

1 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The land use redesignation (rezoning) application for this property from R-CG to H-GO has been withdrawn.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. The decision to not require a new development permit (DP) was appealed. Arguments will be heard by SDAB on September 29, 2026.

The DP was approved on August 24, 2026 and has been appealed. The procedural and jurisdictional hearing will be held on September 29, 2026. Note these are 2 different appeals and the first appeal will be held before the second appeal. A decision on the first appeal is likely to be made on September 29. For the second appeal, a date for a merit hearing will be set for later in the fall.

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. Shortly after, the developer put the property up for sale.

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 the procedural and jurisdictional hearing will be held on September 15, 2026. At that time, the Board will select a date for the merit hearing. You can go to <https://www.calgarysdab.ca/home.html> for more details about any appeal.

SDAB Hearing - 4803 Vienna Drive NW (5125 Vandoos Road NW)

A development permit for a rowhouse was approved and the procedural and jurisdictional hearing will be held on September 22, 2026. At that time, the Board will select a date for the merit hearing.

4619 Virginia Drive NW

This application for a semi-detached dwelling is under consideration and Planning Department has requested numerous revisions to the plans as there are excessive relaxations.

8 Varshaven Place NW

This property was subdivided and applications for 2 single family dwellings have been made. We will carefully review these plans and their impact on the neighbours. If there are relaxations they will likely be appealed to SDAB.

1257 Varsity Estates Road NW

This property was subdivided and 2 single family dwellings were approved. Subdivisions cannot be appealed. Single family dwellings are a permitted use and can only be appealed if there are relaxations.

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.

If you are able, all neighbours who have appealed to SDAB are in need of donations to cover legal costs. Contact me and I can put you in touch with the fundraisers.

Repeal of Blanket Rezoning

As of August 4, 2026 all properties in Calgary reverted back to their previous zoning of RC1, RC2, etc. There are a few properties that are exempt from this revision. We have 2 properties in Varsity that were exempted in error and we will try to get this corrected in a follow-up bylaw.

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>. More thought needs to be given to the wording in the Plan and respecting the wishes of the public is critically important.

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

This has been put on hold due to other pressing commitments. We will aim to hold a first meeting in the fall, likely October. 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.