

VARSITY CIVIC AFFAIRS COMMITTEE REPORT

December 2025

Development Permit and Land Use Redesignation Applications in Varsity

We have had a number of development permit and land use redesignation applications in Varsity. If you wish to view the plans for these sites, go to <https://developmentmap.calgary.ca/> and click on the property in question.

132 Varsity Estates Place NW

This is a very controversial application to rezone a property on a cul-de-sac backing onto the golf course to H-GO which is a higher density rowhouse than what would be permitted under the current zoning of R-CG. The developer requested that the meeting scheduled for December 2, 2025 be delayed until 2026. This application will require a public hearing before City Council. Additional information can be found on the Varsity Community Association website.

Repeal of Blanket Rezoning

A majority of the new Council elected October 20, 2025 have pledged to repeal blanket rezoning. A Notice of Motion to repeal will go before Council on December 15. If that motion passes, a new public hearing will be scheduled early in 2026.

Additional City Planning Policy Changes

The City is proposing to amalgamate the Municipal Development Plan and the Calgary Transportation Plan into a new document called The Calgary Plan.

Also, the Land Use Bylaw is proposed to be replaced by the Zoning Bylaw which will contain many new policies including an Open Parking Strategy which eliminates minimum parking requirements for all forms of residential development including apartment buildings. A number of discretionary uses will become permitted uses which would not be appealable. Visit www.calgary.ca/citybuilding for more information.

Restrictive Covenants

Restrictive Covenants are an agreement between neighbours that limit the type of development that can be built on their properties. More information can be obtained at www.varsityrestrictivecovenant.com.

Playgrounds

This has been on hold due to other pressing issues but I'm hoping to get the committee activated in 2026. Varsity has 30 playgrounds in need of upgrades.

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.