

VARSITY CIVIC AFFAIRS COMMITTEE

South Shaganappi Local Area Plan

The Local Area Plan engagement process is well underway and an open house was held on November 30 at the Varsity Community Centre. There was a very large turnout and the City will be recording all comments they received. More information can be found on the City's website at engage.calgary.ca/Shaganappi. If you would like to be on an email list to receive timely updates about the LAP or other planning matters, please send me your name, email, and address.

SSLAP KEY GROWTH AREAS MAP (Update Dec 8, 2023)

Varsity Community Association Comments on the Key Growth Areas Map Published in the South Shaganappi LAP Phase 2 Engagement Booklet

The responses to the 2nd version of the map published in the Engagement Booklet are italicized. The section entitled "General Comments" which applies to all areas of the community is also new in this document.

View comments here: [Engagement Booklet – Varsity CA Comments](#)
View the maps here: [Key Growth Areas Maps](#)

Blanket Upzoning of Residential Lots

The City plans to amend the Land Use Bylaw to change the zoning for low density residential housing. Currently, there are several different land uses in the LUB including RC-1 for single family homes, RC-2 for two dwelling units – semi-detached or duplex buildings. R-CG allows for a 4-plex building (often with 4 secondary suites). One of the main differences between these designations is that R-1 and R-2 have a maximum of 45% lot coverage and maximum height of 10 metres while R-CG allows for 60% lot coverage and a height of 11 metres. This is based on a lot that is 50 feet wide. Lots that are larger can accommodate more units.

The proposal is to change the zoning of all lots in the City to one designation that will allow all the different uses including R-CG. Currently, if a landowner wants to change their zoning from RC-1 to R-CG, they would have to apply for a land use redesignation which involves a public hearing before City Council where those affected by the change can speak. If all lots are rezoned, then all these possible uses would be permitted and no public hearing would be required to build a 4-plex. This is controversial as a building with greater lot coverage and height could overshadow adjacent homes and reduce the

urban tree canopy. Proponents believe this will be beneficial as it will increase density and housing supply. Examples of R-CG housing can be found on many lots in Banff Trail, West Hillhurst, and Mount Pleasant.

Eliminating On-Site Parking Requirements

The other proposal that will require a change to the Land Use Bylaw is to eliminate on-site parking requirements for residential development. The standard requirement for many years was 1 stall per unit. This was changed last year to 0.5 stalls per unit. By eliminating parking requirements, the City believes it will reduce the cost of construction for developers thereby making infill development more affordable. Opponents of this proposal believe it will create insufficient parking on public streets and will do little to increase affordability.

Playground Review Subcommittee

Thanks to everyone who has volunteered for this committee. We will be reviewing the existing playgrounds in Varsity and establishing a list of priorities. The first priority will be identifying any safety hazards. The other priority will be planning for the new playground at 37 Street and 32 Avenue by the fire hall. Even if you don't have time to serve on the committee, please email me with any concerns you have about playgrounds in the community.

University Innovation Quarter (formerly University Research Park)

The University Innovation Quarter is a 76 acre site north of 32 Avenue, south of Crowchild Trail, and east of 37 Street. Go to uiqcalgary.com to view the plans and for more information.

For information regarding the Civic Affairs Committee, please contact JoAnne Atkins, Director of Civic Affairs, at joanneatkins@shaw.ca.