

VARSAITY CIVIC AFFAIRS COMMITTEE REPORT

Repeal of Blanket Rezoning – March 23, 2026 Public Hearing

A public hearing to repeal blanket rezoning will be held on March 23. It is expected to last about 2 weeks. You should have received a Notice of Public Hearing through the mail. Calgarians can submit written letters and/or speak at the hearing. Written submissions must be received by the City prior to 12 pm on March 16, 2026 to be included in the agenda. You will not receive this newsletter prior to that time so if you would still like to send an email about the issue, you can email members of Council directly through the City's website at <https://www.calgary.ca/council/dyncrm-councillors-contact.html>. Be sure to refer to "Repeal of Blanket Rezoning" in the subject line. Should you wish to speak at the hearing, you can register anytime before the conclusion of the hearing at [Calgary.ca/PublicHearing](https://www.calgary.ca/PublicHearing). You can speak in person at City Hall or by telephone. The time limit is 5 minutes.

The implementation date is proposed to be August 2026. All applications made prior to first reading of the new bylaw (should it pass) will be reviewed under the current bylaw which designates each property R-CG to allow rowhouses and townhouses.

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 sign will be placed 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.

Status of Current Applications:

4804 Voyageur Drive (DP for 8 units) – approved
4816 Voyageur Drive (DP for 8 units) – approved
4607 Valiant Drive (rezoning to H-GO) - refused
4607 Valiant Drive (DP for 12 units) – under review
132 Varsity Estates Place (H-GO rezoning & DP for 5 units) – under review
5004 Valiant Drive (DP for 8 units) – approved – to be appealed
1257 Varsity Estates Road (subdivision) – approved
1257 Varsity Estates Road (DP for 2 single family dwellings) – under review

4803 Vienna Drive (DP for 8 units) – under review
4228 Voyageur Drive (DP for 8 units) – under review
8 Varshaven Place NW (subdivision) – under review
4508 Vandergrift Cres NW (DP for 8 units) – under review

The neighbours for these developments are consistently opposed to the applications. 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 (1-2 dwelling units to 8+ units), lack of parking, and destruction of mature landscaping. There is no tree protection legislation for private property in Calgary. 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. This application will require a public hearing before City Council. There is no update at this time.

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. There are a number of concerns with proposals included in these plans.

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, likely in April.

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.