

**VARSITY CIVIC AFFAIRS COMMITTEE REPORT**  
**May 2026 Newsletter**  
**Jo Anne Atkins, Director of Civic Affairs**

**Repeal of Blanket Rezoning Passed 12-3**

The public hearing to repeal blanket rezoning was held on March 23-April 8. Council voted to repeal blanket rezoning 12-3. All applications made prior to first reading of the new bylaw will be reviewed under the old bylaw which designates each property R-CG to allow rowhouses and townhouses. Appeals are made to the Subdivision and Development Appeal Board (SDAB). Council also reinstated the rule under RC-1 and RC-2 that each parcel can only have a secondary suite or a backyard suite but not both.

Note that we still need revisions to the South Shaganappi Local Area Plan to include a designation for single family areas.

**NEW UPDATE - 132 Varsity Estates Place NW – Public Meeting on May 5**

A new application has been made for a 5 unit rowhouse under R-CG at 132 Varsity Estates Place. We will be holding a public meeting on **May 5, 2026 at 7:00 pm** in the Varsity Hall, Varsity Community Centre. Please attend this important meeting.

**Development Applications in Varsity**

We have had a number of development permit, subdivision, 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. Note that the list below does not include development permits for commercial areas or for single family homes.

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

4607 Valiant Drive (DP for above garage suites) – under review  
132 Varsity Estates Place (H-GO rezoning) – under review  
132 Varsity Estates Place (R-CG 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) – approved  
4803 Vienna Drive (DP for 8 units) – under review  
4228 Voyageur Drive (DP for 8 units) – approved – to be appealed  
8 Varshaven Place NW (subdivision) – under review  
4508 Vandergrift Cres NW (DP for 8 units) – under review  
4535 Vandergrift Cres NW (Subdivision) – 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 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. Most rowhouse proposals are not sensitive to neighbouring properties or compatible with the context of the community.

### **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. Visit [www.calgary.ca/citybuilding](http://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](http://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. We will schedule a public meeting for the week of May 11. Please confirm this date by emailing me as this article is written 4 weeks before publication.

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