

# VARSAITY CIVIC AFFAIRS COMMITTEE REPORT

## February 2025 Newsletter

### **New Zoning Bylaw**

The City is creating a new Zoning Bylaw which will replace Bylaw 1P2007. The residential housing categories will be collapsed into 3 categories. One of the initiatives is to eliminate parking requirements for all residential development. It is called an Open Strategy which allows the builder to determine if they need any parking stalls and if so, how many. It is also proposed to change a number of land uses from discretionary use to permitted use category. Another concern is the change to setback requirements which will have the potential to change the character of communities. Although the bylaw is still in draft form, we have a number of concerns with respect to residential and parks proposals. For a complete description of the new zoning bylaw go to:

<https://engage.calgary.ca/citybuilding/cbphase4>.

### **Calgary Plan to Replace the Municipal Development Plan**

The City is proposing to replace the Municipal Development Plan (MDP) with a new plan called the Calgary Plan. A number of community associations are sending a letter of objection to the City's engagement process for this important document. The MDP was originally completed in 2009 following a lengthy and robust public engagement process and it set a 60-year strategy for managing growth and change in Calgary. In 2021 the MDP was updated. The reasons for a new MDP have not been explained and the changes in planning policies are significant. In contrast to previous wide public consultation, there was token engagement over a short period of time that basically consisted of "informing" the public. Most citizens are unaware this is being proposed and yet it will have an important impact on their lives and the future direction of the city. The letter concludes with the following paragraph: *"Respectfully, we request a pause on The Calgary Plan until there is clearly defined justification for this premature and costly overhaul of the Municipal Development Plan just a few short years after its last update and time for meaningful citizen input that includes opportunities at the community level for fulsome citizen dialogue and thoughtful reflection."*

Here is a link to an opinion column in the Calgary Herald regarding the Calgary Plan:  
<https://calgaryherald.com/opinion/columnists/nelson-plan-live-different-type-calgary>.

### **Vecova**

The news of the pending closure of Vecova in 2025 has hit Varsity residents and the disabled community in Calgary extremely hard. Vecova was not successful in obtaining funding from the federal government to upgrade the facility. For more information see <https://calgaryherald.com/opinion/opinion-skies-not-so-blue-in-calgary-for-disability-community>. You can also visit their website at <https://vecova.ca/>. You can write your member of parliament to express your opinion on this issue.

### **Restrictive Covenants**

Restrictive Covenants are an agreement between neighbours that limit the type of development that can be built on their properties. Email me if you would like me to send you information on this initiative.

### **South Shaganappi Local Area Plan**

The Local Area Plan engagement process is now in Phase 4 and the new map of urban form categories and proposed heights is available at <https://engage.calgary.ca/shaganappi/realize>. This will go to the Infrastructure and Planning Committee (IPC) in January 2025 and will be followed by a public hearing at Council.

For information regarding the Civic Affairs Committee, please contact JoAnne Atkins, Director of Civic Affairs, at [joanneatkins@shaw.ca](mailto:joanneatkins@shaw.ca).