

VARSAITY CIVIC AFFAIRS COMMITTEE REPORT

The Calgary Plan to Replace the MDP – Why Should You Care?

The City is proposing to amalgamate the Municipal Development Plan and the Calgary Transportation Plan into a new statutory document called The Calgary Plan. This is the overall visionary document for planning, growth, housing, mobility, climate action, and community building in the City for the next 30 years. There are 3 broad goals in the Plan – environmental protection, economic vitality, and healthy communities. Its policies will take priority over all lower level plans including Local Area Plans wherever there is a conflict.

To view the summary of the plan go to: <https://www.calgary.ca/planning/city-building-program/city-building-program/the-calgary-plan.html>

There has been insufficient public engagement on the proposed changes to the MDP. It's not clear why the MDP needs to be replaced as it doesn't expire until 2069 and amendments can be made at any time. One of the concerns is the use of mandatory vs discretionary language. The Plan states all areas of the City "must" accommodate growth and change and allow diverse housing types. However, the weaker word "should" is used to describe public engagement and urban tree policies. Wording that supports contextually sensitive redevelopment and protects our trees is weakened while mandates to increase density are strengthened. More thought needs to be given to the wording in the Plan and respecting the wishes of the public is critically important.

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

Several changes to the rules for rowhouses will be voted on at a public hearing on July 21. You can view the proposed rule changes on the VCA website under Varsity's submission to the repeal public hearing. The deadline for submissions is July 13. Anyone can register to speak at the public hearing.

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 on the same parcel. In addition, Council will be voting to make backyard suites a permitted use instead of a discretionary use which means they would not be appealable. You can view the full agenda the Friday prior to the public hearing.

Rezoning - 132 Varsity Estates Place NW

The VCA and Varsity residents remain strongly opposed to this inappropriate development. 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 and the City's DMAP.

Development Applications in Varsity

We have had numerous applications for development permits, subdivisions, and land use redesignations. To view plans, go to <https://developmentmap.calgary.ca/> and click on the property in question. 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.

Upcoming SDAB Hearings:

5004 Valiant Drive (DP for 8 units) – appeal hearing on June 25 – awaiting a decision
4228 Voyageur Drive (DP for 8 units) – appeal hearing on July 23 at 1 pm

The neighbours for these developments are consistently opposed to the applications. Rowhouse developments in single family areas are opposed 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. Varsity has numerous applications pending decisions by the Planning Department.

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

A committee will be struck to explore funding opportunities and triage the playgrounds that need upgrades. Email if you are interested in becoming involved.

For information 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.