

VARSITY CIVIC AFFAIRS COMMITTEE REPORT

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.

The City no longer advertises development permit applications in local newspapers. They are posted on their website and for some types of permits a small sandwich board sign will be posted on the property. Because the lead time for the Varsity Voice is a month ahead of publication, it's difficult to give a timely heads up for these applications so we rely on the City's signs to notify the neighbours.

The most recent rowhouse applications include 5004 Valiant Drive, 4803 Vienna Drive, and 4228 Voyageur Drive. As a general rule, the Varsity Community Association opposes rowhouse developments in single family areas due to their overwhelming building envelope (11 metres in height and 60% lot coverage) which causes overshadowing, lack of privacy, increase in intensity of use (1 dwelling unit to 8 units), lack of parking, and destruction of mature landscaping. Most rowhouse proposals are not sensitive to neighbouring properties or compatible with the context of the community.

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. There is no update at this time.

Repeal of Blanket Rezoning

Council voted to hold a public hearing to repeal blanket rezoning in March 2026. This hearing will be advertised, and residents can submit written letters and/or speak at the hearing. Implementation date will be a few weeks after the hearing. All applications up to implementation date will be reviewed under the current bylaw which designates each property R-CG to allow rowhouses and townhouses.

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. This is an effective way to preserve the character of neighbourhoods. 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. Thanks to those who have responded. I'll try to get a meeting organized in 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.