

VARSITY CIVIC AFFAIRS COMMITTEE REPORT

August 2024

Restrictive Covenants

An information meeting will be held regarding Restrictive Covenants on Tuesday, September 3, 2024, 7-9 p.m. at the Varsity Community Centre. A number of residents have expressed interest in Restrictive Covenants that limit the type of development that can be built on their properties. We will have a lawyer speaking to this issue and answering questions about what is involved. Email me if you would like me to send you more information.

South Shaganappi Local Area Plan

The Local Area Plan engagement process is currently in Phase 3 (Refine). You can see the latest information at www.calgary.ca/shaganappi. The comments of the Varsity Community Association will be posted on the VCA website at <https://www.varsitycommunityassociation.ca/civic-affairs/>. A public hearing at Council is anticipated in Q1 2025.

City-Wide Blanket Rezoning of Residential Lots

City Council approved the rezoning of every residential lot in the City in May and it is scheduled to take effect on August 6, 2024. This decision of Council is being challenged in court which might delay implementation. This new base land use district allows single family, semi-detached, townhouses, and rowhouses (8-10 dwelling units) without the requirement of a public hearing before Council. The parking requirement is 0.5 stalls per unit or 4 stalls for 8 units. Additional vehicles would need to park on the street.

Council also approved laneway or backyard suites as a permitted use in addition to a secondary suite on each parcel. These suites are usually built above a rear garage. There is no requirement for parking on-site for laneway suites and there is no appeal on permitted uses.

University Innovation Quarter (formerly University Research Park)

The University Innovation Quarter is a 76 acre site south of the Brentwood LRT station. A new Master Plan is being created for this site in anticipation of redevelopment. Sign up for more information at uiqcalgary.com.

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