



**Comments re: DP2025-05349 – Rowhouse Building; Semi-detached Dwelling at
132 Varsity Estates Place NW**

Date: August 21, 2026

To: Reza Bacchus, File Manager, City of Calgary

From: JoAnne Atkins, Varsity Community Association

Re: DP2025-05349 – 132 Varsity Estates Place NW
Request for Refusal - Summary of Concerns

Concurrent Applications

We note that LOC2025-0141 has been withdrawn but not cancelled. DP2025-05349 was submitted concurrently with this land use redesignation application. If the land use redesignation application is not approved, a new development permit application is required. (See **Attachment D**)

We stated in our submission dated May 25, 2026:

“As this development permit has been submitted under H-GO zoning, we understand if the land use redesignation application is refused, that the development permit application will be null and void. If the applicant then wishes to submit an application for a development permit for a rowhouse under R-CG zoning, we understand that this would require a new application with a new DP number and new plans. We note the Development Authority has assessed the development permit application as a discretionary use under H-GO rules.

Detailed Review 2 dated March 5, 2026 states on Page 2: *“The subject parcel is within a Residential – Grade-Oriented Infill (R-CG) land use district. This is a Discretionary Use as per Land Use Bylaw 1P2007. However, there is currently a Land Use Amendment application in progress that proposes to change the subject parcel’s land use district from Residential – Grade Oriented Infill (R-CG) District, to Housing – Grade*

*Oriented (HGO) District. As a result, **this application will be reviewed against the H-GO District rules.**” ”*

There was no verbal or written response from City Administration to indicate these statements were in error.

On July 27, 2026 the Varsity Community Association submitted a letter requesting that the City follow its policy of requiring a new development permit following withdrawal of the concurrent land use redesignation application. On July 29, 2026 a meeting was held with City representatives, the Varsity Community Association, and Chris Davis, legal counsel for affected neighbours, to discuss the file and request that a new DP application be required.

On August 4, 2026, the File Manager indicated they were continuing to review the existing development permit application under R-CG rules instead of requiring a new development permit. The affected neighbours and Varsity Community Association have appealed this decision and an initial “jurisdictional” hearing will be held on September 8, 2026 at the Subdivision and Development Appeal Board to consider this appeal.

On August 5, 2026, a sign was posted at 132 Varsity Estates Place NW asking for comments by August 12, 2026. As the plans were not immediately available on the City’s DMAP public engagement tool, the deadline was subsequently extended to August 21, 2026.

Comments on Revised Plans Submitted July 17, 2026

The following comments are submitted without prejudice with respect to the above referenced appeal of the Development Authority’s decision not to require a new development permit application.

The most significant amendment to the plans was a reduction in height from 12.0 metres to approximately 11.0 metres. In addition, the size of the balconies was reduced and the roof parapet of the most easterly unit was chamfered. We do not believe these revisions resolve any of the concerns with respect to the context and negative impact on neighbouring properties.

Relaxations

The revised plans under review include a relaxation with respect to height. After August 4, 2026 the maximum height for a rowhouse and a semi-detached dwelling is 10.0 metres. Section 36 of the Land Use Bylaw states:

“Discretionary Use That Does Not Comply

- 36** The **Development Authority** may approve a **development permit** application for a **discretionary use** where the proposed **development** does not comply with all of the applicable requirements and rules of this Bylaw if in the opinion of the **Development Authority**:

- (a) the proposed **development** would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring properties; and
- (b) the proposed **development** conforms with a **use** prescribed by this Bylaw for that land or **building**."

Based on input received by affected neighbours and considering the totality of the proposed development application, the VCA has concluded that the proposed development will unduly interfere with the amenities of the neighbourhood and / or it will materially interfere with and affect the use, enjoyment of value of neighbouring properties.

Public Engagement

Detailed Team Review 2 (DTR 2) dated March 5, 2026 states on Page 3 that due to a large number of letters in opposition: *"The applicant is strongly encouraged to engage in meaningful dialogue with the community."*

Two public meetings have been held on these applications, occurring on September 15, 2025 and May 5, 2026. Hundreds of concerned residents attended these meetings (about 500 in September and 240 in May). The residents were consistent and united in their opposition to the proposed rowhouse development for numerous reasons including massing, traffic safety, inadequate parking, loss of mature trees, overlooking, insensitivity to existing homes, etc.

Despite many presentations at the meetings, written letters, and a petition signed by 278 residents, none of the concerns of the community have been addressed by the developer. The only change in the most recent amended plans dated April 14, 2026 was a modification to the driveway pattern as requested by the City. It appears the public meetings were simply a "box to check" and that the residents' concerns have been ignored by the developer.

In 2.3 Creating Great Communities, under Supports, the MDP states: *"Providing citizens with opportunities to become involved in decision-making processes and effectively engaged in shaping their local communities."*

Varsity residents are very engaged and care deeply about their community, however, they are not being listened to and there has been no meaningful dialogue between the developer and the community.

We were disappointed not to receive notification of the withdrawal of the land use redesignation application and amendments to the development permit plans. We would have held a public meeting with respect to these amended plans had we been given the

opportunity. Despite the fact that many people are away over the summer, we understand numerous letters have been submitted in opposition to the amended plans.

Municipal Development Plan

On page 3 of DTR 2 dated March 5, 2026 it states:

*“The following cited policy aligns with the applicant’s proposed land use amendment.
“3.5.3 Established Areas Land Use Policy 3.5.3 a. Encourage modest redevelopment of Established Areas”.”*

Varsity residents do not believe the proposal is a “modest redevelopment”. They have commented that the building will “stick out like a sore thumb”. Also, we note there are many sections of the MDP that are relevant to this application and must be taken into consideration when determining whether a land use designation is appropriate for a specific property.

The architecture is unlike anything in the Varsity community and most Varsity residents consider it to be very unattractive. It is almost double the height of the adjacent homes.

2.2.4 Complete Communities

Complete communities are vibrant, green and safe places, where people of all ages, incomes, interests and lifestyles feel comfortable and can choose between a variety of housing types and locations in which to live.

Varsity already meets this goal of the MDP. We have provided more detailed information to support this statement in our previous comments. Varsity currently has a wide range of housing types for all income levels and demographics (see **Attachments A, B, & C**).

Policies

v. Distinctive, resilient and attractive neighbourhoods that feature architectural and natural elements that contribute to a local identity, a strong sense of place and in community pride.

The area of Varsity known as “Varsity Estates” is a very unique and beautiful neighbourhood that meets all of the criteria mentioned above. It is an enclave of large, heavily treed lots with generous front, rear, and side yards. In fact, most side yards are at least 8 feet, well in excess of the City’s 4 foot minimum. The overall ambiance is of a country residential neighbourhood. Lot coverage is modest and averages 25-30% resulting in a dense urban tree canopy and extensive soft landscaping. There are no back lanes and the homes have attached front garages. There are several pedestrian pathways behind homes. Site drainage is managed through a combination of concrete gutters and registered legal covenants.

The homes were built in the 1970s-1990s and the majority feature traditional architecture. They have been renovated and well-maintained over the years with a few being replaced with new homes that blend well with the existing homes. This area includes 533 single family homes, a 1-2 storey townhouse development called Chateaux on the Green (166 units), two storey townhouse units at 2200 Varsity Estates Drive (16 units), a 3 storey subsidized seniors' apartment building called Cathedral Manor (218 units), the 2 storey Varsity Execucentre (office space and 3 residential units) and the Silver Springs golf course and club house. All developments in Varsity Estates have large, landscaped setbacks that serve as buffers for adjacent development.

Nearby is the neighbourhood shopping centre, Crowchild Square, which has been rezoned for 12 storeys of mixed use development and the Groves of Varsity which consists of 5 buildings and 508 units (4 storey commercial, 6 storey seniors' residence, and 3 residential towers of 8, 12, and 12 storeys). The existing church and townhouse development to the east are identified for future development of 12-27 storeys. Varsity has significant density located at nodes and corridors. In addition, significant density is being proposed for the LRT parking lot north of Crowchild Trail in Dalhousie.

The population of Varsity has been very stable and has not dropped below the population that was achieved in the 1980s but has steadily increased. The City encourages increased density in established communities to reverse population decline but this is not Varsity's experience. The community is thriving and growing and our schools are overflowing.

The City also encourages redevelopment in established communities as a way to increase the diversity of housing and increase affordability. Varsity has all types of housing at all price points including affordable housing, subsidized seniors housing, and attainable housing. 55% of dwelling units are multi-family while 45% are single family. We want to protect the integrity and uniqueness of our single family areas while at the same time supporting increased density in close proximity to LRT stations and Market Mall. The developer has stated these units will sell for \$1.2 million each. This does not add affordable units to the community and conversely risks reducing the property values of adjacent homes through real or perceived damage to their quality of life. This proposal would be more appropriate in another location.

2.2.5 Strong Residential Neighbourhoods

Intensification should be accommodated within existing communities in a sensitive manner.

The City promotes infilling that is sensitive, compatible and complementary to the existing physical patterns and character of neighbourhoods.

Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form...

The proposed land use and development is NOT sensitive, compatible or complementary to the existing physical pattern or to the character of the neighbourhood. This development is not similar in scale or built form. At almost 11 metres in height it towers over adjacent homes and fills the lot, in the process removing several mature trees which cannot be replaced. There is no buffer between the buildings and adjacent homes. For the home to the east, a 1.2 metre side yard replaces a heavily treed spacious back yard. For the home to the south, instead of the current condition of back-to-back adjacent and equivalent tree dominated rear yard amenity spaces, a modest 3.0 metre setback is all that will buffer the adjacent new buildings. The 3 storey buildings extend far in front of both adjacent homes. The combination of lot coverage and 11 metres in height with cantilevers creates a very blocky, industrial looking building. Many residents have expressed the view that the proposal is very unsightly and top-heavy.

This is the crux of the issue. Varsity residents highly value the qualities of the neighbourhood and they will be the ones affected by this development. They believe this development will be very negative for the neighbourhood and in particular for the adjacent homes. Varsity residents are the ones who will be living with the consequences of this development while the developer moves on to other communities. The affected residents are the best judge of compatibility and they resoundingly oppose this development.

2.3.2 Respecting and Enhancing Neighbourhood Character

Objective

Respect and enhance neighbourhood character and vitality.

The identity and character of a neighbourhood is a function of how people interact with the history, built form, landscape, and visual qualities. This interaction defines how people feel about a neighbourhood as a place.

Attention must be paid to ensuring that appropriate local context is considered when planning for intensification and redevelopment.

Varsity residents believe the proposal will detract from neighbourhood character and vitality. They do not believe the developer has shown respect for Varsity Estates and in particular for the immediately impacted neighbours. Other communities may welcome a development of this type but Varsity residents believe it is very inappropriate in this location.

Policies

Ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern.

Varsity residents do not agree that this development complements the established character of the area. Despite the City's definitional inclusion of the "townhouse" and "rowhouse" built forms as part of the "Low Density" portion of the *Land Use Bylaw 1P2007*, merely calling something "low density" does not make an oversized structure into something which it is not. Oversized and otherwise incompatible dwellings – in whatever form they may take (including single-detached) – may not satisfy the test of "sensitive, compatible and complementary" forms for the existing community. There definitely is a dramatic contrast between the proposed rowhouse and semi-detached buildings and the existing streetscape on the cul-de-sacs of Varsity Estates Place and Varsity Estates Court and the homes on Varsity Estates Drive.

Ensure that the preparation of local area plans includes community engagement early in the decision making process that identifies and addresses local character, community needs and appropriate development transitions with existing neighbourhoods.

We will discuss the LAP in more detail below but in our opinion the engagement process was seriously flawed and did not respect the community's perspective. This has been confirmed by the recent KPMG report that was critical of the City's engagement processes. It was, in our opinion, an error by the City that this laneless cul-de-sac was not identified as Neighbourhood Local in the LAP.

A rowhouse/semi-detached development is not a gentle transition in this location and it will destabilize the immediate area due to the negative impact on nearby homes.

2.3.7 Foster Community Dialogue and Participation in Community Planning

Varsity residents feel their concerns are being ignored by the developer and that this property is not an appropriate location for a rowhouse/semi-detached development. There has been no collaboration or meaningful engagement.

The MDP encourages increased density in established communities but only if it is sensitive to the existing context.

We believe that in considering all of the factors under section 35 of the Calgary *Land Use Bylaw*, the Development Authority should find this application wanting. The Varsity Community Association respectfully requests that the Development Authority responsibly and thoughtfully apply the delegated discretion pursuant to sections 36 to 38 of the Calgary *Land Use Bylaw* and recommend "**REFUSAL**" of the development permit application.

2.2.2 Transit Supportive Land Use Framework

Objective

Establish a land use framework that optimizes population and job growth within walking distance of transit.

This is being accomplished through redevelopment and increased density at the parcels of land that were identified in the Varsity Land Use Study and later the SSCLAP. The dividing line between the mixed use, high density development and the single family residential area is 53 Street and Varsity Estates Drive as illustrated on the attached map (**Attachment A**). Any encroachment of higher intensity development is disruptive to the integrity of the single family community.

Distance

People are most likely to use public transit if it is accessible and convenient for their travel needs. Higher-density development should be focused closest to transit, within a distance that a rider is most likely to walk. This is typically a five minute walk, focused within a 400-metre distance. A compact urban form focused around transit promotes greater mobility choices. Local area plans will determine areas appropriate for intensification

According to Google Maps 132 Varsity Estates Place is 700 metres walking distance from the Dalhousie LRT Station and takes 9 minutes. This is outside the goal of a 5 minute walk. There are a large number of dwelling units closer to the LRT station including 508 units at the Groves of Varsity, 39 units in the Silvera townhouses, 9 units at Varsity Royal, and many more to be developed in the future on both the Varsity and Dalhousie sides of the LRT station.

3.5.3 Established Areas

The Established Area comprises residential communities that were planned and developed between the 1950s and 1990s. They are primarily residential communities containing a mix of low and medium-density housing with support retail in relatively close proximity. The road network is a blend of modified-grid and curvilinear. These are stable residential communities with limited redevelopment potential over the next 30 years. Populations have declined from their peak and housing stock is generally in good condition.

Varsity Estates was built from the 1970s to the 1990s. The area contains a mix of commercial, multi-family, and single family development with density concentrated in close proximity to the Dalhousie LRT station. The single family area is a very stable, well-defined pocket of country residential estate style homes in excellent condition. The road network is curvilinear with many cul-de-sacs and crescents. There are no back lanes but some areas have pedestrian pathways behind homes. Many houses back onto the Silver Springs Golf Course including 100 Varsity Estates Place and Varsity Estates Drive.

Land Use Policies

a. Encourage modest redevelopment of Established Areas.

See our response on Page 2 above.

b. Redevelopment opportunities should be focused on the Neighbourhood Activity Centres, though changes to other sites may provide opportunities for redevelopment over time.

Redevelopment and increased density has focussed on the Neighbourhood Activity Centre immediately northwest of this parcel which is closer to the LRT station.

c. New developments in Established Areas should incorporate appropriate densities, a mix of land uses and a pedestrian-friendly environment to support an enhanced Base or Primary Transit Network.

Increasing this parcel from one single family home to a rowhouse/semi-detached with 5 units is inappropriate and will have a very negative impact on the use, enjoyment and value of the nearby homes. The developer can find many parcels more suited to this type of development but adjacent neighbours cannot easily move and will likely find it hard to sell their homes for their current value.

Higher densities and a mix of land uses that are transit supportive are provided at the Neighbourhood Activity Centre across 53 Street to the northwest of this parcel.

Land Use Bylaw 1P2007

Discretionary Use Development Permit Application

35 When making a decision on a ***development permit*** for a ***discretionary use*** the ***Development Authority*** must take into account:

- a. any plans and policies affecting the ***parcel***;
- a.1. ***climate mitigation*** and ***climate adaptation***;
- b. the purpose statements in the applicable land use district;
- c. the appropriateness of the location and ***parcel*** for the proposed ***development***;
- d. the compatibility and impact of the proposed ***development*** with respect to ***adjacent development*** and the neighbourhood;
- e. the merits of the proposed ***development***;
- f. the servicing requirements;
- g. access, parking and transportation requirements;
- h. vehicle and pedestrian circulation within the ***parcel***;
- i. the impact on the public transit system; and
- j. sound planning principles.

The Varsity Community Association believes the proposal is not supported by:

Section 35 (a.1) due to loss of tree canopy and increase in impervious surfaces;

Section 35 (c) due to its location on a cul-de-sac of single family homes;

Section 35 (d) due to its extremely large building envelope and massing; increase in intensity of use and parking; top-heavy, modern architecture lacking articulation and unattractive building design; lack of buffer between the building and the two adjacent single family homes (1.2 metres); overlooking; the lack of soft landscaping and trees;

Section 35 (e) due to the fact the development does not add value to the neighbourhood;

Section 35 (f) due to increased congestion for waste management and potential impact on infrastructure;

Section 35 (g) due to inadequate parking, lack of a back lane, the addition of 3 driveways accessing a busy street close to a very busy intersection that will get busier with future redevelopment of Crowchild Square, the negative impact on safety for pedestrians, cyclists, and motorists;

Section 35 (h) due to the fact using the driveway for parking will create tandem parking which is inconvenient for future occupants and will likely increase the use of the driveways for access across a busy sidewalk;

Section 35 (j) due to the fact that the proposed development will have a very negative impact on adjacent homes and does not respect the principles of the *Municipal Development Plan* and other policy documents.

We understand the Planning Department often has a different view of what is appropriate on a particular parcel however, the residents - who are the affected parties - have been very clear that they believe this development is uncharacteristic of Varsity Estates and will have a negative impact on their quality of life.

These planning documents guide redevelopment. No landowner has an automatic right to rezone their land or to build a discretionary use (in this case a rowhouse or semi-detached dwelling). Context matters and it is for this reason that we ask the Development Authority to judiciously use its discretion to refuse this application.

South Shaganappi Communities Local Area Plan (Bylaw 29P2025, Approved March 26, 2025)

The South Shaganappi Communities Local Area Plan (SSCLAP) was approved on March 4, 2025. Bob Benson, President of the Varsity Community Association (VCA) and JoAnne Atkins, Director of Civic Affairs for the VCA were members of the LAP

Working Group. We have direct knowledge of the discussions and decision making process for the LAP. We have consistently remained opposed throughout the process to the designation of 100 Varsity Estates Place and Varsity Estates Court as Neighbourhood Flex. There was no compelling rationale for this designation and we believed it should remain part of the single family neighbourhood. The dividing line between the commercial/mixed use area is 53 Street at the 3 way stop.

The intention of the planners who were involved with the SSCLAP as explained to us was that this designation would allow a mixed use development to occur many years down the road once the housing stock had aged by replacing all the homes on the cul-de-sac with an apartment building that would have underground parking and one access point onto Varsity Estates Drive.

It was never intended to use the Neighbourhood Flex designation for patchwork rowhouse development. Neighbourhood Connector was the designation generally used for H-GO development and Neighbourhood Local was the designation generally used for R-CG which included single family to rowhouse development (blanket rezoning was in effect during this process).

Council has expressed their intention to amend the recently approved local area plans to take into account the repeal of blanket rezoning. We will be requesting a change to the designation of this cul-de-sac at that time.

DTR 2 dated March 5, 2026 states on Pages 3 & 4:

South Shaganappi Communities Local Area Plan (Statutory – 2011)

According to the South Shaganappi Communities Local Area Plan's Urban Form Map (Map 3), the subject parcel is located within the Urban Form category Neighbourhood Flex. Urban form categories direct land use and built form in the South Shaganappi Communities. The Housing- Grade Oriented (H-GO) District can be designated on parcels located within a Neighbourhood Flex Urban Form category.

*The **Low** Building Scale Modifier applies to the subject parcel and accommodates developments that are six stories or less.*

The subject parcel is located within the Dalhousie Transition Zone. The LAP envisions this area will provide diverse housing types and choices for residents of different ages and lifestyles.

We note this is a policy document that provides guidance but does not confer a guarantee of development when other policies and the specifics of the proposal are taken into account. It states the H-GO District “can” be designated – not “should” be designated in Neighbourhood Flex.

2.5.4.4 Dalhousie Station Area

The subject parcel is also located within a cul-de-sac (100 Varsity Estates Place NW). The following cited policy provides direction for developments located within a cul-de-sac.

2.5.4 Transit Station Areas

Transit Station Areas Policy 2.5.4 q.

Development located within a cul-de-sac that is not grade-oriented and greater than three storeys should:

- i. be comprehensively planned and consolidate parcels within the cul-de-sac for greater development potential;*
- ii. incorporate road closure of the cul-de-sac;*
- iii. provide building setback at the third storey or below along the shared property line or lane with Limited Scale modifier; and,*
- iv. explore opportunities to provide publicly accessible open space that integrates with the existing community*

This further clarification of policy in the SSCLAP shows that redevelopment of cul-de-sacs was intended to happen as a comprehensive development including ALL parcels.

Approving a rowhouse/semi-detached development on one parcel on this cul-de-sac essentially **prevents** a comprehensive higher level of mixed use density from occurring in the future and therefore contradicts this policy direction in the LAP.

Parking Requirements

In this location there is very little available on-street parking. There is no parking close to the 3-way stop sign at the intersection of 53 Street and Varsity Estates Drive. There are three existing driveways between this property and the 3-way stop. Across Varsity Estates Drive is a bus stop. There is very little parking available in between driveways on the cul-de-sac.

During the repeal of blanket rezoning, Administration submitted a parking policy that recommended 1 stall per unit for homes built after 1960. That would include this area. The Development Authority has the discretion to make 1 stall per unit a condition of approval. This would preclude the possibility of secondary suites on this parcel which would worsen parking congestion. There is insufficient on-street parking in the area to support this development.

Conclusion

There was recognition during the election that the majority of Calgarians did not believe rowhouses were compatible with single family homes and that they needed to be evaluated on a case by case basis. Context matters. In response to public opinion and the negative impact on nearby property owners, Council has adjusted the rules for rowhouses by reducing height and lot coverage effective August 4, 2026. Further adjustments are under consideration.

Section 617 of the MGA recognizes that, at its heart, planning is about the balancing of the rights of individuals versus the overall greater public interest. The right of a landowner to make a profit through redevelopment should not outweigh the rights of nearby landowners to quality of life and preserving their own property values. The overall greater public interest here should prevail in the consideration of this application, in this case manifest through the voices of the community and its community association. Priority should be given to the protection of the established residential neighbourhood character.

Recommendation

This project does not merit a rubber stamp of approval. **Given all relevant factors, we request that this development permit application DP2025-05349 be “REFUSED”.**

Supporting Documentation:

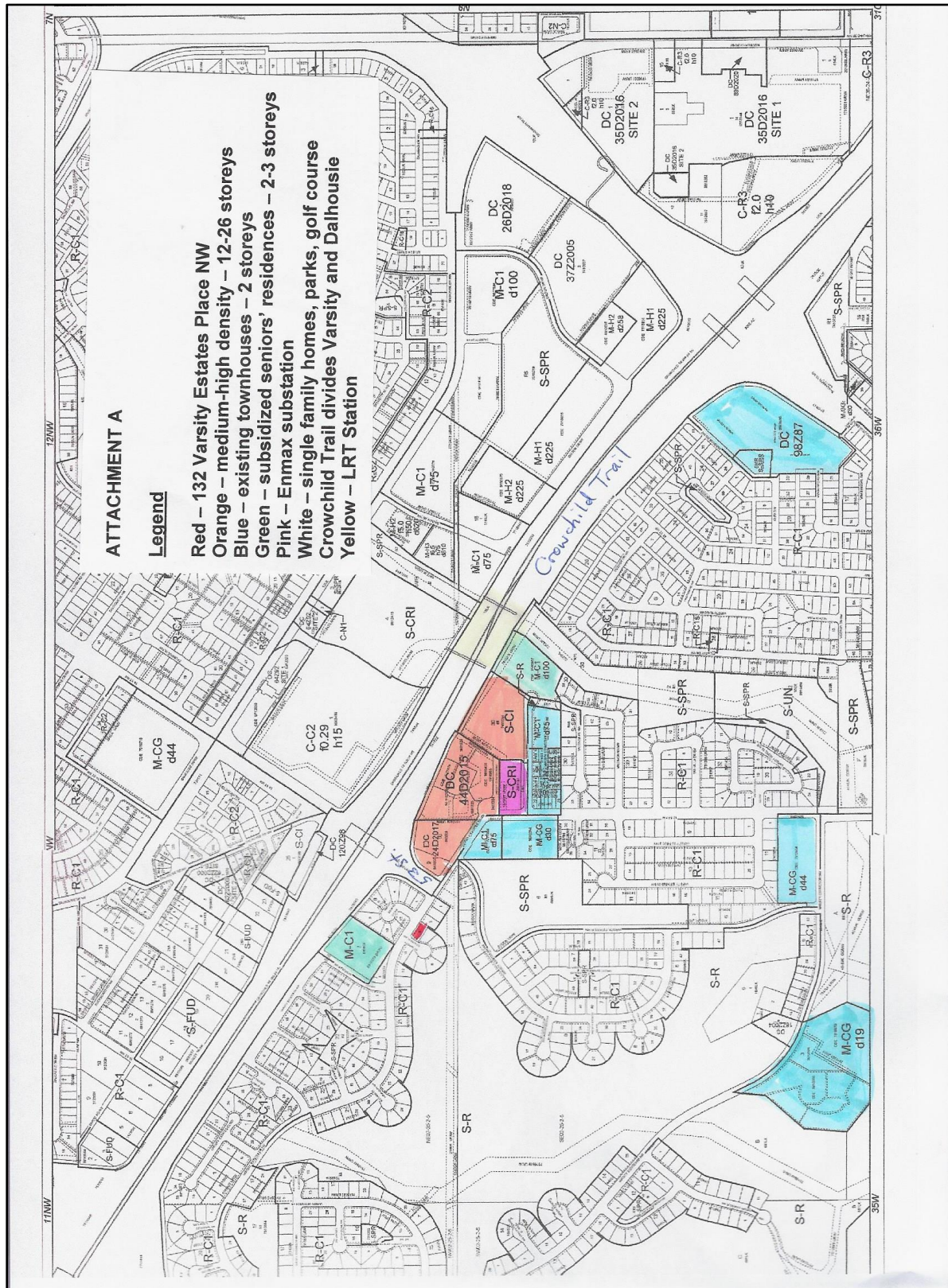
Attachment A – Land Use Map of Varsity Estates

Attachment B – Chart View of Historical Population of Varsity

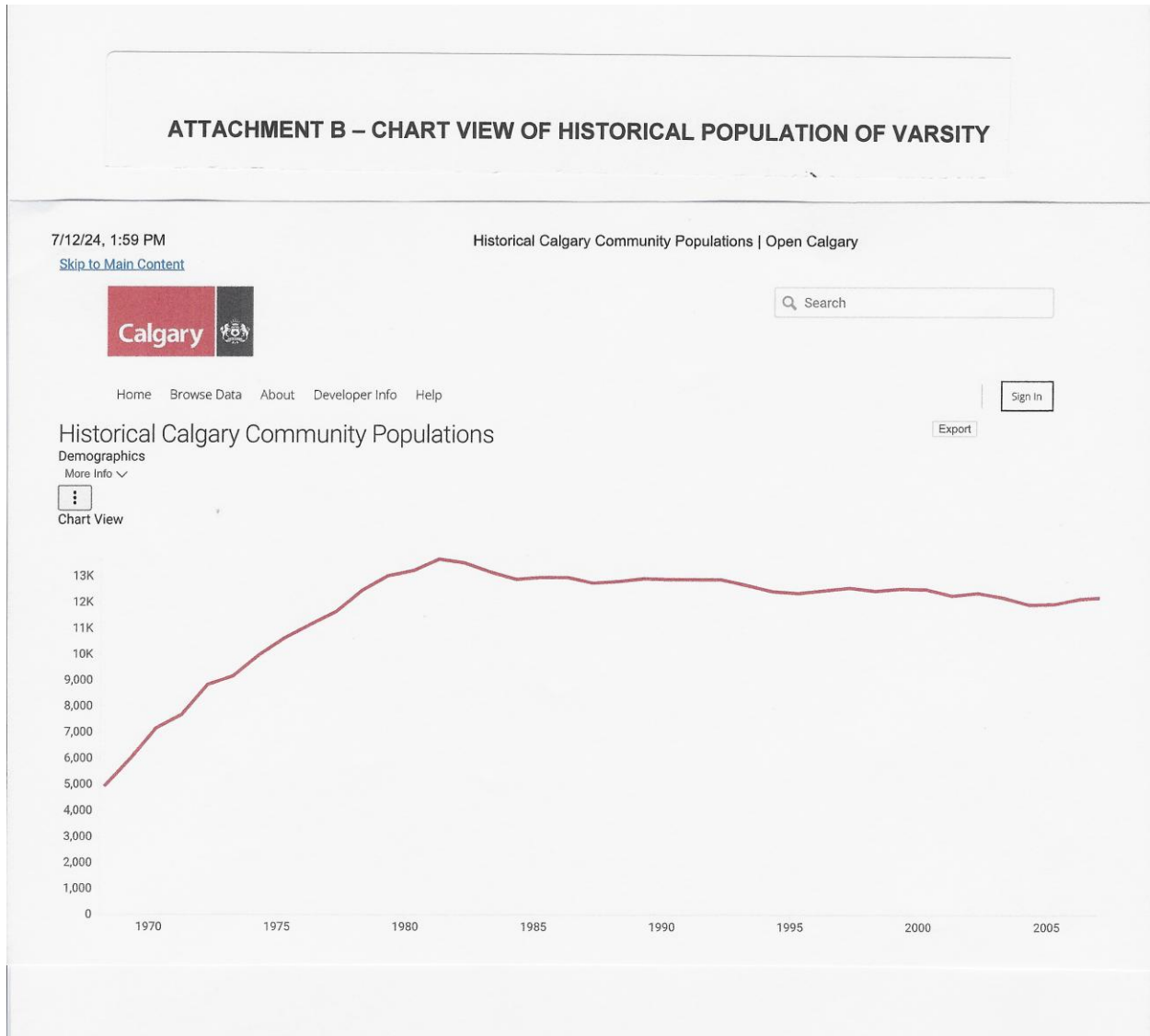
Attachment C – 2019 Census – Population Change

Attachment D – Concurrent Application Information

Attachment A – Land Use Map of Varsity Estates

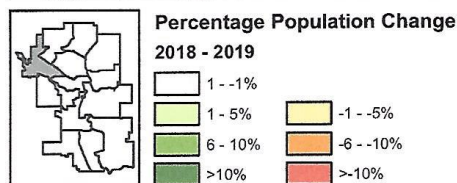
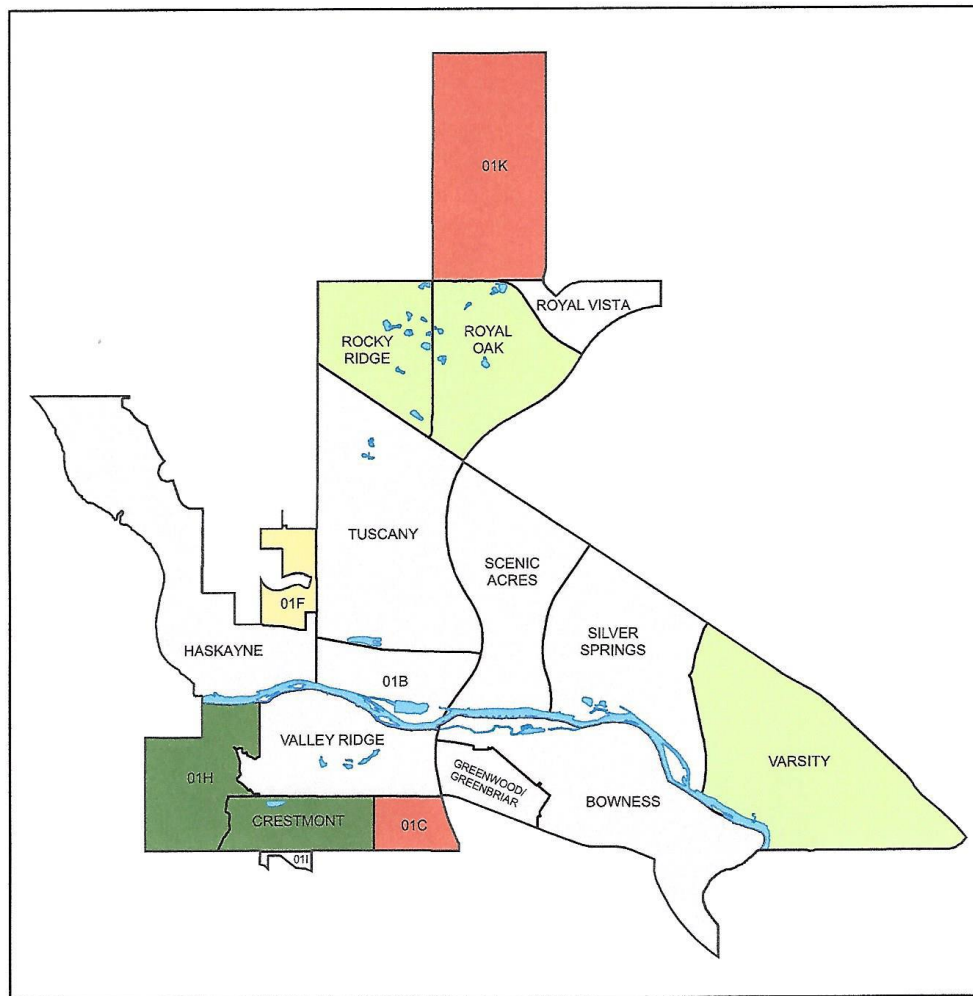


Attachment B – Chart View of Historical Population of Varsity



Attachment C – 2019 Census – Population Change

ATTACHMENT C – 2019 CENSUS – POPULATION CHANGE - PAGE 1



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Date Printed: July 25, 2019
ISC: Protected

ATTACHMENT D – Concurrent Application Information

8/20/26, 8:02 PM

Concurrent submission



Development and Building Professionals Hub

Concurrent submission

You now have the option of applying for a land use amendment and development permit together with a concurrent submission.

About

Previously if you needed to redesignate a property for development, you would apply for a land use amendment application to be approved by City Council before submitting a development permit. This could take quite some time. Now, you can save four months or more.

You can submit a development permit application at any point after a land use amendment. The two applications are reviewed side by side (although not necessarily by the same file manager) and will have separate detailed team review documents to make it easier to understand which comments and conditions apply to each application.

The City's optional concurrent submission process for land use amendment and development permit applications is currently being used by large scale development applicants.

How do I apply?

We recommend that you book a consultation with a City planner to find out if a concurrent submission is right for your project. Once you've confirmed that concurrent submission is right for you, you will find the Complete Application Requirement Lists (CARLs) outline what you'll need to submit with your applications. A special declaration form is required if you're applying concurrently.

Book a consultation with a City planner:

Please call our [Planning Services Centre](#) at 403-268-5311.

- Ask questions about the steps involved
- Learn about risks
- See if the concurrent submission process is right for your project

Contact us

Planning Services Centre

Hours: Monday - Friday, 8 a.m. - 4:00 p.m.

Live chat: calgary.ca/livechat

Call: 403-268-5311

[Planning Services Centre](#)

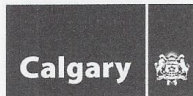
<https://www.calgary.ca/development/home-building/concurrent-submission.html>

**132 Varsity Estates Place – Section 4 Supporting Information - Concurrent Submission
(included in file for DP2025-05349)**

	▪ Cross reference with other plans, where applicable
	Include on elevations: ▪ Doors, windows, overhead doors ▪ Projections, service meters, decorative elements, rooftop equipment ▪ Screening (e.g. Service meters, rooftop equipment, privacy screens) ▪ Dimension all doors, windows and overhead doors
	Label finishing materials: ▪ Exterior materials (brick, stucco, vinyl siding, metal siding) ▪ Roof materials (asphalt, cedar shakes, concrete tile) ▪ Colours of all major exterior materials
	Grade: ▪ Plot existing and proposed grade extending to property lines ▪ Plot property lines (extending vertically) ▪ Plot all geodetic datum points required on site plan
	Building height (indicate on all elevations): ▪ Plot line for main floor ▪ Plot line for roof when concealed by parapet ▪ Dimension height of building from existing and proposed grade ▪ Dimension height of main floor from existing and proposed grade ▪ Dimension height of structures (fences, retaining walls) from existing and proposed grade
18	One (1) copy of Cross-sections, including: (preferred scale is Metric 1:100 or Imperial scale, minimum 3/16"=1")
	If the parcel is designated M-CG, M-C1 or M-C2, provide two (2) horizontal cross-sections at the distances above average grade prescribed by the Building Height Rule.
	Label width of any roof structure, mechanical rooms, projections
	Dimension to outermost limits of the cross-section
	Calculate the area of the cross-section, including all elements of buildings
	Cross-section of sloping driveways and parkade ramps ▪ Indicate slope and include transition lengths ▪ Provide geodetic datum points at transition points in ramp (including top and bottom) ▪ Dimension overhead clearance

SECTION 4: Supporting Information	
19	If the site is within the Airport Vicinity Protection Area (AVPA), please note that additional copies of plans may be required during the review of this application.
20	When the proposal does not comply with council approved policies, bylaw standards or technical guidelines, provide a written planning rationale in support of such deficiencies.
	If the application is being submitted concurrently with an existing Land Use Amendment, a completed <u>Concurrent Submission Declaration Form</u> is required.
21	☒ Yes, this application is being submitted concurrently with a Land Use Amendment, LOC2025 - 0141
	☐ No, this application is not being submitted concurrently with a Land Use Amendment

Concurrent Submission Declaration Form



Concurrent Submission Declaration for Land Use Amendment and Development Permit Applications

PL 1249 (R2016-01)

LOC # _____

DP # _____

For office use only

Site Address: _____

Legal Description: _____

When a proposed development requires both a Land Use Amendment and a Development Permit to proceed, applicants have two submission options. Applicants can wait to submit the Development Permit until after the Land Use Amendment has been approved, or they can submit the Development Permit while the Land Use Amendment is still in progress. The second option is referred to as a "concurrent submission." These two submission options allow the applicant to select the process that best suits the unique conditions of their application.

Planning & Development recommends that an applicant interested in the concurrent submission option request a Pre-Application Meeting before making their submission. At the Pre-Application Meeting, a planner will help the applicant determine which submission option is most appropriate for their application.

Please select from the following:

- ☐ A Pre-Application Meeting occurred. PE _____ - _____.
- ☐ I am aware a Pre-Application Meeting is recommended but I chose not to request one.

Note: This form is to be signed by the titled owner(s) of the property or their authorized agents or consultants.

I, the ☐ owner, ☐ authorized agent, hereby declare that I understand my Land Use Amendment and Development Permit applications, as referenced above, will, at my request, be processed concurrently. I understand that my Development Permit application can only be approved by the Development Authority after the Land Use Amendment has been approved by Council.

I am aware that my Land Use Amendment application will be approved or refused at Council's discretion, regardless of the results of my Pre-Application Meeting (if such meeting occurred) and the fact that my applications are proceeding concurrently. I understand that if my Land Use Amendment application is refused, my Development Permit application will be cancelled and any applicable refund will be provided in accordance with the Council-approved fee schedule. Further, I understand that if, after an unsuccessful Land Use Amendment application, I wish to modify my Development Permit application to meet the rules of the existing district, I must apply for a new Development Permit at my expense. Despite these risks, I still wish to proceed with the concurrent application option.

Date (YYYY-MM-DD)

Applicant Signature

Applicant Name (Please Print)

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