



July 20, 2026

Mayor Jeromy Farkas & Members of City Council
City of Calgary
Calgary, Alberta

Re: Item 7.3.1 - July 21, 2026 Public Hearing – Repeal of Blanket Rezoning Exemptions

Dear Mayor Farkas and Members of Council,

The Varsity Community Association believes that some of the properties identified by the City to be exempted from the repeal of blanket rezoning do not meet the exemption criteria. It is critically important these errors be remedied. We address the details of each property individually in Attachment A.

It is very important that properties that do not meet the exemption criteria revert to their zoning prior to August 4, 2024. The reason for this is that rowhouses under R-CG after August 4, 2026 will be a permitted use instead of a discretionary use. Please see our general recommendations on Page 3. In addition to these recommendations we would request changes to the land use district identified for the following parcels:

4607 Valiant Drive NW – Revert back to R-C2 (does not meet exemption criteria)
4619 Virginia Drive NW - Revert to R-C2 to reflect DP application for semi-detached
5019 Vienna Drive NW - Revert to R-C2 to reflect DP application for semi-detached
132 Varsity Estates Place NW – Revert back to R-C1 (does not meet exemption criteria)

Permitted uses preclude any input from affected residents. They don't allow for discretion on the part of file managers as they must be approved if they meet the rules regardless of the context. Rowhouses are not like garages; they can have a profound impact on nearby homes and communities. Permitted uses cannot be appealed to the Subdivision and Development Appeal Board. This was the reason many councillors argued strongly during the blanket rezoning public hearing that rowhouses should be a discretionary use if blanket rezoning was approved.

There is a major difference between a rowhouse DP application in the R-CG land use district before as opposed to after August 4, 2026. By repealing blanket rezoning Council acknowledged that citizens should have the ability to argue the merits of R-CG zoning on a property before their elected representatives. If certain properties keep R-CG zoning in error, this would allow rowhouses as a permitted use without

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requiring a public hearing first. This would effectively eliminate the ability of affected neighbours to have any input into the zoning or the development permit.

We had expressed concern in our submission dated March 16, 2026 regarding the vague wording of the exemption criteria as the letter sent to Calgarians did not specify that grandfathered development permits would only be for rowhouses and townhouses. When I raised this issue with a representative from the City I was advised verbally that the intention was that only development permit applications for rowhouses or townhouses submitted prior to first reading would result in a property retaining the R-CG zoning. However, there is a discrepancy in this policy as noted in The Implementation Plan (C-2026-0153 – Attachment 7) which reads as follows:

“Semi-detached Dwelling is a listed use in a limited number of Land Use Bylaw 1P2007 districts. Parcels with active applications for, or approvals of, a semi-detached dwelling will be exempt from redesignation where semi-detached dwelling is not a use.”

This means that if a parcel was R-C1 previously, it would not return to that zoning. This interpretation of the repeal grandfathering provision presents a serious problem for parcels with a DP application for a semi-detached dwelling. It is a simple matter to redesignate those parcels R-C2 instead of R-C1 which would be the appropriate land use district for this use. This public hearing is the correct forum for affected persons to comment on a rezoning to R-C2. Since the land use maps reflect R-CG instead of R-C2, this could be re-advertised and brought forward at a future public hearing.

By allowing these parcels to retain R-CG zoning, it is very easy for a developer to cancel the DP for a semi-detached dwelling and reapply for a rowhouse DP. Since rowhouses will be permitted uses after August 4, this circumvents the public hearing process for a rezoning in order to achieve R-CG zoning to allow a rowhouse and eliminates the possibility of an appeal to SDAB.

This unintended negative consequence can easily be addressed in one of 2 ways. The preferred method would be to redesignate parcels with DP applications for semi-detached or duplex dwellings as R-C2 instead of keeping the R-CG zoning. The second, less desirable option would be to ensure a rowhouse or townhouse is a discretionary use on these parcels.

Development permit applications for other uses such as backyard suites should not result in retaining R-CG zoning. They are development permits that are unrelated to the repeal of blanket rezoning. Parcels with development permit applications for anything other than a rowhouse or townhouse or cottage cluster should revert back to their original zoning.

Please fix this problem as the consequences are serious for those who are impacted.

(For the record, it is our opinion that only approved and released development permits should be retain R-CG zoning after August 4, 2026. However, given Council’s decision on April 8, 2026 to grandfather

applications as well as approvals, we have limited our discussion here to applications for development permits.)

Recommendations:

- 1. Due to the lack of public consultation, the confusion caused by the City’s mail-out, and the errors that have been discovered in the maps in the bylaws, we would recommend voting on Bylaw 27P2026 be tabled until the fall for further review.**
- 2. Only parcels with approved and released development permits prior to August 4, 2026 should have the R-CG land use designation grandfathered. All other parcels should revert to their zoning prior to blanket rezoning on August 4, 2024.**
- 3. If Recommendation #2 does not pass, only parcels with development permit applications for rowhouses, townhouses, and cottage clusters submitted prior to April 8, 2026 should retain R-CG zoning after August 4, 2026. Should a development permit not be released, the parcel should then revert to its previous zoning.**
- 4. Parcels with development permit applications for any other land use should revert back to their previous zoning, except for semi-detached or duplex dwellings which should revert to R-C2 zoning if the previous land use district was R-C1 (or equivalent land use district allowing one dwelling unit).**
- 5. If a development permit is abandoned, cancelled, or overturned at SDAB, the parcel should revert to its zoning prior to August 4, 2024. There should be no deadline for this to occur.**

Public Notification Issues

We note that the letters sent to affected property owners about this public hearing were very confusing. The process was flawed as only residents in the same section of land were notified. Some of these residents are not close to the proposed parcel(s) in 27P2026 or 28P2026 whereas nearby neighbours located in the next section of land who are closer and could be potentially affected were not notified. It was also unclear exactly what citizens were allowed to comment on. We recognize these things are complex but perhaps these issues could be corrected in future notifications. For this public hearing, it would make sense to table Bylaw 27P2026 to clarify these issues and ensure the accuracy of the maps.

Yours truly,
Jo Anne Atkins
Director of Civic Affairs
Varsity Community Association

Attachment A – Varsity Properties Deemed to be Exempt

ATTACHMENT A – VARSITY PROPERTIES DEEMED TO BE EXEMPT FROM REVERTING TO PREVIOUS LAND USE DESIGNATION

1. 4508 Vandergrift Crescent NW – error in City-Wide Zoning Change Map

Application Number	DP2026-00628
Date of Application	February 4, 2026
Date of Amended Plans	June 17, 2026
Type of Application	Rowhouse – 1 building (4 units & 4 sec. suites)
Status	Under Review – Open for Comments
Zoning Prior to Blanket Rezoning	R-C1
City-Wide Zoning Change Map	R-C1
Zoning after August 4, 2026	R-CG (unless overturned by SDAB)
Applicable Bylaw	27P2026
Letter Circulated to Neighbours	Yes
SDAB Appeal	Likely
Request	If DP is refused or overturned – revert to R-C1.

The City-Wide Zoning Change Map shows this parcel reverting from R-CG to R-C1, however, it is exempt as there is an active DP application for a rowhouse under R-CG zoning that was submitted prior to April 8, 2026. The property is included in Bylaw 27P2026 so the only change required is to update the on-line Zoning Change Map. This project is likely to be appealed to SDAB so we would request that it revert to R-C1 if SDAB does not approve the permit.

It is important that there be **no deadline** for properties to be returned to their previous zoning if SDAB overturns an approval or if an applicant withdraws the DP application. This will prevent developers from delaying the review of their applications (and therefore an appeal) until after a specific deadline. It will require several months for applications made prior to April 8, 2026 to work their way through the SDAB appeal process. It is not difficult to address these decisions one at a time or in batches over the next year or more.

Request:

1. Correct City-Wide Zoning Change Map.
2. If this development permit is overturned by SDAB or is withdrawn or cancelled, the parcel should revert back to its original zoning prior to August 4, 2024.

2. 4607 Valiant Drive NW – Does Not Meet Exemption Criteria – Should Revert to R-C2

Application Number	LOC2025-0017
Date of Application	April 14, 2025
Date of Amended Plans	N/A
Type of Application	Land Use Redesignation to H-GO
Status	Defeated at Council on September 9, 2025
Zoning Prior to Blanket Rezoning	R-C2
City-Wide Zoning Change Map	R-CG
Zoning after August 4, 2026	Should revert to R-C2; Include in Bylaw 28P2026
Applicable Bylaw	9P2026
Letter Circulated to Neighbours	No
SDAB Appeal	N/A
Request	Revert to R-C2; update DMAP status as Refused

This application to rezone 4607 Valiant Drive NW to H-GO was defeated on September 9, 2025. Here is an excerpt from the minutes:

“Confirmed Minutes 2025 September 09

Page 12 of 53 ISC: UNRESTRICTED

Moved by Councillor Penner Seconded by Councillor Walcott

That with respect to Report CPC2025-0608, the following be adopted:

That Council give three readings to Proposed Bylaw 134D2025 for the redesignation of 0.07 hectares

± (0.16 acres ±) located at 4607 Valiant Drive NW (Plan 3473JK, Block 7, Lot 14) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

For: (7): Councillor Penner, Councillor Spencer, Councillor Dhaliwal, Councillor Mian, Councillor Walcott, Councillor Carra, and Mayor Gondek

Against: (7): Councillor Demong, Councillor Wyness, Councillor Wong, Councillor McLean, Councillor Chu, Councillor Sharp, and Councillor Chabot

MOTION DEFEATED”

Note: DMAP has not been updated and still shows this redesignation application as being under review. This needs to be corrected.

Development Permit History for 4607 Valiant Drive NW

Concurrently with the land use redesignation application, the landowner submitted an application for a development permit for a two building townhouse (6 units + 6 secondary suites) under the R-CG land use district. This application was subsequently withdrawn and cancelled. DMAP no longer shows DP2024-0617 as an active application for this address.

Application Number	DP2024-06717
Date of Application	April 22, 2025
Date of Amended Plans	None
Type of Application	Townhouse – 2 buildings (6 units & 6 sec. suites)
Status	Withdrawn/Cancelled
Zoning Prior to Blanket Rezoning	R-C2
City-Wide Zoning Change Map	R-CG
Zoning after August 4, 2026	Should revert to R-C2; Add to 28P2026
Applicable Bylaw	9P2026
Letter Circulated to Neighbours	No
SDAB Appeal	DP application was cancelled
Request	Should revert to R-C2; Add to 28P2026

A few months after the development permit application for a townhouse was cancelled, the developer applied for a development permit for a backyard suite above a garage.

Application Number	DP2026-01320
Date of Application	March 11, 2026
Date of Amended Plans	None
Type of Application	Backyard Suites (2); Garage
Status	Under Review; Open for Comments
Zoning Prior to Blanket Rezoning	R-C2
City-Wide Zoning Change Map	R-CG
Zoning after August 4, 2026	Should revert to R-C2; Add to 28P2026
Applicable Bylaw	9P2026
Letter Circulated to Neighbours	No
SDAB Appeal	N/A
Request	Should revert to R-C2; Add to 28P2026

Excerpt from My Property Map - Development Permits for past 3 years on 4607 VALIANT DR NW

“LOC2025-0017 is Refused - Notification Pending. Permit created on 2025-01-30. Job is Land Use Amendment to accommodate H-GO

DP2024-06717 is Cancelled. - Permit created on 2024-09-13. Job is New: Townhouse (2 building), Secondary Suite (6 suites)

DP2026-01320 is Hold. Permit created on 2026-03-11. Job is New: Backyard Suite (above garage - 2), Accessory Residential Building (garage)”

A backyard suite is a completely different application than a rowhouse/townhouse and is a discretionary use under R-C2 under the current Land Use Bylaw 1P2007. We note that for several other properties in Varsity with active applications and/or approvals of backyard suites, the land use of those properties is identified to revert back to the previous zoning. If the property were to retain R-CG zoning, a new application for a rowhouse could be submitted and it would be a permitted use. This would not conform to Council’s intention to repeal blanket rezoning.

This property does not qualify for an exemption and should revert back to R-C2 which was the zoning prior to August 4, 2024.

Request:

1. This parcel should be identified as R-C2 in Bylaw 28P2026 or Bylaw 27P2026 or in a future bylaw if re-advertising is required.
2. Change parcel in City-Wide Zoning Change Map from R-CG to R-C2.

3. 4619 Virginia Drive NW - Should Revert to R-C2

Application Number	DP2026-01941
Date of Application	April 7, 2026
Date of Amended Plans	To Be Submitted
Type of Application	Semi-Detached; 2 units & 2 secondary suites
Status	Under Review; Open for Comments
Zoning Prior to Blanket Rezoning	R-C1
City-Wide Zoning Change Map	R-CG
Zoning after August 4, 2026	Should be R-C2, not R-CG
Applicable Bylaw	27P2026
Letter Circulated to Neighbours	Yes
SDAB Appeal	Unknown
Request	Should revert to R-C2; Amend 27P2026

This is a development permit application for a semi-detached dwelling. The appropriate land use district should be R-C2 and not R-CG. If the land use stays as R-CG, the developer can withdraw this application and apply for a rowhouse or townhouse which would be a permitted use in this district after August 4, 2026. This would not conform to Council's intention to repeal blanket rezoning.

A semi-detached dwelling is a completely different application than a rowhouse/townhouse due to the difference in lot coverage, etc. There is considerably more negative impact on nearby homes if a rowhouse is built as opposed to a semi-detached dwelling. We note that for other properties in Varsity with active applications and/or approvals of semi-detached dwellings, the land use of those properties is identified to revert to R-C2. These properties should be treated in a consistent manner. The neighbours deserve the certainty of knowing that only a semi-detached dwelling can be built on this property (assuming the development permit is eventually approved).

This property should be shown in the map included in Bylaw 27P2026 as R-C2. This amendment should be possible without re-advertising as it is a lesser and "included" land use district within the R-CG which was advertised. It is merely a technical map correction which is something Council is permitted to do at the conclusion of the public hearing. If the bylaw cannot be amended without re-advertising, it should be included in a future bylaw as R-C2.

Request:

1. This parcel should be identified as R-C2 in the land use bylaw. Amend Bylaw 27P2026 to change R-CG to R-C2 or bring forward in a future bylaw after re-advertising.
2. Change parcel in City-Wide Zoning Change Map from R-CG to R-C2.

4. 5019 Vienna Drive NW - Should Revert to R-C2

Application Number	DP2026-01941
Date of Application	April 15, 2026
Date of Amended Plans	None
Type of Application	Semi-Detached Dwelling; 2 secondary suites
Status	Approved; Released
Zoning Prior to Blanket Rezoning	R-C1
City-Wide Zoning Change Map	R-C1
Zoning after August 4, 2026	R-CG; Bylaw 27P2026
Applicable Bylaw	27P2026
Letter Circulated to Neighbours	No
SDAB Appeal	No
Request	Should revert to R-C2; Amend 27P2026

The City-Wide Zoning Change Map shows this parcel reverting to R-C1, however, Bylaw 27P2026 shows it staying as R-CG. To the best of my knowledge the neighbours did not receive a letter about this zoning.

This is a development permit approval for a semi-detached dwelling. Although the application was submitted after first reading, the approval was granted prior to August 4, 2026. The appropriate land use district should be R-C2, not R-CG. If the parcel stays as R-CG, the developer can abandon his approved DP and apply for a rowhouse/townhouse which would be a permitted use in this district after August 4, 2026. This would not conform to Council's intention to repeal blanket rezoning.

A semi-detached dwelling is a completely different application than a rowhouse/townhouse due to the difference in lot coverage, etc. There is considerably more negative impact on nearby homes if a rowhouse is built as opposed to a semi-detached dwelling. We note that for other properties in Varsity with active applications and/or approvals of semi-detached dwellings, the land use of those properties is identified to revert to R-C2. These properties should be treated in a consistent manner. The neighbours deserve the certainty of knowing that only a semi-detached dwelling can be built on this property.

This property should be shown in the map included in Bylaw 27P2026 as R-C2. It should be possible to amend the bylaw with re-advertising as noted under #3. If the bylaw cannot be amended without re-advertising, it should be included in a future bylaw as R-C2.

Request:

1. This parcel should be identified as R-C2 in the land use bylaw. Amend Bylaw 27P2026 to change R-CG to R-C2 or bring forward in a future bylaw after re-advertising.
2. Change parcel in City-Wide Zoning Change Map from R-CG to R-C2.

5. 132 Varsity Estates Place NW – Does Not Meet Exemption Criteria – Should Revert to R-C1

Application Number	LOC2025-0141
Date of Application	July 21, 2025
Date of Amended Plans	May 13, 2026
Type of Application	Land Use Redesignation to H-GO
Status	Under Review
Zoning Prior to Blanket Rezoning	R-C1
City-Wide Zoning Change Map	R-CG
Zoning after August 4, 2026	Should revert to R-C1
Applicable Bylaw	9P2026
Letter Circulated to Neighbours	No
SDAB Appeal	N/A
Request	Should revert to R-C1

Subsequent to the land use redesignation application, a development permit application was submitted under H-GO zoning.

Application Number	DP2025-05349
Date of Application	October 2, 2026
Date of Amended Plans	April 14, 2026
Type of Application	H-GO Townhouse – 2 buildings
Status	Under Review; Open for Comments
Zoning Prior to Blanket Rezoning	R-C1
City-Wide Zoning Change Map	R-CG
Zoning after August 4, 2026	Should revert to R-C1
Applicable Bylaw	9P2026
Letter Circulated to Neighbours	No
SDAB Appeal	Unknown
Request	Revert to R-C1

There is no development permit application for a rowhouse or townhouse under R-CG zoning. The development permit application requires H-GO zoning and was submitted as an application under

H-GO. This was confirmed by the file manager who, in response to my inquiry, confirmed the following on May 13, 2026:

“Yes, LOC2025-0141 and DP2025-05349 are linked.

As per my email correspondence to you on July 10, 2025, "An applicant can submit a development permit application at any point after a land use amendment has been submitted. In the case of 132 Varsity Estates Place NW, the DP2025-05349 is 'linked' to LOC2025-0141 and will be reviewed against H-GO district rules. Please note, this is done at the applicant's own risk because there is no guarantee that the LOC2025-0141 will be approved. But it is the applicant's prerogative to do so."

Currently, as you know, DP2025-05349 is under review, and I am awaiting your comments on behalf of Varsity CA. The approval of DP2025-05349 is dependent on the approval of the corresponding Land Use Amendment, LOC2025-0141. An approval for LOC2025-0141 must be issued prior to a decision on this Development Permit.”

It is clear that if the application for land use redesignation is not approved then the development permit application will become null and void. A new development permit would then be required under R-CG zoning.

To allow this property to retain R-CG zoning would be very consequential and fundamentally unfair to affected neighbours. Returning the parcel to its previous zoning of R-C1 does not preclude the developer from continuing their application to zone the property to H-GO.

Since there is no development permit application for a rowhouse under R-CG, the parcel does not meet the criteria outlined for exemption and should revert back to R-C1 which was the zoning prior to August 4, 2024.

Request:

1. Amend Bylaw 27P2026 or Bylaw 28P2026 to identify this property as R-C1.
2. Change parcel in City-Wide Zoning Change Map from R-CG to R-C1.

6. Parcels Subject to Appeal at SDAB

4228 Voyageur Drive NW

4803 Vienna Drive NW

5004 Valiant Drive NW

These three properties have development permit applications that were submitted before first reading on April 8, 2026. Two have been approved and appealed and one is still under review.

It is very important that there be **no deadline** for properties to be returned to their previous zoning if SDAB overturns an approval. This will prevent developers from delaying their applications until after a specific deadline. It will require several months for applications made prior to April 8, 2026 to work their way through the SDAB appeal process. It is a simple procedure to bring forward a land use bylaw amendment to rezone these properties from R-CG to their previous zoning prior to blanket rezoning.

Request:

1. Eliminate deadlines for SDAB decisions on parcels contained in 27P2026 or 9P2026
2. Any approved development permit that is overturned by SDAB or that is withdrawn or cancelled should revert back to its original zoning prior to August 4, 2024.