

## **Varsity Civic Affairs Committee Report**

### **132 Varsity Estates Place NW**

The land use redesignation (rezoning) application for this property from R-CG to H-GO has been withdrawn. The developer substituted a development permit application under R-CG zoning which we believe to be inconsistent with the City's normal procedures. The affected neighbours and community association were not advised of this change and found out through our frequent checking of DMAP for the status of this and other proposals in Varsity. We met with the City to express our concerns on July 29, 2026. As of the writing of this report on August 4, 2026, it appears the decision on the development permit is still pending. I will post an update on the VCA website.

### **SDAB Hearing – 5004 Valiant Drive NW**

This SDAB appeal hearing was held on June 25 and unfortunately, the Board approved the development permit for a rowhouse subject to a few new conditions. This is extremely disappointing as this development will have a very negative impact on the affected neighbours.

### **SDAB Hearing – 4228 Voyageur Drive NW**

This SDAB appeal hearing for this mid-block townhouse development was held on July 23 and we are awaiting a decision.

### **SDAB Hearing – 4508 Vandergrift Crescent NW**

A development permit for a rowhouse was approved and will be appealed.

### **4803 Vienna Drive NW**

A decision on this rowhouse is pending. If approved, it will likely be appealed.

### **4619 Virginia Drive NW**

This application for a semi-detached dwelling is under consideration, and Planning Department has requested numerous amendments.

### **Repeal of Blanket Rezoning**

As of August 4, 2026 all properties in Calgary will revert back to their previous zoning of RC1, RC2, etc. There are a few properties that are exempt from this revision. This was

debated at the public hearing on July 21. We have 2 properties in Varsity that were exempted in error and we will try to get this corrected in a follow-up bylaw.

### **Public Hearing on July 21, 2026**

You can see the VCA submissions to 3 items that were on this agenda on our website.

Council voted to keep backyard suites as discretionary uses which we felt was important. The increase in size of backyard suites did not pass. The reduction in density for rowhouses did not pass. A proposal to prohibit 2 townhouse buildings on mid-block parcels did pass. Although these developments will still contain 4 main units plus 4 secondary suites, they will be contained in one building instead of two. Further changes to the rules for rowhouses will be discussed when the new Zoning Bylaw is considered.

### **The Calgary Plan to Replace the MDP**

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. 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.

### **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 under Public Notices and for some permits a small sign will be placed on the property.

### **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 put on hold due to other pressing commitments. We will aim to hold a first meeting in September. Email if you are interested in becoming involved.

For information 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.