

VARSIY CIVIC AFFAIRS COMMITTEE REPORT

May 2026

Changes to Rules for Rowhouses – Public Hearing on July 21, 2026

Council voted to repeal blanket rezoning on April 8. There were a few changes made to the rules for rowhouses such as reducing the height to 10 metres. There were several other proposed changes that will be voted on at a public hearing on July 21. The deadline for submissions is July. These were detailed in the VCA submission to the repeal hearing which are on our website.

On April 8 Council reinstated the rule that each property zoned RC-1 or RC-2 can only have a secondary suite or a backyard suite but not both. On July 21 Council will vote on whether to change this to make it possible to have both. You can view the full agenda the Friday prior to the public hearing.

Rezoning - 132 Varsity Estates Place NW

Revised development permit plans for 132 Varsity Estates Place were presented at a public meeting on May 5, 2026. The plans can be reviewed on the City's DMAP. The proposal to rezone this property to H-GO will likely go to a public hearing of Council in the fall. You can find more information on our website.

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 applications in local newspapers. They are posted on their website and for some 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. Anyone can log in to observe SDAB hearings at www.calgarysdab.ca.

Status of Current Applications:

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 (DP for 5 units) – under review
5004 Valiant Drive (DP for 8 units) – approved – appeal hearing on June 25 at 9 am

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 – appeal hearing on July 23 at 1 pm
8 Varshaven Place NW (subdivision) – under review
4508 Vandergrift Cres NW (DP for 8 units) – under review
4535 Vandergrift Cres NW (Subdivision & 2 single family homes) – under review
4619 Virginia Drive NW – semi-detached dwelling & secondary suites – under review
5308 Vicary Place NW – garage & backyard suite over garage – 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. The Land Use Bylaw is proposed to be replaced by the Zoning Bylaw which will contain many new policies. 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

Varsity has 30 playgrounds in need of upgrades. A committee will be struck to explore funding opportunities and triage the playgrounds that urgently need attention.

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.