

VARSITY CIVIC AFFAIRS COMMITTEE REPORT

April 2025

South Shaganappi Local Area Plan

The South Shaganappi Local Area Plan was approved by Council on March 4, 2025. The SSLAP determines where future residential and commercial density can occur and repeals previous planning policies such as the Varsity Land Use Study. You can view the maps on the city's website.

Development Permits

If you want to view pending and approved development permits, go to <https://developmentmap.calgary.ca/> and click on the property in question.

Blanket Rezoning & New Setback Rules

Blanket rezoning came into effect on August 6, 2024. All residential lots in Calgary are now zoned R-CG which allows a wide range of building types including single detached, semi-detached, duplex, cottage clusters, rowhouses, and townhouses. Single and semi-detached housing has a maximum lot coverage of 45% and 10 metres in height, whereas rowhouses and townhouses have a maximum lot coverage of 60% and 11 metres in height. The average lot coverage in Varsity ranges from 25-35%.

Rowhouses usually accommodate 8 dwelling units – 4 on the main level and 4 secondary suites. This much larger building footprint and height can overwhelm and overshadow neighbouring houses and create issues with on-street parking, waste disposal, and privacy. Rowhouses and townhouses are discretionary uses and can be appealed to the Subdivision and Development Appeal Board.

The contextual setback rules were not brought forward into the new bylaw. Previously, the character of a streetscape was maintained by requiring a consistent front setback (& rear setback). The contextual front setback established the average front setback of the 2 adjacent homes and allowed the new house (or renovation) to extend up to 1.5 metres beyond that average distance. This allowed for a gradual creeping forward of homes on a street but prevented a drastic change in the character of the street.

The new rule is a flat 3.0 metre setback from the property line for all housing types. This creates a very negative impact for the neighbours. The average front setback in Varsity is 10-15.0 metres so if a new home or renovation extends 7-12 metres in front of

the adjacent homes it destroys peripheral views, overshadows, destroys the tree canopy, and disrupts the streetscape. It's a big concern that this change was never communicated at any of the open houses or on the city's website so residents and community associations were unaware this was being proposed. We along with other community associations will be requesting Council re-implement contextual setback requirements.

Civic Elections

The civic election will be held on Monday, October 20, 2025. As Councillor Sharp will be running for mayor, Ward 1 will not have an incumbent. We have scheduled a Ward 1 Election Forum for October 6, 2025 at the Varsity Community Centre.

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 more information on this initiative.

Playgrounds

This has been on hold due to other pressing issues but I'm hoping to get the committee activated within the next few months.

For information regarding the Civic Affairs Committee, please contact JoAnne Atkins, Director of Civic Affairs, at joanneatkins@shaw.ca. Due to a large number of issues, there may be delays in responding to email inquiries. If you do not hear back from me within a few days, please email again.