

Varsity Voice

THE OFFICIAL VOICE OF THE VARSITY COMMUNITY ASSOCIATION



SEPTEMBER 2026 | Brought to you by Suburban Journals | www.SuburbanJournals.ca



Photographed by Vaughan Mealey

What's Inside

Fall Programs Start: Sep 2 • Varsity Open Stage Night: Sep 11 •
Member Appreciation BBQ: Sep 19

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Varsity Open Stage Night

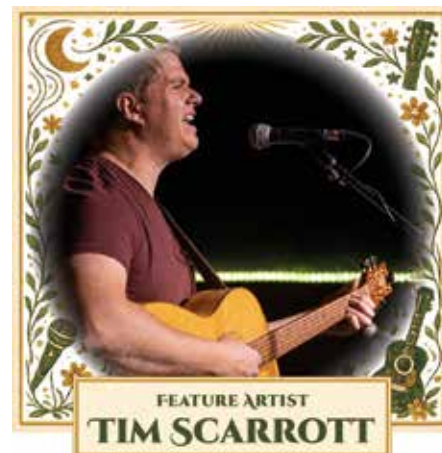
Friday, September 11, 2026

7:00 to 10:00 pm

Varsity Community Centre

4303 Varsity Drive NW

Come out and enjoy live music/performances by local talent in an all-ages venue. Doors open at 6:15 pm and Open Mic sign-up is 6:30-6:45 pm. At 7:00 pm, **Sylvia Chave**, will start the evening with a 30-minute set. For Open Mic, there will be two sessions of three to four performances, two songs each (10 min max), running from 7:30 - 8:15 pm and 9:00 - 9:45 pm. In between the Open Mic sessions, we will have a 45-minute set by feature performer, singer/songwriter **Tim Scarrott**. A full sound and lighting system and refreshments will be provided. A \$10/person Goodwill donation is appreciated and covers the cost of snacks, hall and sound system rental, with the balance going to the VCA. Contact Sue (suehaukedesign@icloud.com) for more details, or if you would like to be added to our mailing list.



SEPTEMBER READER SURVEY - FILL OUT FOR A CHANCE TO WIN A \$50 GIFTCARD!

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Congratulations to the winner of our August Draw: **Natasha S** from **Rockland Park**

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or visit:

suburbanjournals.ca/2026-survey

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TERMS AND CONDITIONS

- The winner will be notified on September 12th and has 24 hours to claim their prize and provide proof of residence, or a new winner will be selected.
- Open to residents in the following areas only: Bears paw, Harmony, Rocky Ridge/Royal Oak, Rockland Park, Scenic Acres, Silver Springs, Tuscany, Valley Ridge, Varsity
- One submission per person. The winner's first name and last initial will be published in the next newsletter and on the website.

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Varsity Community Association

4303 Varsity Dr. N.W., Calgary T3A 0Z7

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Varsity Voice

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The ad booking deadline is the 14th of the month prior to the distribution month.

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In Our Community

VCA PROGRAMS

FALL 2026

Registration is now open

www.vcacalgary.com

CHILDREN'S PROGRAMS

- Children's Art Class
- Chinooks Grassroots Soccer (3yrs-8yrs)
- Sportball (18mos-5yrs)

ADULT PROGRAMS

- Tai Chi – Beginner & Intermediate
- Human Reformer Pilates
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Thank you for being
part of our community!
The Suburban Journals Team



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.

July 21, 2026 Public Hearing – Follow-up to Repeal of Blanket Rezoning

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 September. 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.



VCA would like to extend our warmest gratitude to all our valued members, volunteers and partners for their continued support and dedication. To express our appreciation, we are thrilled to announce that we will be hosting our 4th annual appreciation barbecue.



This event is our way of saying thank you for being a part of our community and for making it the vibrant and thriving place that it is. Join us for an afternoon filled with delicious food, refreshing drinks, and great company.

Please RSVP by Friday, September 11 with your attendance and number of guests, so we can confirm numbers with the caterers. We look forward to expressing our gratitude through this special event. See you there!

IRIS

Meet our doctors



OPTOMETRIST

Dr. Nevin McIvor

Born and raised in Saskatoon, Saskatchewan. He obtained his Bachelor of Science in Microbiology from the University of Saskatchewan and his Doctorate of Optometry from the Indiana University School of Optometry. In his spare time, he enjoys playing hockey, golf, travelling, and spending time with his kids.



OPTOMETRIST

Dr. Simon Reid

Dr. Reid is committed to helping his patients experience better vision and caring for their ocular health. As a member of Calgary's LGBTQ2+ community, Dr. Reid strives to provide a safe space for all of his patients to receive the care they deserve. An avid hiker and amateur photographer, he enjoys spending time in the Canadian Rockies and taking icy dips in alpine lakes.



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In Our Community

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They are in effect from Sep 1, 2026 – Aug 31, 2027

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OPERATION CHRISTMAS SHOEBOX

The children are looking forward to packing and wrapping 25 shoeboxes to be sent overseas. Childcare is accepting donations until Nov 1st. Donations can be dropped off at the main office.

More information and donation ideas: www.vcacalgary.com



SEPTEMBER COUNCILLOR REPORT - KIM TYERS

In the Community

I wish everyone a happy back to school season! Thank you to the Ward 1 community for a wonderful summer!



Calgary Culture Days are back! Explore arts and culture across the city from September 1st-30th. Visit calgary.ca/culturedays for more information.

Are you a post-secondary student? Visit calgary.ca/fire to ensure your living accommodations have the necessary fire safety equipment.

Listening to Residents

Do you have comments or concerns about what's happening in Ward 1 and across the city? Fill out a short survey at <https://forms.gle/s3PwPWFtmqRkw6gp7>.

The City of Calgary is proposing changes to the city's flood bylaws. I advocated for more engagement with Bowness residents. If you will be impacted, I want to hear from you at <https://forms.gle/S6GCdbWi5fVbkcQo8>.

Supporting Residents Through Construction

Since construction began in June, there are now 40 segments of steel feeder main installed along 3 blocks of 34 Avenue NW in Bowness. Construction remains on schedule and is expected to continue along 34 Avenue NW until the end of the year. I recently visited the construction site in Bowness, and was impressed at the efficiency and care of this project.

I know construction can be disruptive and I am focused on ensuring residents have the support and information they need.

Resources are available at the Community Resource Centre at the Bowness Community Association. For questions, please email BSFMPproject@calgary.ca.

Serving You at City Hall

Before the August recess, the majority of Council voted to reject making backyard suites a permitted use city-wide.

While backyard suites can make sense in certain contexts, it is crucial that community input is considered when evaluating these developments. For this reason, I fought for discretionary use for backyard suites.

Have feedback? Please email ward1@calgary.ca.

Kim Tyers Councillor, Ward 1

✉ ward1@calgary.ca ☎ 403.268.2430
📷 <https://www.instagram.com/kim.tyers/>
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🌐 www.calgary.ca/council/ward-1/warddefault.html



FREE MINI WORKSHOPS

Varsity Community Centre, 4303 Varsity Drive NW

Presented by The Calgary Dance Club

TRY US OUT on September 9 & 10, 2026

Time: 6:30 – 9:30 pm

Cost: No charge!

The Calgary Dance Club¹ in collaboration with the Varsity Community Centre will be holding free demonstrations and lessons for East Coast Swing, Foxtrot, Cha Cha, Rumba, Waltz, and Salsa.

	6:30-7:30 pm	7:30-8:30 pm	8:30-9:30 pm
Wednesday September 9	East Coast Swing with Clare Bailey	Foxtrot with Don Lucas	Cha Cha with Boun Tea
Thursday September 10	Rumba with Clare Bailey	Waltz with Don Lucas	Salsa with Boun Tea

¹ WAIVER: The services provided by The Calgary Dance Club are physical in nature, therefore if you choose to participate in any of its activities it is with the understanding that you are responsible for your own health, safety and well-being.



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In Our Community



CHILDREN'S BOOK *Recommendation*

BUNNIES ON THE BUS



WRITTEN BY PHILIP ARDAGH AND

ILLUSTRATED BY

BEN MANTLE



Review: Ardagh and Mantle take readers on a thrilling ride through the bright and beautiful Sunny Town. The featured rambunctious bunnies are the main characters, but the eclectic community members rise above their supporting cast roles turning each page into a captivating scavenger hunt. This is an easy book for both rereading and lingering.

Basics: Published in 2020 ~ 32 pages ~ Boardbook available on Amazon for \$12.99 ~ Also available in hardcover and paperback ~ ~ Best for children ages 2-5 years old ~ Best-selling author and award-winning illustrator ~ First in a series of four books (the bunnies also raise a ruckus on a boat, a sleigh, and a rocket)

5 Star Qualities: The short sentences, rhyming, and repetition make for easy reading and listening. Mantle has an animation background and it shines in how he conveys action with kinetic energy and rich colour on every page. An engaging story within a story involving bandit squirrels resolves as the bunnies continue their shenanigans on a different mode of transportation through Sunny Town. Ardagh and Mantle take you on a fun and silly ride and make a compelling case for joining each and every ride thereafter.

Colin Ongyerth

, B.Comm (Finance)

403-690-9677

colin.ongyerth@shaw.ca

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- For 2025, Assisted in 10 transactions totalling over \$10MM in value
- Top 10 Agent within Remax Mountain View office in 2025 (120+ Agents)
- Varsity resident for 35 years
- Current member of the Varsity Civic Affairs Committee
- Active volunteer in the Community (Varsity Annual Garage Sale & Scouts Canada)

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Stats



MLS Real Estate Stats

SALES	VARSITY		CALGARY	
4/25/2026 - 8/14/2026	Homes	Condos	Homes	Condos
Total Number of Sales	36	46	4,820	2,633
Average Sale Price	\$1,029,014	\$414,015	\$802,862	\$399,747
Highest Sale Price	\$1,895,000	\$1,340,000	\$7,686,000	\$3,761,500
Lowest Sale Price	\$620,000	\$155,000	\$157,000	\$110,000
Average Days on Market	21	32	32	45
Home Sq Ft Average	1,778	1,182	1,733	1,075
Sold Price per Sq Ft	\$594	\$369	\$467	\$371

Source: CREB April 25, 2026 - August 14, 2026

The Architecture of Legacy: Comprehensive Wealth Planning and Estate Succession

Over the past few months, through these articles we have explored the evolving landscape of private wealth. As we look toward the fall season, one of the most common and pressing conversations I have with clients continues to revolve around creating that retirement pay-cheque and making the most of their estate.

The Shift from Accumulation to Distribution

For successful professionals and business owners, the early years are entirely focused on accumulation—growing the portfolio and building assets. However, as life stages evolve, the financial "physics" change. The primary objective shifts from growth to preservation, tax-efficient cash flow, and ensuring everything you've worked for is passed along to the next generation or charity as efficiently as possible.

A common question I get from clients who are about to retire is whether they should immediately reduce risk in their portfolio—and my answer is often "it depends." Comprehensive wealth planning moves far beyond simply managing investments. It requires a coordinated approach that looks at your total picture—how your assets are held, how you'll draw income in retirement, and how your wealth gets transferred down the line.

Navigating Estate Planning and Succession

In Canada, passing down wealth involves navigating real complexities, including potential tax bills on secondary properties, rules around registered accounts at death, and making sure family assets transfer smoothly to the next generation.

Without proper planning, a significant chunk of what you've built can end up going to the CRA rather than to your heirs or the causes you care about. Smart estate planning is about taking control—making sure your wishes happen the way you want them to, without creating headaches for your family down the road.

Join Us for an Exclusive Advice Event at The Ranchmen's Club

To explore how wealth planning and estate succession can protect you and your family's future, you're invited to an exclusive evening with us. Space is limited, so please RSVP to greenidgewealth@rbc.com to hold your spot.

Date & Time: Tuesday, September 29th at 5:00 PM

Location: The Library, The Ranchmen's Club -710 13 Ave SW, Calgary. Attire is business casual and free underground parking is available.

About the Author

Rob Greenidge is a Senior Portfolio Manager & Financial Planner with RBC Dominion Securities. A native Calgarian, Rob offers personalized investment and wealth planning for affluent Calgarians, backed by the strength and breadth of RBC Wealth Management. He provides clear strategies to grow, maintain and protect your wealth now and for future generations.

To schedule a no obligation review, scan the QR Code.



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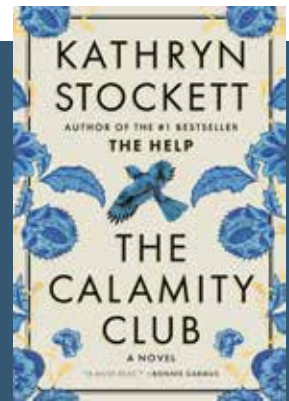
Book OF THE MONTH

THE CALAMITY CLUB



BY KATHRYN STOCKETT

Published: 2026 • 656 pages
Contributions by MK



Bestselling author of *The Help*, Kathryn Stockett returns with *The Calamity Club*. Just released this past May, it is already generating buzz as one of this year's standout novels. Set against the backdrop of 1930s Mississippi, *The Calamity Club* weaves together two young women's tumultuous lives, while providing an excellent historical account of the era, discussing issues amidst the Deep South like alcohol prohibition, strict social and gender classes, racial segregation, and mass poverty amidst the Great Depression.

The Calamity Club explores the complexities of family relationships, and the desperate lengths we will go to protect our loved ones. The story shifts in narration between Meg, an 11-year-old orphan deemed unadoptable, and Birdie, a twenty-four-year-old proclaimed 'spinster'. Meg and Birdie's paths intersect briefly at the orphanage where the two form an unlikely relationship. Both in dire situations, we follow along as they each navigate challenges in pursuit of freedom and security. As the novel unfolds, the significance of their encounter comes to light, uncovering the truth behind Meg's situation and a master plan is formed in a determined attempt to both return Meg to her rightful family, and provide a means for Birdie to save her own.

Praise

The novel's greatest strength was in its character description and development. Both Meg and Birdie are engaging protagonists, each possessing distinct voices and admirable qualities that make them easy to root for. Meg's optimism and innocence amidst suffering was so compelling, while Birdie's boldness and honour provided an effective contrast. Their alternating chapters maintain interest throughout the novel, allowing readers to become equally invested in both journeys. At over 650 pages, *The Calamity Club* is undeniably a slow burn. The pacing is deliberate, carefully layering clues and character development rather than relying on constant action.

Critiques

Unfortunately, for me, the ending did not fully live up to the careful groundwork laid beforehand. After such an extended and well crafted build-up, I found it disappointing that the major conflicts and lingering questions were resolved so neatly within the final few pages. Secondly, *The Calamity Club* presents an important moral question for thought - does the end justify the means? I ultimately decided no. I would implore potential readers to consider this issue as they make their way through this book.

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Spiced Apple Muffins

We have a single, very productive apple tree. Our favourite recipe is a basic apple crisp, but these muffins are great for on-the-go breakfasts and after school snacks. web: onceuponachef.com/recipes/apple-spice-muffins



A Curated Kitchen is a new monthly feature from our chief editor. She looks forward to sharing her favourite recipes, hosting ideas, and a sundry of kitchen tips and tricks to enrich your times of gathering.

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SINCE 2009

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Inglewood Night Market

September 5th and 12th | 10th Ave & 10th Street SE
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Halloweekends at Calaway Park

Weekends beginning Sept 5 | Calaway Park
Halloweekends is a display of Halloween themed scenes that run through the south side of Calaway Park, known as Hallotown. Guests are encouraged to dress up in costume and discover the spooky scenes, attend magical meet and greets, and watch the Halloweekends Parade. The park is open from 11am to 5pm on Saturdays, Sundays, and Thanksgiving Monday.

Calgary Rocky Mountain Wine & Food Festival

September 18 & 19 | Spruce Meadows
Experience one of Calgary's most celebrated culinary events with an incredible selection of wines, spirits, craft beers, cocktails, and gourmet food samples from across the globe. Whether you're a seasoned wine enthusiast or simply looking for a fun night out with friends, this unforgettable festival offers live entertainment, unique tasting experiences, and the perfect atmosphere to sip, savour, and discover something new. General Admission starts at \$30.



RBC Race for Kids

September 13 | Heritage Park
Celebrating its 10th anniversary, the RBC Race For Kids campaign helps raise funds for vital mental health programs through the Alberta Children's Hospital Foundation. The main 6km race route loops around the Glenmore Reservoir and the 1.7km family-friendly path is located inside Heritage Park, with a Pancake Breakfast and Heritage activities after the race! Register with the QR code attached.



Soccer in the Community

CMSA League
Ages 6-19

OUTDOOR
Spring: May-Jun
Summer: Jul-Sep

INDOOR
Fall: Oct-Dec
Winter: Jan-Feb
Prep: Mar-Apr

Community
Ages 4-19

northsidesoccer.ca

COMMUNITY GATHERING AND ENTRYWAY VOLUNTEERS NEEDED

We have recently added a new lead volunteer for our Gathering and Entryway spaces for VCA. Dana Furlong has taken on Volunteer Coordinator.

A sincere thank you to Jan Geggie and Donna Fallon who had been supporting these spaces for many years and to our current volunteers, all your efforts are appreciated.

The Connecting Varsity People, Places and Pathways Project was initiated in 2009 and is endorsed by the Varsity Community Association. It consists of five Gathering Places and two Entryway spaces. This project was created to enhance Varsity's neighbourhood, and the ongoing care and beauty of these spaces is made possible through the support and dedication of.

The Gathering Spaces and Entryway Gardens are located at:

1. Varsity Estates Road
2. 53 Street before it bends toward Market Mall
3. Shaganappi Trail & Valiant Drive across bridge from 7-eleven
4. Varsity Drive & Shaganappi Trail Entryway
5. 53 Street Varsity Ravine
6. 37 Street & Varsity Drive
7. 40 Avenue Entryway

We are reaching out in search of some additional volunteers to help Dana with the fall and spring clean-ups. If this is of interest to you please email

Dana at vcagatheringspaces@gmail.com

Thank you for your membership and support.

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CORPORATE MEMBERSHIPS

Our Bronze Membership will be for smaller businesses looking to get some initial exposure to VCA members and residents.

- \$75 annually, runs from September 1 to August 31
- Listed on our website as a Bronze Member, bulletin board at VCA
- Able to offer discounts to approximately 1500+ VCA Members
- Listed on Corporate Member page in the Varsity Voice reaching 6500+ households.

Our Silver Membership for businesses

- \$175 annually, runs from September 1 to August 31
- Includes Bronze benefits plus
- 5% discount on Varsity Voice ads
- 1x per year corporate profile in Varsity Voice
- E-Newsletter profile 1x per year (VCA Members subscribed to e-newsletter)

Our Gold Membership for businesses

- \$250 annually, runs from September 1 to August 31
- Free tickets to one paid VCA event
- Includes all silver and bronze benefits plus
- Onsite Advertising opportunities (Rink Boards, Tennis Court, Room Naming) *

*Some additional fees may apply to development of rink and tennis courts signs at members' expense.

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FEATURED MEMBERS

Hande Law Group

VCA is pleased to welcome our new Corporate Member Hande Law. At Hande Law, they provide dependable legal services in a welcoming environment. Serving clients in Calgary and beyond, they strive to meet the needs of their clients with professionalism and understanding. They specialize in Real Estate Transactions, Wills, Power of Attorney, Personal Directive, Family Law, Grants of Probate & Administration, Family Law, etc. Check them out on our website's Corporate Page.

Sportball Sports Instruction

Sportball is a methodology-based sports instruction for children 16 months – 12 years old.

Multi-Sport classes keep children moving and engaged and send them home with new skills from a different sport each class. These well-rounded classes provide an amazing foundation for a lifetime of active living bundling soccer, baseball, football, hockey, volleyball, golf and tennis into one comprehensive package. That's eight sports per season for one registration!

CORPORATE MEMBERS

Gold Members

Colin Ongyerth – Realtor Remax
Cottage Care
H2OKnow Water Group Ltd.
Joyride Automotive
Livia McCabe – Realtor Remax
South West Chinooks Soccer
Spirit of Math Schools Calgary NW
Vaughan Mealey Cornerstone Real Estate Group

Silver Members

Dance Fitness by Ruth Winnitoy
Dance Through Life
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Sportball
The Calgary Dance Club
Varsity Open Stage
Zenith Music

Bronze Members

BKC The Food Hub
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Scary Bunny Fitness and Wellness
TechWest Consulting Inc

More info at www.vcacalgary.com



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District

\$1,339,000



Central Springbank Acreage

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