’s concerns with these regulations would likely directly conflict with the other. Further details and clarification around certain topics may also be beneficial.

The following is a summary of comments left by those who selected each of the three options:

### Regulations are not strong enough:

- Nearly all stated there should be no or very limited development in the floodway



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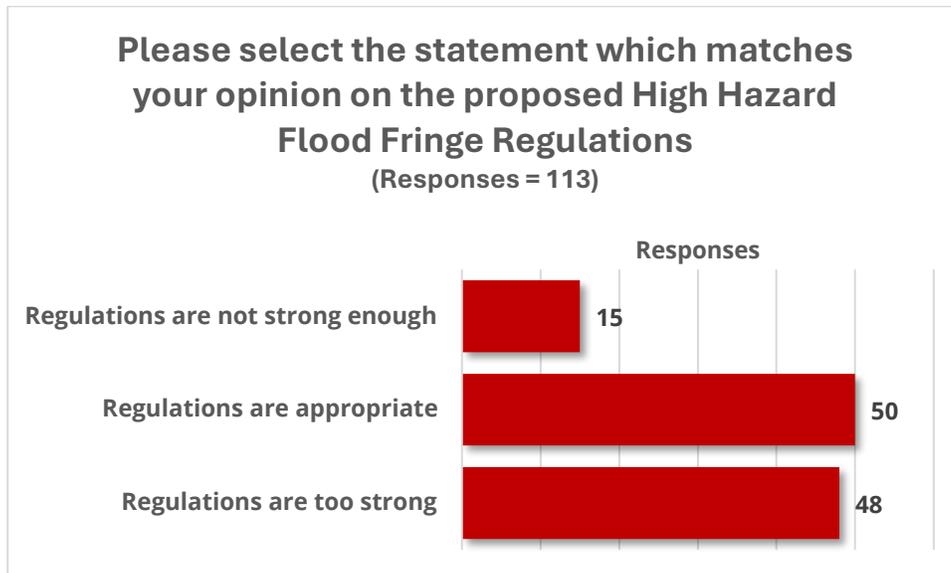
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## Regulations are appropriate:

- Sought more information or clarity on various topics
- Felt there should be no or very limited development in the floodway
- Felt the boundaries of the zones should be adjusted to limit development
- Felt they were negatively impacted by other existing developments in the area.

## Regulations are too strong:

- See regulations as government overreach, or felt government responsibility should end at informing homeowners of risk
- Saw regulations as negatively impacting future development
- Mentioned specific requirements they'd like to see loosened
- Saw a decrease in property values from requirements.



Among those who participated in the engagement, just under half (42%) indicated that the regulations for High Hazard Flood Fringe felt too strong. Among these, the two most common sentiments were that there should be significant reduction in, or no, regulations or that there should be a targeted reduction in regulations. There was also a belief that the government was infringing too heavily on what is allowed on people's property. Lastly, there were some who stated they perceived these regulations as unfairly impacting them and not others.

A similar proportion of participants felt the regulations were appropriate, but the comments provided by this group did not identify any common themes relevant to this question. 13 per cent felt regulations were not strong enough. Overall, this feedback suggests that while viewpoints vary, there may be room to address



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concerns through targeted revisions that respond to the specific issues raised by participants, but this would not likely relieve the concerns of a subset of people who feel there should be very limited or no regulations. Further details and clarification around certain topics may also be beneficial.

The following is a summary of comments left by those who selected each of the three options:

### Regulations are not strong enough:

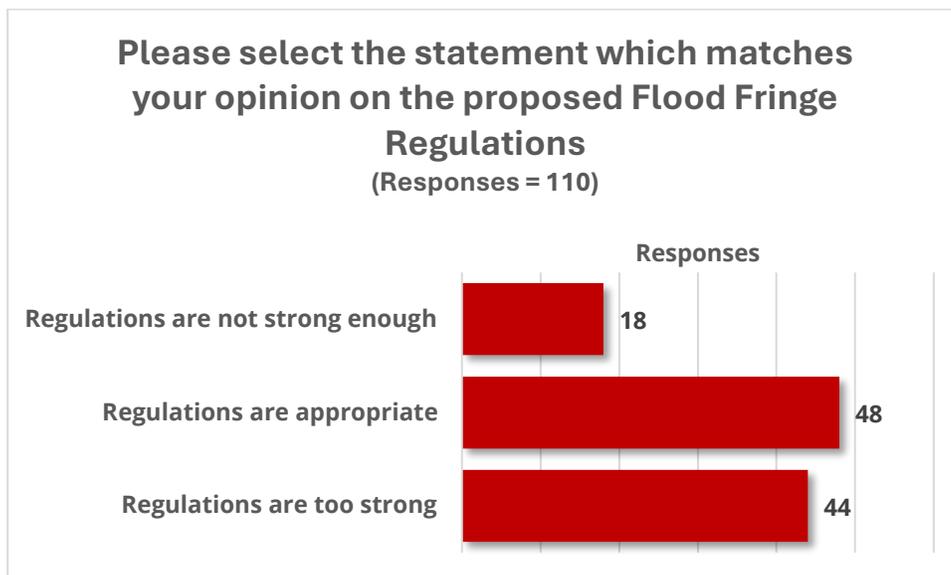
- Requests for very specific targeted increase in regulations for certain activities

### Regulations are appropriate:

- Concerns about multi-family developments in the area
- Requests for more information
- Desire to see landowners, not government, take on informed flood risk.

### Regulations are too strong:

- Desire for significant reductions in the regulations, or no restrictions at all.
- Desire for targeted reductions in the regulations
- Believe the regulations overreach and infringe on homeowner rights
- Believe the regulations limit development
- Believe this initiative is unfair in who it applies to
- Believe the risk is being overblown





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Among those who participated in the engagement, just under half (40%) indicated that the regulations for the Flood Fringe felt too strong. There were no strong recurring themes outside a few generalized concerns mentioned elsewhere about no new regulations and perceptions of government overreach.

A similar proportion of participants felt the regulations were appropriate, but the comments provided by this group did not identify any common themes relevant to the question. 16 per cent felt regulations were not strong enough. Overall, feedback indicates that several people feel regulations are too strong, but only a few contributed generalized comments about regulations. Further details and clarification around certain topics may also be beneficial.

The following is a summary of comments left by those who selected each of the three options:

## **Regulations are not strong enough:**

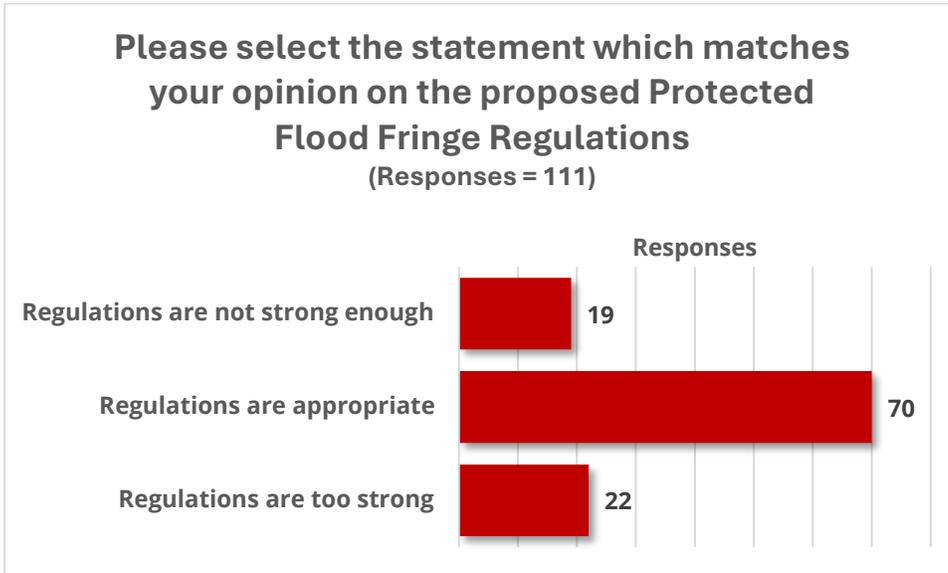
- Requests for very specific targeted increase in regulations around hazardous goods storage.

## **Regulations are appropriate:**

- Mentioned they would appreciate more information

## **Regulations are too strong:**

- Would like to see no, or no new, regulations
- Believe there should be specific targeted relaxation of certain regulations
- Believe regulations are government overreach and infringe on their property rights
- Believe regulations reduce future development opportunities
- Feel regulations are unfair



Among those who participated in the engagement, nearly two-thirds (63%) indicated that the regulations for the Protected Flood Fringe were appropriate, but the comments provided by this group did not identify any common themes relevant to this question.

The remaining third (37%) were split evenly between perceptions that regulations were either not strong enough or too strong. It is hard to draw any conclusions from the comments of this section as there were no common themes for any of the three groups, beyond general concerns mentioned in previous answers. Overall, there was stronger alignment with this set of regulations, and it is noteworthy to point out that several participants who selected 'Regulations are too strong' for other questions selected 'Regulations are appropriate' for this question.

The following is a summary of comments left by those who selected each of the three options:

**Regulations are not strong enough:**

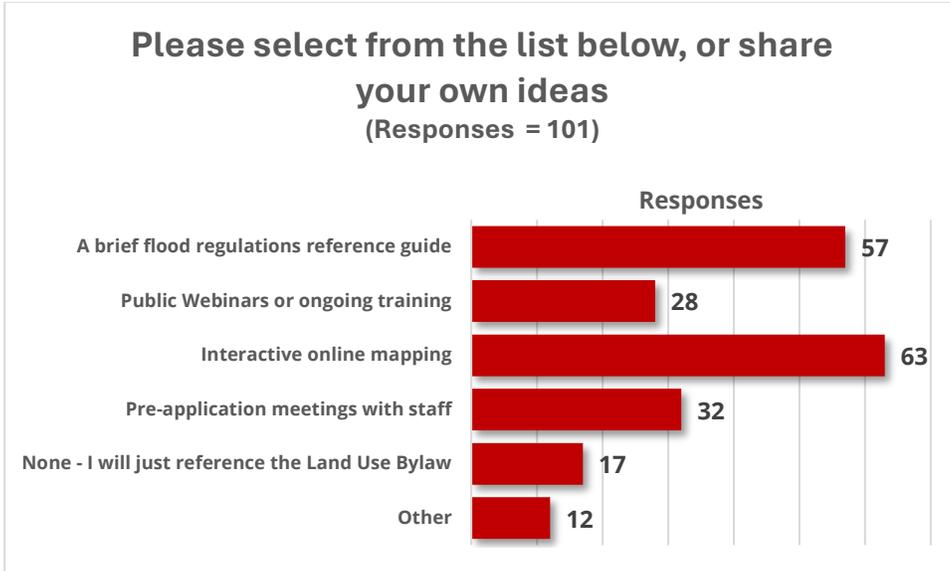
- Desired specific increases in regulation (for example DFE and living spaces)
- Desired more information

**Regulations are appropriate:**

- Desired more information

**Regulations are too strong:**

- Mentioned they would like to see no, or no new, regulations.



## Groundwater Flood Fringe – online comment themes

The themes and comments are an amalgamation of all feedback received related to the proposed Groundwater regulations. This was done due to the repetitive nature of many comments received via the engagement portal.

Theme	Verbatim comment
Like the proposals for the Groundwater Flood Fringe	<ul style="list-style-type: none"> <li>All homes should eventually need to meet the requirements - say within 15 years</li> <li>I think the proposed regulations are appropriate to minimize the risks to properties.</li> </ul>
Designated Flood Elevation (DFE) and additional concerns	<ul style="list-style-type: none"> <li>City is leaning too hard on what-ifs. Many buildings in this area did fine in 2013</li> <li>this is comparable to the restrictions in the flood fringe. should the groundwater levels not be different than the flood levels themselves?</li> </ul>
Development concerns related to the new regulations and compliance concerns.	<ul style="list-style-type: none"> <li>Does not address the possibility of adding additional unit (units) to the existing structure. This should not be allowed in areas , such as Bow Crescent , where only single family dwellings should be allowed.</li> <li>Who will be following up to ensure developers are compliant to these regulations? There would need to be specialists to ensure that regulations are met for FAC in</li> </ul>



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	order to be effective. Specialists should include engineers specializing in hydrology and electrical engineers.
Risks and requirement concerns for Groundwater regulations	<ul style="list-style-type: none"> <li>• The definition of “watertight” is not explained.</li> <li>• Water coming in overland from the river is visible as flooding; water underneath current structures is not mapped to my knowledge. So, How would this be tested?</li> <li>• Risk mitigation is more appropriately assigned to the person assuming the risk</li> </ul>

## Overland Flood Hazard Area – online comment themes

The themes and comments are an amalgamation of all comments received related to the proposed Overland Flood Hazard Area regulations. This was done due to the repetitive nature of many comments received via the engagement website.

*Below are some of the key themes we hear related to proposed regulations for the Overland Flood Hazard Areas. Most of the comments and responses that indicated regulations were too strong emerged in the questions about the building flood proofing, High Hazard flood Fringe and Flood Fringe proposed regulations. For all the Overland Flood Hazard Area questions, many participants were also very supportive and felt they were appropriate.*

Theme	Verbatim comment
Proposed regulations too strong in relation to flood proofing, High Hazard Flood Fringe and Flood Fringe.	<p><b>Zone over-extension</b></p> <ul style="list-style-type: none"> <li>• Flood Fringe is being pushed too hard here. Chaparral Valley on the Eastside was not even touched in 2013. But is included in Fringe?</li> <li>• The real solution is upstream mitigation! We had one flood event in 2005 with 5 homes had or experienced overland flooding in Bowness. The other flood event in 2013 only 2% of homes in all of Bowness had overland flooding. Now you’re suggesting arduous bylaw restrictions to an extreme to protect what? My house for example on Bow Cres did not have overland flooding now I’m in flood hazard area!! Poor poor planning. Costing home owners hundreds of thousands of dollars.</li> </ul> <p><b>Negative impacts on home value</b></p> <ul style="list-style-type: none"> <li>• These restrictions severely limit my ability to develop and utilize my land which is located within the flood fringe and materially decrease the value of my property. This is an over reach and unacceptable. Insurance is my problem, but you are proposing to preclude me from using my land.</li> <li>• Everyone in these affected areas bought their land without these punitive restrictions in place. This will significantly affect the value of the properties, and if the city moves forward with this, the city should compensate the landowners for this lack of future</li> </ul>



development opportunity.

Additionally, these flooding events are not flash floods. Floods occur with 12 hours to several days of advanced notice. There is plenty of time to remove all valuables from below the 100 yr water line, and certainly enough time for any people to vacate the property. The documentation reads like there could be a flash flood at any moment. This is simply not the case, the risk only exists at one time of year for a few weeks. All other times of year are safe, and the fact is that your house is more at risk from your own pipes breaking than from the river.

**Restricts future development**

- This is crazy. Prohibiting increases in the footprint is completely unreasonable, when there are antiquated structures from the 1930s in place. These regulations could limit 1 acre lots to less than 1000sqft of living space while limiting it to a single unit or suite. In a modern environment that is nonsensical.
- The fact that one cannot build on an empty river lot is very unreasonable. In addition, if one is replacing an 800 square-foot home, it does not seem reasonable that they could not build a modern sized home on a very expensive river lot.

This proposal is almost ridiculous. It does not seem reasonable that one could not build on an empty lot where they're currently planning to build their new home.

**Basement regulations too strict**

- Living spaces below the DFE should be allowed if the DFE is less than 1M above the floor level of the living space, as there is less risk of safety compared to more than 1M of water. Or at a minimum pick the middle of the damage curves that the ab govt have.
- The requirement to locate all living spaces above the DFE is too heavy-handed in the flood fringe given the relatively low speed at which flooding occurs in Calgary. The relative risk of loss of life is very low and can be mitigated through other measures that do not require a ban on living spaces below the DFE, such as a water alarm.

**Don't want any regulations**

- The individuals own the land, not the city. The city should not be dictating whether or not someone can build on their own land. The city should inform the land owners of the risk they are taking but it is their decision, not the city's.
- Let homeowners and insurance carriers determine the risk and the necessity of building alterations, limitations, or building safety as it applies to flood zones. If the dams had been properly managed in 2005 and 2013, there would have been virtually no damage. Since then, with provincial supervision and ongoing



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	<p>upstream planning, there is no need for further action by the City of Calgary. In any groundwater scenario, if the city cannot provide barriers to prevent groundwater (barrier to bedrock), then they should refrain from further action and let the market and the province (building codes) bear the responsibility for safety and building limitations.</p>
<p>Appropriate risk mitigation taken for all Flood Hazard Area designations</p>	<ul style="list-style-type: none"> <li>• Seems reasonable, but notification procedures by property owners / landowners may also be required to residents below grade, to guarantee evacuations during flood events</li> <li>• All redevelopments should also need to demonstrate they do not worsen flood conditions, regardless of the scale.</li> <li>• I think that some living spaces should be permitted below the DFE. Disallow bedrooms and secondary suites because that poses a risk to safety but allow play spaces, laundry, etc and let the home owner decide what risk they are willing to take.</li> </ul>
<p>Regulations not strong enough for all Flood Hazard Area regulations</p>	<ul style="list-style-type: none"> <li>• Regulations are not strong enough because they don't mention actual hazardous waste or materials that could be stored on the described property below the DFE. For that matter will the COG consider restrictions on land zoning and usage within the potential flood area?</li> <li>• With the impacts of climate change only increasing, 1:100 year floods will become all the more common. That means allowing living spaces below the 1:100 year DFE is just asking for a safety issue. I believe living spaces should not be permitted (for new builds/re-builds) beneath the 1:100 year DFE even in the fringe area.</li> <li>• This should be the set of regulations that covers all flood fringe areas</li> </ul>
<p>Like the proposals</p>	<ul style="list-style-type: none"> <li>• I am ok with this regulation. It's in the fringe area, and not within the floodway.</li> <li>• Regulations seem appropriate. However, without knowing the DFE for the protected flood fringe areas it's hard to say for that designation.</li> <li>• Makes sense. I wouldn't want to build or live or have a business on a flood fringe.</li> </ul>
<p>Difficulty understanding the regulations</p>	<ul style="list-style-type: none"> <li>• Disagree with the 10% rule. The number should be set at a square foot, otherwise small houses get discriminated against. In discussion with several neighbours in Bowness, we support 10% or 2000 sq ft, whichever is larger.</li> <li>• "Regulations are appropriate , with the exception of "" Set all windows, doors, and building entrances above the DFE minus 1 metre"".</li> <li>• This is very vague as to the ""above"". Is that ""at"" the DFE? Or above the DFE ? And if so , how much above the DFE before we subtract the 1 meter?</li> </ul>



# Calgary River Valleys Project

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	<ul style="list-style-type: none"><li>• Also , if the local building code originally called for single family dwelling (Bow Crescent) that should be strongly upheld."</li><li>• While I think the regulations are mostly appropriate, the line about "Nothing must be stored outside of a building" seems vague and difficult for everyday citizens to comply with. Would this include things like bicycles (locked to a bike rack), garden ornaments/decorations, even vehicles, etc? I think it makes sense for commercial items, but day-to-day, might face more pushback between regular Calgarians and law enforcement.</li></ul>
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# Calgary River Valleys Project

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## Verbatim comments

Verbatim comments presented here include all feedback, suggestions, comments and messages collected online and in person through Phase 3 engagement. All input has been reviewed and provided to the project team to be considered in decision making.

Any personal identifying information in the verbatim comments has been removed. Comments or portions of comments that contain profanity, or that are not in compliance with The City's [Respectful Workplace Policy](#) or [Online Tool Moderation Practice](#), have also been removed from participant submissions.

No other edits have been made to the feedback, and the verbatim comments are as received. As a result, some of the content in this verbatim record may still be considered offensive or distasteful to some readers.

## Groundwater Flood Fringe regulation - survey portal comments

**Please select the statement which matches your opinion on the proposed regulations on existing development and small additions (provide any additional comments below).**

- OK
- Members responding on behalf of the Calgary River Valleys organization agree that for moderate additions (10% to 75% of footprint) to existing buildings in the Groundwater Flood Fringe areas, installation of a sewer backflow prevention valve are necessary. These should, in reality, be required for ALL properties that are being altered for less than 10% of the footprint and that are at risk of Groundwater Flooding.
- These are bad questions. Need more clarity of impact on existing properties and specifically changes to areas such as detached garages/laneway houses.
- "Again, you are penalizing homeowners who rebuilt. We have no way of moving our electrical panel or furnace upstairs. We have a sewer valve, we've mitigated what we can, but there are limitations in a finished home. Owners around us built massive, expensive new homes, while some people renovated and preserved their homes, often for financial reasons. So now, we'd be the ones whose property values decrease? Who would buy a house with severe restrictions as to the size allowed, or the building requirements?"
- For 12 years, the City allowed massive homes & large yard structures. If there was a desire to limit, it should have been done then. Drive around and look at the massive new buildings, then try to justify limiting a homeowner with an older 1000 sq ft home. Makes no sense that the rules don't apply to all.
- Our small home with large lot, many trees helps with overland flooding whereas the massive houses next door cover most of their lots and cause strong flood currents. Please no."



- You are proposing to materially limit my ability to renovate and develop my property which is located in the groundwater flood fringe. My property was undamaged in the 2013 floods but now shows up as in the groundwater flood fringe.
- Does not address the possibility of adding additional unit (units) to the existing structure. This should not be allowed in areas , such as Bow Crescent , where only single family dwellings should be allowed.
- "The current rules also are 10% for additions, regardless of if they change the footprint, so if I add a second floor, I have to move the furnace and HW up a level (if currently in a basement). This seems like no rationale reason, the damage would be the same regardless. so if I have a 1000 sq ft home and want to build up, I have to move the furnace and HW tank up. how would I do that without losing part of a kitchen or bedroom or ...
- The number should be 10% or 2000 sq ft , whichever is larger, for any flood proofing requirement"
- As above. The city should refrain from anything that is not already in place via current by-laws and other protections and building codes.
- "Cannot answer this without more information.
- What is the DFE? This is not at all clear.
- Height above main floor level?
- How is it calculated?
- Also
- There is a huge difference between a 10% Renovation or extension and one that is 75%.
- I would certainly not call 75% "moderate"."
- Makes sense. These are good measures for protection for flood fringe.
- Should be only 40-75% footprint expansion
- I think that this is appropriate. If one is significantly investing in their property, they should also do an upgrade of this nature to address these potential issues.
- "Major problem is installing an electrical shut off in the attic does not work.
- Sump pump is installed and was capable of controlling the slight seep, failed when Enmax turned off the power as did the leak detection alarm.
- Back up valved worked great."
- Properties that are changing any % of their current footprint, are not required to meet any new regulatory requirements in the Groundwater Flood Fringe, it's optional.

**Please select the statement which matches your opinion on the proposed regulations on major additions and new construction. Provide comments below.**

- Risk mitigation is more appropriately assigned to the person assuming the risk
- For buildings constructed w/o a basement (ie built on a pad), there would be no need for the sump pump or backflow prevention
- Almost impossible to make basements watertight.
- Let people choose their own level of high groundwater readiness. If they did not know about groundwater issues before, then they know about them post 2013. Actually, there were 2 high water



events before 2013 where some people experienced limited groundwater in their basements - 1999 and 2005.

- Members responding on behalf of the Calgary River Valleys organization agree these regulations seem appropriate. However, we also want to reiterate that the risks from Groundwater Flooding should be borne by the homeowner / landowner and not be transferred to taxpayers as a whole. We would encourage City Administration and City Planning decision-makers to weigh and incorporate the potential impacts of groundwater flooding on existing homes and businesses when they are reviewing & approving new upslope development applications. New developments should NOT be considered in isolation; each will have an impact on surrounding properties, particularly those that are downslope in the groundwater strata.
- This is a bad question. Need more clarity on how model was built including uncertainty of analysis. Need more clarity on impact to neighbourhood.
- "Existing homeowners with small homes who wish to add on, cannot simply move their furnaces and electrical panels to the main floor. No basement is completely watertight if there are windows - our windows were broken by debris from the current, and water flooded in. We had pinecones in the basement! We have sumps, but when the power went out, they stopped working.
- After 12 years of allowing massive new builds, you are now trying to limit what those of us with small houses can build. Nobody will buy our homes if they can only build 1000 sqft footprints, especially next to a triple car, 4000 sqft new home on either side.
- We agree that most new builds will be able to comply with the desired requirements, but long time residents who rebuilt are at a huge disadvantage by being restricted now. Also consider that huge houses that now exist will block floodwaters, instead of allowing water to absorb through large properties and trees.
- Please rethink. Has to be fair to all."
- In addition to the protection of individual buildings, any new rules need to address how decisions on new builds will affect the surrounding buildings, i.e., will the construction of a new building affect the groundwater hazard of adjacent structures? Will raising the grade of an infill lot worsen groundwater flooding on neighbouring lots, particularly on lots with heritage buildings?
- You are proposing to materially limit my ability to renovate and develop my property which is located in the groundwater flood fringe. My property was undamaged in the 2013 floods but now shows up as in the groundwater flood fringe.
- Only single family dwellings should be allowed in areas such as Bow Crescent.
- Sometimes very old buildings are very small and a more modern sized building would be more appropriate as long as it's properly built to DFE levels
- so if I add a second storey I need to have full flood proofing, why? there is zero incremental damage risk. The rule should be based on an allowable footprint, say 2000sq ft, anything up to that requires no additional floodproofing costs
- A sump pump in a property adjacent to the river can not only be counterproductive but of zero value in a flood situation, particularly via groundwater. Current rules are sufficient but should be review in



conjunction with local drainage substrate. Don't make rules that do not apply in some situations. Be particular and granular, not general.

- "Again it is hard to respond to this.
- The definition of "watertight" is not explained.
- Water coming in overland from the river is visible as flooding; water underneath current structures is not mapped to my knowledge.
- So, How would this be tested?"
- this is comparable to the restrictions in the flood fringe. should the groundwater levels not be different than the flood levels themselves?
- Who will be following up to ensure developers are compliant to these regulations? There would need to be specialists to ensure that regulations are met for FAC in order to be effective. Specialists should include engineers specializing in hydrology and electrical engineers.
- Makes sense. These are good measures for protection for flood fringe.
- All mechanical and electrical above DFE? Unrealistic
- DFE is not clearly defined making it hard to understand impacts.
- Yes, this is appropriate to minimize the risks.
- I don't believe that sump pumps are water-tight.
- Properties that are changing over 75% of their current footprint, or new development are required to meet any new regulatory requirements in the Groundwater Flood Fringe.
- The critical piece for groundwater is that there should be no prohibitions on living spaces below the groundwater mark. In Calgary, groundwater does not rise fast enough to pose a high risk to life safety. Like in flood affected areas, a water sensor is sufficient to protect against loss of life.

**Please select the statement which matches your opinion on the proposed approach overall to regulating development in the Groundwater Flood Fringe. Provide additional comments below.**

- Improper allocation of risk and expense
- Members responding on behalf of the Calgary River Valleys organization agree this overall approach to regulating development in the Groundwater Flood Fringe areas is good but could be better. We support plans to introduce regulations to reduce the overall risk from Groundwater Flooding but we are concerned the cumulative impacts from additional developments and infrastructure in the areas surrounding existing structures are not being considered as much as they should be with regard to groundwater impacts. Structures closest to the rivers are at highest risk from flooding from groundwater, overland river flows, as well as stormwater flowing downhill. Ways we believe the City can improve regulations and reduce groundwater flooding risk include requiring developments to have: a) better stormwater storage / management on site & regionally, b) low-impact development practices such as rain gardens, fewer impervious surfaces, & c) the land next to foundations slope away from the structures
- Need more information to impacted neighbourhoods and property owners.
- "There would be 2 sets of rules: for those who rebuilt new (and usually massive) homes, they will not be impacted. For anyone with an older, smaller home, they would now be restricted greatly. Drive



around Bowness and see the many old, pre-war bungalows next to massive 4000+ sq ft homes on 2 or 3 levels. Restricting the older ones would destroy their ability to adapt and change, and their ability to sell their properties.

- On both sides of our home, houses changed from under 1000 sqft footprints to massive homes with multi garages and outbuildings. We would be limited now, while they were allowed to build completely out of scale? Our yards have more permeable surfaces, we would actually be helping them have LESS flooding and yet we are limited?
- Also property taxes: their huge buildings drove up the value of all surrounding homes, but we wouldn't be able to build larger?
- Please rethink this."
- I actually Strongly Agree (see above answer error)
- The amount of money spent to prove and/or map groundwater flow has been huge. Totally inappropriate especially when doing this for a 1`/100 flood!
- You are proposing to materially limit my ability to renovate and develop my property which is located in the groundwater flood fringe. My property was undamaged in the 2013 floods but now shows up as in the groundwater flood fringe.
- Does not specify that the building codes should only allow for single family dwellings in areas such as Bow Crescent.
- Basically agree with the regulations but basement suites should definitely not be allowed anywhere with a potential for flooding. This puts typically lower income individuals or families at risk of huge financial and personal losses.
- "I do not disagree with the concept, but I disagree with the details of the rules.
- I also disagree with using 3M below grade. I cannot think of a rationale reason for this. Even newer basements are 9 feet below grade, but at the same time, most new homes are built with main floor around 1M above grade, or higher in the flood zone. This would mean new basements are around 2.3M below grade The rule should reflect an individual's home actual basement floor elevation, not an arbitrary number. All new homes' development permits have main floor elevation and top of footing, so obtaining this information is not that difficult from a surveyor.
- Living spaces below the DGWFE should be allowed if the DGWFE is less than 1M above the floor level of the living space, as there is less risk of safety compared to more than 1M of water. Or at a minimum pick the middle of the damage curves that the ab govt have."
- As per comments above. The city needs to quit trying to restrict and limit tax payers with regard to this issue and let the building codes and the private sector manage the mitigation factors and the risk.
- "I think it's important to include groundwater in building regulations.
- I do not believe the City has enough groundwater data to really get a clear picture of the situation. More monitoring should be done.
- The new developments in Bowness should be regulated with groundwater dangers in mind. No basement suites.
- Developers need to understand the reasons for these bylaws."



- The map is not appropriate for areas outside the 1:100, as we are in 1:1000 and our flood fringe line got worse and the 2013 flood never touched us but now our land use by laws change
- Overarching and paternalistic
- "Not enough information to be able to comment meaningfully.
- The regulations reflected in this survey seem to mirror the proposals that were brought forward by the City after the 2013 flood.
- Whether these are currently in effect or are still simply suggestions, I do not know.
- The 2013 flood was devastating to those of us that incurred "catastrophic damage".
- Proper flood insurance should have been available long before that happened.
- Some of us are still recovering financially, all these years later, from the cost of effecting the necessary remediation, repairs and replacements."
- interested in how the groundwater level (geodetic) is different than the flood level. Otherwise, it should all be flood fringe, shouldn't it?
- These are measures R gOOD & I like what city is doing as a response to floods that happened in 2013 as a contingency plan, however must understand these R expensive measures including the wall that is been build by memorial drive. its hard earned tax payers monies. These are quick fixes & act like instant band-aides to the solution(personification) the long terms plans to any floods is PLANTING TREES THAT HAVE DEEP ROOTS & STRONG ROOT SYSTEM TO HOLD SOIL ERROSION & HOLD THE GROUND TIGHT. YES RIVERS TURN THEIR COURSES LIKE IN 2013 ELBOW DID IN UP HIGH MOUNTAINS. However long term solution MUST ALWAYS, FOCUS ON PLANTING DEEP ROOTED TREES AROUND DESIGNATED AREAS IN DOWN TOWN, INNER CITY WHERE THE RIVER FLOWS & WHERE EVER POSSIBLE in calgary. CALGARY DOWNTOWN HAS SEEN A HUGE DEPLETION OF IT's OLDER HEALTHY TREES UNDER THE PRETXT OF MAKING ROOM FOR NEW HOUSES. I encourage the suites over garages & in back yards, but PLANTING MORE TREES IS MUST FOR FLOODS PREVENTION- history has proved it globally.
- All homes should eventually need to meet the requirements - say within 15 years
- I agree. This makes good sense for protection in a flood fringe.
- City is leaning too hard on what-ifs. Many buildings in this area did fine in 2013
- Seems like a beneficial new definition to regulate.
- I think the proposed regulations are appropriate to minimize the risks to properties.
- Too much red tape overall everywhere. No wonder home building is so slow. We feel the need to wrap everything and everyone on proverbial bubble wrap, and even when things get approved, then we have NIMBY's and BANANAs galore. <redacted due to violation of respectful workplace policy>
- I am happy to see the city acknowledgment of the damaging effects of flooding from groundwater.
- Properties that are changing anything more than 75 % of their current footprint, or new developments are required to meet any new regulatory requirements in the Groundwater Flood Fringe, anything less it should be optional.



# Calgary River Valleys Project

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## Overland Flood Hazard Area regulation - survey portal comments

**Please select the statement which matches your opinion on the proposed flood proofing regulations. Provide any additional comments.**

- Disagree with the 10% rule. The number should be set at a square foot, otherwise small houses get discriminated against. In discussion with several neighbours in Bowness, we support 10% or 2000 sq ft, whichever is larger.
- These regulations are only required for the floodway. The rest is government overreach. People who live along the river know the risks of living along the river.
- Members responding on behalf of the Calgary River Valleys organization agree that for any significant additions & new builds in the Flood Hazard areas, that full floodproofing measures are required, as outlined. But, in general, some new construction should NOT be approved AT ALL in Flood Hazard areas, as every development within the flood hazard areas disrupts the natural functionality of the river & its surrounding ecosystem. For example, it should NOT be allowed for a developer to try to engineer away flood risk with major re-grading (piling up massive amounts of fill) on the riparian areas next to the rivers & creeks in order to try to create developable areas out of otherwise undevelopable areas. Riparian areas should be considered a public asset & should preferably be protected. Developers re-grading the river-edge can result in transferring their own liability from flood damage & risk to taxpayers & to those who live and work downstream, as well as to wildlife habitat.
- "I am surprised that windows and doors are allowed to be 1 metre below DFE under the Full Requirements. Why not ""...must be above the DFE.""?"
- The wording of that requirement is very poor in my opinion as well. Why not just say that they must not be lower than 1 metre below the DFE?"
- "We are existing homeowners in Bowness who spent a year repairing and renovating our home at great expense to us. Most of our damages were not covered by our insurance or by the Provincial Disaster Relief Program. The only way we were able to accomplish this was because all of our extended family & friends helped us rebuild our home without hiring contractors for the most part. Our home is not large, but now we are surrounded by very large (4000+ sqft) houses that are new since the flood. They were not limited in their scale or size, but now we will be?? This is not fair to the many homeowners who replaced their homes, and it rewards those who built ""monster"" homes rather quickly.
- If we try to sell, who will buy a property where they are severely limited as to what can be built? If a new owner wishes to add onto a small home, he will be very restricted by an arbitrary new rule. Tearing down is easier but not environmentally friendly. We strongly oppose the new limits on our lot."
- Hmm, my property don't flood in the last last disaster, but somehow with the flood mitigation in place, it shows it will next time. How has the mitigation made it worse and why are we allowing this?



- "Everyone in these affected areas bought their land without these punitive restrictions in place. This will significantly affect the value of the properties, and if the city moves forward with this, the city should compensate the landowners for this lack of future development opportunity.
- Additionally, these flooding events are not flash floods. Floods occur with 12 hours to several days of advanced notice. There is plenty of time to remove all valuables from below the 100 yr water line, and certainly enough time for any people to vacate the property. The documentation reads like there could be a flash flood at any moment. This is simply not the case, the risk only exists at one time of year for a few weeks. All other times of year are safe, and the fact is that your house is more at risk from your own pipes breaking than from the river."
- Need to specifically address fencing with respect to flood proofing regulations.
- "The Bow and Elbow rivers are an asset to be enjoyed for everyone who lives in Calgary. Calgary's flood mitigation measures must provide access and enable recreation options.
- For example, the Westmount neighbourhood is protected against floods with an embankment . The embankment's access is provided by bridges at the West and East ends of the neighbourhood. River access is on the West end (the embankment is too steep elsewhere) The bike path is narrow at places, and due to bike traffic, considerable caution is required when walking dogs on leads, or walking with children."
- The regulations should not be designed to protect the land owner from financial loss that they are responsible for and the city does not have financial risk. The regulations and policy should be focussed on public damage that a property owner might incur in impacting other persons/properties. This applies to the designation of living spaces. If a property owner wants to develop thier home areas below the DFE through development of home theater/rumpus room/games room, bathroom, laundry room, or even a bedroom that is not a rental suite, this should not be restricted. It does not impact public safety outside the property owner. The requirement for a sewer backflow valve should only be applicable if the lowest most sanitary drain (likley floor drain) is located below the DFE. Making the envelope of a residential building water tight below the DFE is neither possible, nor advisable. A sump and sump pump on a residential structure should be open to groundwater.
- The city knew these regulations were being developed and will now affect buildings developed oe being developed. This is not fair. especially when there is not enough land around the present building to place electrical or water facilities.
- Where the below DFE is just storage, waterproof should not be required
- "The groundwater mapping is overly conservative and does not reflect actual groundwater encountered in the 2013 flood in Bowness. This regulation will impose severe restriction on my property which was undamaged in the 2013 flood and currently has no restriction in the land use bylaw.
- My property is ok as-is, you are materially decreasing its value through this proposed change."
- The real solution is upstream mitigation! We had one flood event in 2005 with 5 homes had or experienced overland flooding in Bowness. The other flood event in 2013 only 2% of homes in all of Bowness had overland flooding. Now you're suggesting arduous bylaw restrictions to an extreme to



protect what? My house for example on Bow Cres did not have overland flooding now I'm in flood hazard area!! Poor poor planning. Costing home owners hundreds of thousands of dollars.

- "Regulations are appropriate , with the exception of "" Set all windows, doors, and building entrances above the DFE minus 1 metre"".
- This is very vague as to the ""above"". Is that ""at"" the DFE? Or above the DFE ? And if so , how much above the DFE before we subtract the 1 meter?
- Also , if the local building code originally called for single family dwelling (Bow Crescent) that should be strongly upheld."
- As a homeowner in Bowness, I am not asking for any help on flood mitigation. This is a violation of landholder rights and an example of Government overreach. I believe flood mitigation is the responsibility of the homeowner, not bureaucrats, whether that includes building accommodations, insurance coverage or land alterations. You are heavily restricting development opportunities in a mature, established neighborhood that has been building in the area for 125 years, yet allowing blanket rezoning opportunities on any other lot in the entire city? This rezoning initiative is ostensibly more attempts by the City of Calgary to slowly take back riverfront land from the taxpayers that legally acquired it. The last attempt was a berm. There is only one catastrophic risk facing Bowness, and that is the traffic meltdown occurring due to mass densification rezoning without related transportation infrastructure investments. We should be focusing on real issues - Jeromy Farkas, please help!
- Proposed legislation is too restrictive as we will not be able to build on our empty lot if this passes.
- When I attended the open house meetings the information that I received verbally from the City representative was that buildings would be permitted on empty lots. So I voted the proposed regulations would be OK. However, after reading the documents proposing the new requirements, it appears that no building at all would be allowed in high risk flood areas that are currently empty lots. It almost appears as we're being told one thing while another very different legislation is going to be passed. It is difficult to try to get an accurate answer and a misleading comments versus what's actually proposed is very concerning and somewhat deceitful.
- Seems overly cautious to restrict "occupied space" in a basement.
- "There should not be a 10% rule. If you want a number pick a square footage, otherwise tiny homes cant have an addition. I would suggest move to 10% or 2000 sq ft, whichever is larger. I realize the 10% is the current rule, but that doesn't make it a good rule
- Living spaces below the DFE should be allowed if the DFE is less than 1M above the floor level of the living space, as there is less risk of safety compared to more than 1M of water
- The current rules also are 10% for additions, regardless of if they change the footprint, so if I add a second floor, I have to move the furnace and HW up a level (if currently in a basement). This seems like no rationale reason, the damage would be the same regardless."
- Let homeowners and insurance carriers determine the risk and the necessity of building alterations, limitations, or building safety as it applies to flood zones. If the dams had been properly managed in 2005 and 2013, there would have been virtually no damage. Since then, with provincial supervision and ongoing upstream planning, there is no need for further action by the City of Calgary. In any

groundwater scenario, if the city cannot provide barriers to prevent groundwater (barrier to bedrock), then they should refrain from further action and let the market and the province (building codes) bear the responsibility for safety and building limitations.

- However the adjustment for flood fringe in some areas is too extreme!
- Far too strong and prescriptive.
- You don't indicate what the reverse-grade driveway design rules are, but it isinine to prevent utilization of below grade space by the most mobile of property
- I, like many citizens, have no trust in this government. The Green Line is a great example why: leadership hates transparency and engagement. Agreements are made in secret behind closed doors, friends of leadership benefit from government contracts, and then "engagement" occurs in a manner that is propaganda with no intent to listen. This flood proofing project may be well run - but when trust in leadership is gone, trust in all city project is gone.
- Regulations are not strong enough because they don't mention actual hazardous waste or materials that could be stored on the described property below the DFE. For that matter will the COG consider restrictions on land zoning and usage within the potential flood area?
- I am concerned that the developers will not comply with these new regulations. Additionally, I am not confident that structures above the DFE in these high risk areas will withstand flooding, even 6 m from the floodway. I think we should avoid building in these floodplains all together.
- The are well thought out and put together. Makes sense to me.
- Flood Fringe should not be grouped the same as Floodway or High Risk.
- I would agree for this for the areas that actually flooded in 2013, but not the areas that were not touched that are now considered flood fringe
- Regulations seem appropriate. However, without knowing the DFE for the protected flood fringe areas it's hard to say for that designation.
- "Great balance between protecting public safety during flooding and allowing for reasonable building modifications
- Best practice is to avoid using the word ""unlikely"" in public-facing communications or policy related to understanding flood risk; instead replace with ""there is a small chance"". Based on evidence summarized here: <https://phys.org/news/2025-11-science-eroded-climate-language.html>"
- What about sump pumps? They are not water tight and will be located at or below the DFE in current homes.
- "No new developments should be allowed in the river valley especially the flood plain.
- If any of these proposed regulations get put in place, they should be optional by personal choice of the property owner."
- All redevelopments should also need to demonstrate they do not worsen flood conditions, regardless of the scale.
- These regulations should not apply to the entire Flood Hazard Area. It would appear there is no protected flood fringe area for the Elbow River below the reservoir. DFE needs to be published to adequately determine if these requirements are reasonable.

- The city has enforced many regulations for home-owners. What about the city's responsibilities?? We live along the Elbow River. Since the 2013 flood (which flooded our home) I have observed many stumps, trees (some felled by beavers), cut wood, logs & loose debris STILL strewn along the river. If Calgary experiences another flood similar to 2013 or even high water runoff these natural hazards will be swept down stream to the first bridge abutment, become wedged causing water to backup & overflow it's edges. I have contacted the city several times about this unsightly, potential hazard but have never received a reply as to the logic of leaving loose debris at the river's edge. The dead-fall is also crushing new, natural growth. WHY is the city not removing this hazard?
- We need to go to Full Requirements
- Climate change is proving to make these events worse not better and yet you are looking to historical data to plan for the future. In the next few decades, we will be seeing 1:300 year floods with increased weather events, so why are we convincing ourselves that we are now protected with the flood mitigation measures that were built to deal with 1:100 year floods? All you are doing is allowing a select few to get rich now with new developments and putting all of the responsibility on the city and citizens to clean up the mess afterwards. We will all pay for this, not just the ones living in these high-risk areas.
- This interactive map/survey isn't functioning properly. I'm unable to determine which areas are affected to which level.
- Flood proofing regulations are appropriate provided enforcement is strong.
- Any 1:100 areas not currently constructed on or public space must be kept undeveloped to provide areas for water to spread, preventing more damage than expected downstream.
- This looks reasonable but it would be nice to hear from experts. This is a lot of information and I don't understand it all.
- Ditches to divert water required and protect peoples homes
- Over kill based on all the other flood mitigation such as sprink bank dam.
- The requirement to locate all living spaces above the DFE is too heavy-handed is most hazard zones given the relatively low speed at which flooding occurs in Calgary. The relative risk of loss of life is very low and can be mitigated through other measures that do not require a ban on living spaces below the DFE, such as a water alarm.

**Please select the statement which matches your opinion on the proposed Floodway regulations.**

- "That nothing can be stored outside of a building is too vague and / or too broad. Size? Duration?
- What is the damage potential for stored items vs the logistics and cost to the landowner
- I understand that safety is a key rationale for the restrictions - what is being put into place to mitigate the safety risk of an accepted maximum flow rate of 1200 m<sup>3</sup>/s. The safest solution is upstream mitigation to reduce the flowrate to below 800 m<sup>3</sup>/s, I believe we need to at least try to find a way."
- There should be no development in the floodway.
- Members responding on behalf of the Calgary River Valleys organization believe regulations for the floodway itself should be to a greater setback than a 1:100 flood risk. For example, there should be



NO building within the floodway except with a setback of at least 1:200, or an even higher setback for buildings that can house high-risk populations such as hospitals, assisted living facilities, etc. Upstream mitigations should NOT be allowed to justify encroachment on the river edge for additional development & density within the floodway. The floodways belong to our rivers & creeks, and these areas should remain undeveloped and protected as wildlife corridors and be left alone to perform their natural functions. Rivers & creeks naturally meander and should be allowed to continue to do so.

- "It wasn't clear to me as to what is a structure and if that includes a deck, a patio or a fence. What would be considered to increase the obstruction to floodwaters and would any of those items be an increased obstruction if they were not already part of the existing structures on the property? This should be clarified.
- How will the outside storage requirements be enforced?
- For safety reasons, why would the City not require that by a certain date, that all living spaces below DFE be eliminated?"
- Focus on no new development / addition or concreting of land that will in essence speed water or not allow for soil saturation
- This seems to be a very dumbed down way to get effective input. WHY DO WE EXPECT SO LITTLE OF CITIZENS?
- The individuals own the land, not the city. The city should not be dictating whether or not someone can build on their own land. The city should inform the land owners of the risk they are taking but it is their decision, not the city's.
- No single-family home, semi-detached home, backyard suite, or accessory building should be built within the floodway. The existing buildings should be allowed to remain, but if they are removed for some reason, there should be no building in the floodway. Rules about fencing need to be specifically included.
- "Flood and ground water risks must not be pushed from new construction to neighbours homes. It is not fair.
- For example, in Westmount a five story building has been approved at the old CBC site. The footprint of this building will displace ground water - perhaps 75000 sq meters (150x50x10). This footprint will displace flood waters of 7500 sq meters, per meter of flood.
- Densification of smaller parcels (small homes with large gardens replaced with row housing) will also have a cumulative effect.
- This water will go somewhere else."
- I think that temporary structures, or structures that support recreation and enjoyment of the river should be allowed. They are not for habitation, but may be for storage of equipment, washrooms, office or work space for staff..etc.
- The floodway has been historically designated as the area where construction of a structure can/will result in backflow that will elevate water levels for property owners upstream. This has been well established and has not materially changed, at least in Bowness since the mid 1960's. There is currently no buildings in the designated floodway in Bowness (both the previous flood maps as well

as the new proposed flood map). As it relates to Bowness, the greatest/only violator of construction in the floodway has been the city of Calgary through the program of erosion control around the Hextal and Bowness Road bridges post 2013. This construction has increased the constriction of flow which has impacted a backwater that extends to Dale Hodges park and creates elevated river levels throughout the eastern part of Bowness. This increased river elevation at the 1:100 year flood significantly extends the high hazard flood fringe in Bowness, negatively impacting many property owners.

- "If the building relates directly to river use, then it should be exempt.
- Boathouse, surf shack, fire rescue hall, etc"
- Don't put buildings in the flood way, makes sense.
- As long as the original building code for single family dwelling (Bow Crescent) is upheld.
- The requirement to maintain footprint when replacing older homes is not rational.
- <redacted due to spam comment>
- "The fact that one cannot build on an empty river lot is very unreasonable. In addition, if one is replacing an 800 square-foot home, it does not seem reasonable that they could not build a modern sized home on a very expensive river lot.
- This proposal is almost ridiculous. It does not seem reasonable that one could not build on an empty lot where they're currently planning to build their new home."
- While I think the regulations are mostly appropriate, the line about "Nothing must be stored outside of a building" seems vague and difficult for everyday citizens to comply with. Would this include things like bicycles (locked to a bike rack), garden ornaments/decorations, even vehicles, etc? I think it makes sense for commercial items, but day-to-day, might face more pushback between regular Calgarians and law enforcement.
- If you own a empty lot you will be loosing all value!
- As above...
- This makes no sense at all - consider how this will limit existing home owners can live and also the impact to property values. Are we going to allow slums to pop up along prime water front areas?
- "clarity required on if the building type can change - you say ""When replacing an existing single-family home, semi-detached home, backyard suite, or accessory building"" - but are we restricted to replacing it with the same type/use?
- probably applies to very few residences..."
- Less of this government would be great.
- Regulations are not strong enough because they don't mention actual hazardous waste or materials that could be stored on the described property below the DFE. For that matter will the COG consider restrictions on land zoning and usage within the potential flood area?
- Enough has been done. So long as interested parties have been informed about the possible impacts, they assume the risks involved. Collective remedies are no longer required given this information/disclosure.
- Should not be able to replace a building in the floodway



- After the 2013 flood, there has been development in south Calgary north of Policeman's Flats. The new houses appear to be directly in the floodway based on topography and scouring observations. They are still building homes in this area as of late summer 2025.
- Makes sense. Well thought out.
- Flood Fringe should not be grouped the same as Floodway or High Risk
- "Building in the floodway should not be permitted, even when replacing an existing single-family home, semi-detached home, backyard suite, or accessory building AND
- if it does not increase the building footprint and does not increase the obstruction to the floodwaters."
- " -New significant grading changes in the floodway should also be prohibited in addition to new buildings/structures
- -Unless an existing obstruction is being removed from the floodway (there was a topsoil stockpile in the floodway near Wolf Willow development; also if/when there is ever a strategic managed retreat in the decades to come, you would want to permit removal of those structures from floodway and regrade...)
- -Consideration of requiring removal over time of all structures in the floodway should still be on the table, with incentives"
- "How can you regulate and enforce storage of anything outside a building?"
- How would the city determine whether a development increases obstruction of a water way? This requirement is vague and therefore unenforceable."
- "No new developments should be allowed in the river valley especially the flood plain.
- If any of these proposed regulations get put in place, they should be optional by personal choice of the property owner."
- Suggest also considering what corridor width is appropriate to support a functional river habitat and not allowing any new buildings (even replacement of existing) in that corridor.
- The city is doing exactly what homeowners are not allowed to do....ie. "Nothing must be stored outside of a building". I'm assuming this is to prevent items from being washed away downstream. Why then does the city leave loose, large debri (see previous comments) washed down by the 2013 flood along the riverbanks?
- "It would be helpful to know what the impact on home insurance will be... positive or negative?"
- Are there some community developments that should have need been built if we look back with the information and understanding we now have. Is there additional Indigenous knowledge on flooding and land to add as a lens to this study and regulatory development?"
- I dont think any new buildings should be allowed in the floodway under any circumstances, even when replacing an existing structure.
- We should have not built in the river valley flood plain ever, but we did, this does not mean we should continue to make this mistake. No new buildings should be allowed to be constructed. More homes with higher values built in places that we know are disaster prone is not good planning and just increases costs for everyone through insurance premiums.
- Replacement of existing structures should not be permitted in the floodway.
- See above. Would like to see what the experts say



# Calgary River Valleys Project

Phase 3 Report Back: What we Heard

March 25, 2026

- Again over reach and costly
- I don't see any reason to allow even the lowest densities of development to be reconstructed in the floodway. There are very few, if any, homes located in the floodway currently. And if we are speaking of a handful of homes in Elbow Park, I don't see a notable risk of "sterilizing" those parcels.

**Please select the statement which matches your opinion on the proposed High Hazard Flood Fringe regulations. Provide additional comments.**

- "These restrictions levy a huge cost on a small number of landowners to mitigate a fairly small risk. What is the risk of a 1:100 flood? Multiplied by the risk that debris from a larger structure will break away and flow downstream? Multiplied by the risk that this debris will cause damage?"
- I understand that no full living suites should be allowed below the DFE - the loss of one's entire residence would create a society issue and commercial profit should not be made off of the risk. However if I choose to accept the risk that I lose some toys, gym equipment or Christmas decorations in a basement ... that should be my choice and my problem. I am free not to put anything valuable in the basement. The risk of bedrooms in the basement is easily mitigated by requiring flood alarms or other safety measures. No permitted basements creates a far more likely danger of people sleeping in unfinished basements without proper windows which is a significant and foreseeable fire risk."
- building a duplex where one unit existed before increases assets under threat....should not be allowed
- There should not be restrictions on the size of the building footprint provided the footprint exists above the DFE. i.e elevated living space above a garage or house with no basement.
- "This is infringing on property rights. Vacant land owners can't develop anything now? That is making their land useless. A neighbour purchased a 800 sq ft home with plans of redeveloping and now his lot will essentially become useless and valueless as his home is a tear down.
- Living spaces should be allowed below the DFE if the DFE is less than 1M above the floor level of the living space. There is less risk of safety compared to a fully submerged basement.
- New development should be allowed. We pay privately for insurance and understand the risk of property damage. I agree with no full basements that would be completely submerged with your head under water in the event of a flood. But new construction and basements should be allowed provided the DFE is less than 1M above the basement floor.
- I can understand not allowing subdividing and creating more density, but whether it is a 1500 sq ft single family home with one family occupancy, or a 2500 sq ft home doesn't change anything."
- As long as the owners of properties are aware of the risks involved then they should be able to do as they wish on their own properties within limits of course. They should still have to meet the regular building guidelines. They could be restricted to no bedrooms below a certain level. But if a homeowner in the High Hazard area would like to build a secondary suite or increase the size of their footprint, I believe they should be able to do that. Whether such a development is insurable is up to the owner to risk assess. I fail to see the logic in telling a homeowner that they cannot knockdown their existing old 1500 square foot home in the high hazard flood fringe and replace it

with a sturdier, higher, drier, 2000 square foot home. How is that hurting any other Calgary citizens. Lastly, there are empty 3/4 acre lots on Bow Cres. And this bylaw proposes to restrict any new building on them. That is extremely unfair.

- "High Hazard Flood Fringe is an INVENTED designation that would not be an issue if:
  - The Province of Alberta/TransAlta agreement for controlling water levels at the Ghost Reservoir is not considered a temporary agreement. The reality is it is not temporary. If this agreement is terminated by Province and we experienced a 2013-type event at some time in the future, even the Province would not have enough money to cover the lawsuits; and
  - The City of Calgary (perhaps the City's Engineering Department) refuses to support citizen initiatives and lobby the Province to build the necessary infrastructure to limit high water flow rates to 863 cubic meters/second. This has been, and continues to be, one of the more confusing parts of recent City initiatives involving management/operation of the Bow River."
- Members responding on behalf of the Calgary River Valleys organization believe regulations for the High Hazard Flood Fringe areas are appropriate. The High Hazard Flood Fringe areas should still be considered the floodplain which belong to our rivers & creeks during very high water events. Regulations, as suggested above, should acknowledge that these areas are likely to be flooded at some point in the future, regardless of upstream mitigations. Any developer and potential homebuyer should be informed of this risk. The risks associated with living and building in these High Hazard Flood Fringe area should be borne only by the landowner and not be transferred to the general public.
- "I am assuming that replacing existing buildings does not allow replacing any living spaces below DFE and that no ""new"" living spaces means no living spaces below DFE period!
- Why would the City continue to allow any living spaces below DFE?"
- "For 12 years since 2013, houses around us have changed from about 1000 sqft footprints to many very large homes of over 4000 sqft. with added large garages and outbuildings. Their footprints are massive, while those of us who renovated our older homes maintained a small size. Now we are being told that new buildings should "" not increase the building footprint and not increase the obstruction to the floodwaters"". Funny, but when we objected to the massive new builds around us, we raised the concerns about obstruction of floodwater, but that was not deemed important and DPs were approved.
- Now it seems that WE should be restricted amidst all of the new homes? If we had known that, we would have been better off to immediately tear down a perfectly good home & replace it with something much larger, if only to capture future land value.
- Instead of limiting, look at the contextual building around a property. Limiting some now AFTER allowing 12 years of huge, makes no sense."
- Worrying about increasing recreational / restaurants etc building in this area as if water is strong may trap people when they are unaware and attract people when flood in progress as a habitual place to go...
- "The individuals own the land, not the city. The city should not be dictating whether or not someone can build on their own land. The city should inform the land owners of the risk they are taking but it is



their decision, not the city's. The area should remain as Flood Fringe building code. I am a water resources engineer and I understand the assumptions and interpretations involved in mapping flood zones and these maps are too punitive.

- Additionally in Bowness a small number of residents who live on the river spoke out against the city's flood barrier. They do not speak for the entire neighbourhood and their actions have left the rest of the neighbourhood at risk. Instead of the city acting as if the neighbourhood is a lost cause, I would like to see the city propose new solutions to mitigate the likelihood of flooding, including reinstating a flood barrier solution or raising the elevation of Bow Crescent NW to protect the neighbourhood."
- Rules about fencing need to be specifically included.
- As above.
- I think that temporary structures, or structures that support recreation and enjoyment of the river should be allowed. They are not for habitation, but may be for storage of equipment, washrooms, office or work space for staff..etc
- While the definition of high Hazard Flood Fringe is based on a water depth of 1m or a flow velocity of 1 m/s during a DFE, as it relates to residential buildings in Bowness, this area is essentially only defined by water depth and the floodway is the area that is defined by velocity. I would welcome the City of Calgary to present to me a velocity model with a residential community that accounts for buildings and trees and the complex flow patterns that can model flow velocity with sufficient precision. Residents in the HHFF will require evacuation and cannot remain living in their homes in a DEF. The primary policy response in this area should be focussed on evacuation. To assure residents safety and enable them to secure their property and limit financial damage, the operation of the upstream dam should be used to attenuate the peak flow in Calgary to 800 m<sup>3</sup>/s while the reservoir fills for at 18 hours or until the reservoir reaches 90% of FSL.
- Calgary has developed flood protection upstream.
- "If the building relates directly to river use, then it should be exempt.
- Boathouse, surf shack, fire rescue hall, etc"
- These restrictions severely limit my ability to develop and utilize my land which is located within the high hazard flood fringe and materially decrease the value of my property. This is an over reach and unacceptable. Insurance is my problem, but you are proposing to preclude me from using my land.
- As long as the building code only allows for single family dwellings ( Bow Crescent).
- This seems to suggest currently vacant lots could not be developed. Which is obviously not sensible.
- <redacted due to spam comment>
- Again, this is ridiculous, That one cannot build on an empty river lot or replace a very small hundred-year-old home with a modern day sized house.
- I agree with most of the regulations as-is, but believe the second point of only replacing existing non-residential structures is slightly too strong. While I believe commercial ventures should also not be permitted to be built unless being replaced, new recreational use areas (e.g., parks, skate parks, playgrounds) should be permitted. Especially if a building is torn down and not replaced, the "new" default for those areas should be a recreational area for Calgarians to use and enjoy.



- In our area, some folks have small older homes on larger lots, not equitable to set future development of a new build to the size of existing structure, the city need to look at more equitable option for all home owners, based on lot size, not current building size.
- "Additions should be allowed, otherwise tiny homes cant be the same size as the neighbor. I would suggest move to 10% or 2000 sq ft footprint for a single dwelling, whichever is larger.
- Living spaces below the DFE should be allowed if the DFE is less than 1M above the floor level of the living space, as there is less risk of safety compared to more than 1M of water. Or at a minimum pick the middle of the damage curves that the ab govt have."
- People can take responsibility for their own building.
- As above
- Far too restrictive! Overall a total over reaction to the 1/100 year event. Furthermore, the management of upstream dams is far more effective since 2013.
- This is crazy. Prohibiting increases in the footprint is completely unreasonable, when there are antiquated structures from the 1930s in place. These regulations could limit 1 acre lots to less than 1000sqft of living space while limiting it to a single unit or suite. In a modern environment that is nonsensical.
- "requires review - this does not make sense:
- ""New buildings or structures cannot be built in the High Hazard Flood Fringe, except:
- [...]
- Is a legally existing structure used for an acceptable non-residential use, such as outdoor recreation or park space; AND""
- prior to adoption of what bylaw? I realize this is a draft survey but I don't feel there is complete info yet. is there a full copy available of what we are actually talking about?
- doesn't include outside storage stipulations although the rule above and below does."
- Regulations are not strong enough because they don't mention actual hazardous waste or materials that could be stored on the described property below the DFE. For that matter will the COG consider restrictions on land zoning and usage within the potential flood area?
- Enough mitigation has been performed. The information has been relayed.
- Consideration that minor upgrades should be allowed to secondary suites but not allow complete rebuilds. The primary property may be upgraded or rebuilt.
- Should not be able to replace a building in the high hazard fringe
- Makes sense. I wouldn't want to build or live or have a business on a flood fringe.
- "Seems good overall
- However, there should be requirements for property owners to notify any residents annually who are either living or renting space below the defined DFE so they are aware of the risk and potential evacuation procedures; this responsibility should rest with the property owner/landlord"
- I am ok with this regulation. It's in the fringe area, and not within the floodway.
- "I would encourage the city to have the public hearing to update the by-laws ASAP as re-development and densification in Bowness is occurring rapidly.



- I think that some living spaces should be permitted below the DFE. Disallow bedrooms and secondary suites because that poses a risk to safety but allow play spaces, laundry, etc and let the home owner decide what risk they are willing to take."
- "No new developments should be allowed in the river valley especially the flood plain.
- If any of these proposed regulations get put in place, they should be optional by personal choice of the property owner."
- High hazard flood fringe regulations are appropriate provided enforcement is strong.
- Would like to see what experts say
- Insurance and government bail outs should not be available to help people who do not pay attention to advice and nature
- Not needed

**Please select the statement which matches your opinion on the proposed Flood Fringe regulations. Provide any additional comments.**

- "I understand that no full living suites should be allowed below the DFE - the loss of one's entire residence would create a society issue and commercial profit should not be made off of the risk. However if I choose to accept the risk that I lose some toys, gym equipment or Christmas decorations in a basement ... that should be my choice and my problem. I am free not to put anything valuable in the basement. The risk of bedrooms in the basement is easily mitigated by requiring flood alarms or other safety measures. No permitted basements creates a far more likely danger of people sleeping in unfinished basements without proper windows which is a huge fire risk.
- Should density restrictions be considered with respect to evacuation plans? Single dwelling to duplex ... sure ... but multi story residential? Are there bottlenecks to evacuation routes like in Bowness?"
- Same comments as above
- Same comments as above apply
- Members responding on behalf of the Calgary River Valleys organization believe regulations for the Flood Fringe areas are not strong enough. For example, Hazardous Goods, such as chemicals, fuels, and similar items should NOT be allowed to be stored outside of a building located in a Flood Fringe area unless that storage is secure and above the DFE. The risk of these items being washed into the river during high water is too great, and the consequences would be borne by the wildlife that rely on the riverine ecosystem and everyone living and working in the watershed, including those hundreds of kilometres downstream.
- Apply same regulations as high hazards flood fringe. There is very little undeveloped land in the flood fringe within the city limits. I would like to see the city facilitate their designation as parks.
- Again, these flooding events are not flash floods. Floods occur with 12 hours to several days of advanced notice. There is plenty of time to remove all valuables from below the 100 yr water line, and certainly enough time for any people to vacate the property. The documentation reads like there could be a flash flood at any moment. This is simply not the case, the risk only exists at one time of



year for a few weeks. All other times of year are safe, and the fact is that your house is more at risk from your own pipes breaking than from the river.

- Rules about fencing need to be specifically included.
- Construction continues, as previously stated above.
- I think that temporary structures, or structures that support recreation and enjoyment of the river should be allowed. They are not for habitation, but may be for storage of equipment, washrooms, office or work space for staff..etc
- As above, these regulations do not improve resident safety or public damage. At best they can reduce the financial liability of a flood event for the resident. Residents in this area also will require evacuation as they will not be able to safely remain in even a groundwater flooded home. Safety is assured through controlled evacuation, not regulations. If a home owner wants to develop their property and thereby accepts the potential financial risk they should be free to do so. The current regulations that have been in place since the mid 1960s requiring the main floor to be above the DFE is reasonable. These regulations will sanitize the re-development of living spaces below the DFE, even restoration or renovation of existing living spaces that have been damaged in a flood. These regulations are also highly inequitable and punitive for residents in Bowness, as we are the only community to have homes in the HHFF and the unprotected flood fringe.
- Calgary has allowed development in these areas. There is protection provided upstream in place.
- These restrictions severely limit my ability to develop and utilize my land which is located within the flood fringe and materially decrease the value of my property. This is an over reach and unacceptable. Insurance is my problem, but you are proposing to preclude me from using my land.
- For Bow Crescent, only single family dwellings are allowed.
- <redacted due to spam comment>
- Same comment as I made before, "goods" seems very vague and likely would cause compliance issues for everyday Calgarians.
- Allowing basement suites in the flood fringe puts all residents at greater risk. In our older neighborhood there are narrow streets and limited parking already. Adding more living spaces guarantees more cars to already crowded streets and that will exacerbate issues during a flood or other emergency by making it far more difficult to get first responders to the scene and to get residents out. On my street the parking spaces are virtually all used already and if a fire truck stops on our street no other vehicles can get in or out.
- Living spaces below the DFE should be allowed if the DFE is less than 1M above the floor level of the living space, as there is less risk of safety compared to more than 1M of water. Or at a minimum pick the middle of the damage curves that the ab govt have.
- Old rules are already in place.
- As above
- unless i am reading this wrong, new living spaces are allowed below the DFE in more restrictive zones, but not in this one?



- Regulations are not strong enough because they don't mention actual hazardous waste or materials that could be stored on the described property below the DFE. For that matter will the COG consider restrictions on land zoning and usage within the potential flood area?
- Enough has been done to remedy this issue.
- Makes sense, I wouldn't want to live on or own a house on or own a business on a flood fringe.
- Flood Fringe is being pushed too hard here. Chaparral Valley on the Eastside was not even touched in 2013. But is included in Fringe?
- Seems reasonable, but notification procedures by property owners / landowners may also be required to residents below grade, to guarantee evacuations during flood events
- Yeah, I'm ok with this level of regulation. It seems reasonable for the level of risk.
- I think that some living spaces should be permitted below the DFE. Disallow bedrooms and secondary suites because that poses a risk to safety but allow play spaces, laundry, etc and let the home owner decide what risk they are willing to take.
- "No new developments should be allowed in the river valley especially the flood plain.
- If any of these proposed regulations get put in place, they should be optional by personal choice of the property owner."
- Restrictions on density should implemented
- "Hazardous good should not be stored outside of a building in the flood fringe.
- Living spaces should be the risk of the owner.. not the city."
- Please define "storing goods" better. What does that mean? How about your car- is that a "good" stored outside?
- Flood fringe regulations are appropriate provided enforcement is strong.
- No new construction should be allowed, to make areas the river can spread in flood. If this is altered, it increases flood risk downstream, increases erosion, and also increases chance of river meandering and bank instability.
- Would like to see what experts say
- Individual protection products for properties . Natural landscaping to assist in flood mitigation and potentially diverting flood waters
- The requirement to locate all living spaces above the DFE is too heavy-handed in the flood fringe given the relatively low speed at which flooding occurs in Calgary. The relative risk of loss of life is very low and can be mitigated through other measures that do not require a ban on living spaces below the DFE, such as a water alarm.
- Please Select the statement which matches your opinion on the proposed Protected Flood Fringe Regulations Provide any additional comments.
- "It would be better to clarify that the Protected Flood Fringe applies to areas protected by a 1:100 barrier
- To simple stare 'a barrier' is misleading"
- living space below dfe should not be allowed....possible danger for vulnerable residents
- "Upstream flood mitigation and limiting the flow rate of the Bow River to 850 m<sup>3</sup>/s would have prevented the catastrophic GROUNDWATER flooding in 2013.



- Discard the the Berm proposal for Bowness as GROUNDWATER flooding is the biggest threat."
- Provided that soil conditions are suitable to be protected by a barrier. Barriers provide no additional protection for high permeability soils and will still lead to ground water flooding in place of overland flooding
- This should be the set of regulations that covers all flood fringe areas
- Members responding on behalf of the Calgary River Valleys organization believe regulations for the Protected Flood Fringe areas are not strong enough. We believe the regulations should specify how FAR below the designated flood elevation (DFE) that living spaces may be built. Would multiple levels of basements be allowed? Would a single level of basement living space with more than 10 feet ceilings be allowed? Living spaces that are below the DFE would also likely be at risk of flooding from groundwater. Who will be liable for the risks and costs associated with living and building in these Protected Flood Fringe areas? They should be borne only by the landowner / homeowner and not be transferred to the general public. In addition, upstream mitigations and protections (such as berms) should NOT be allowed to justify additional encroachment on the river edge for development & density within flood fringe areas.
- Would really like to know where the DFE is on my area so I can assess what is likely to occur
- Appropriate assuming the barriers are effective. As yet they seem untested.
- See comments above
- Bowness has never been presented with a flood mitigation scheme that will alter the flood map in Bowness and move residential properties outside of the HHFF or the unprotected flood fringe. Neither the previously proposed Bowness Barrier, nor the current relocated Ghost Dam proposed by the province will change the flood map and enable Bowness residents to benefit from being in a protected flood fringe. Clearly the entire process has been highly inequitable and Bowness has been treated as collateral damage while other Calgary communities benefit and are not impacted by these regulations.
- "This doesn't make any sense. This suggests that you are allowed to build living space where they will be inundated by ground water and there are no rules or encumbrances in the protected area.
- ""Living spaces may be located below the designated flood elevation DFE. REMINDER: The proposed Protected Flood Fringe DFE is the groundwater elevation during a 1:100 river flood.""
- This needs some more thought and re-writing if you're intending to protect against groundwater flooding in this area."
- For Bow Crescent , only single family dwellings are allowed.
- <redacted due to spam comment>
- we need consistent information from city personnel, and not misleading indications of what's gonna happen or watch being proposed
- With the impacts of climate change only increasing, 1:100 year floods will become all the more common. That means allowing living spaces below the 1:100 year DFE is just asking for a safety issue. I believe living spaces should not be permitted (for new builds/re-builds) beneath the 1:100 year DFE even in the fringe area.



- You must take into account the risk of groundwater rising into basement suites and putting people at risk. The river barriers can protect against overland flow but not against rising groundwater and that is the biggest risk for people living below the flood level. Current planning "strongly recommends" not allowing bedrooms or suites below the flood level but with severe weather events increasing globally this is risking an easily preventable disaster.
- "The protected flood fringe does not account for i) groundwater flooding ii) failure of the infrastructure or failure to close all of the gates or put up the barriers at eau claire.
- Basement living spaces should be allowed only if DFE is less than 1M above the floor level of the living space"
- Just think about the people first!
- IF there is protection, then there should be fewer limitations and rules.
- Calgary has had several catastrophic environmental disasters. In each case every citizen, indeed every Albertan has been hit with tremendous insurance rate hikes. These rate hikes can be mitigated through bylaws and construction codes and should be mitigated through regulations. This is an opportunity to prevent the next disaster from being catastrophic. Storms happen and making every Albertan pay for a select few living below potential flood level, (or even reconstruction below the flood level is foolish, absurd and irresponsible leadership. We have the ability to have government expropriate property and return it to riparian area and wildlife habitat. The usage of expropriation would be an investment in all Calgarians future.
- Enough has been performed to remedy this issue.
- Makes sense, there is lower level of risk, which has been mitigated.
- Protect more flood fringe communities, I pay just as much tax as persons having retaining walls built elsewhere.
- Without knowing what the proposed DFE might be it's hard to comment for sure if the regulations are appropriate.
- Again, regulations good, but notification of residents of risk and evacuation procedures still needed, or they will become complacent. Notification requirements should be for landlords/property owners
- These regulations seem appropriate
- I understand that the definition of Protected FF means that the Proposed flood mitigation strategy for Bowness that includes the Relocated Ghost option and a 1:20 flood barrier would not impact the mapping for Bowness properties (because the reservoir is not 100% dedicated to flood mitigation). Given the aforementioned, I would encourage the city to advocate for a change in flood mapping methodology so the TransAlta Modified Operating agreement and the implementation of additional upstream storage on the Bow River reduce the area of Flood zones (HH and FF) and introduce some Protected flood Fringe.
- "No new developments should be allowed in the river valley especially the flood plain.
- If any of these proposed regulations get put in place, they should be optional by personal choice of the property owner."
- No new living spaces below protected flood fringe. Risks will increase with climate change.



# Calgary River Valleys Project

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- "I am concerned by the Nose Creek Area. The development around nose creek as it approaches country hills blvd is concerning- it looks like heavy equipment is very close to this creek. What is the impact on the creek and flood plain, and wetland and animals with all the construction activity?"
- Your regulations talk about the final output (building, addition etc), but what about the act of demolition or construction? Can building equipment block or be on these risk areas? Are we concerned by construction activity in a flood area, proximity to wetland, animals, the environment overall?"
- Protected flood fringe in Calgary is dependent on active management of flood mitigation infrastructure (e.g. in-time placement of flood barriers and pro-active reservoir operation). Given the risk of infrastructure failure of active flood mitigation infrastructure over the period where the regulations will be in place; some level of regulation would be appropriate for protected flood fringe. Increased flood damage risk within the protected flood fringe should be discouraged.
- "These are areas already built up.
- However, building should be raised whenever possible. And flood protection devices like back flow preventer and waterproofing should be done whenever practicable."
- Community supports should not be used by the stupid when needed by the majority. Darwin's principle
- Living spaces below the DFE in the protected flood fringe should be allowed. Afterall, these parcels are protected to the level The City has decided is sufficient.

## In-person comments from public events

### Protected Flood Fringe

- IS the DEF in the LUB? Flood Map? On the title?
- without the ground water DFE values and a good understanding of the groundwater modelling I can neither support nor oppose this proposal

### Floodway

- Accessory Buildings removed? Will this be enforced if in the 6m setback?

### High Hazard Flood Fringe

- There is NO recognition of the Trans-Alta agreement or Ghost headgate changes those regulations
- why no recognition of TransAlta agreement enshrine in legislation
- City should have very little say where risk is completely assumed by homeowner

### Flood Hazard Area proposed regulations

- can I build a basement meant to flood instead of floodproof/water tight?
- When will we know what the DFE is?
- Will the actual draft LUB be shared?
- sq footage? Does this mean a second storey?
- would a basement suite in existing footprint fit here?



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- DP in Sunnyside - doing a new build. What to expect with applications since zone will change? I'd prefer to build to PFF but know DP's are taking about 6 months

## Groundwater proposed regulations

- Groundwater does not pose a safety risk. Owners should make their own decisions regarding protecting their property. Inform but don't regulate
- How to tie weeping tile drain into storm sewers if dealing with additional groundwater pumping?
- how does this impact insurance rates for everyone including people not in the various areas of the city?
- what is proper foundation drainage for a walk out basement?
- How do we find out our GW DFE? What format is it in? do I need a survey/ know geolectic?
- Thank you for the incredible work that has gone into SR1 and updating the mapping to reflect the mitigation effects of SR1.
- We need to lean on the insurance industry to catch up. Our broker indicated that the underwriters will not adjust premiums to reflect the reduced flood risk from an operational SR1. Thanks!
- How might this impact insurance?
- This makes sense
- When will we know what the DFE is?
- seems like things people would do anyway
- Is the City approaching insurance companies as to how they will use this data?
- Elbow River has SR1, Sunnyside has a berm (on public property) Bowness? We want equitable protection
- I'm happy that the City now recognizes a flow rate of 800m<sup>2</sup> as being a limit to avoid flooding bowness
- Did the city incorporate core drilling analysis done in Bowness into their hazard mapping?
- Will the city approach the federal government regarding their proposed program to assist uninsurable flood risk homes?
- I'm happy that the City finally agrees that groundwater is a big issue
- What else can we do?
- can it be water tight if you put in a sump?
- How to "water tight" what does this mean? Do you need to damp proof / tyvek?
- Faster Greater adoption of nature based solutions
- less engineered erosion protection
- upstream protection that is decentralized works with nature
- Jumping Pound storage dam?
- TransAlta presentaiton on water mgmt and storage needs
- do we have a land use bylaw? Floodway control applies to current free for all open concept zoning
- please advocate for 1:100 protection and max flow rate of 800 m<sup>3</sup>/sec



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- I have been designated as a flood fringe in <Redacted due to personally identifying information> I'm worried about my home insurance going up.