VARSITY CIVIC AFFAIRS COMMITTEE REPORT

132 Varsity Estates Place NW (SDAB2026-0131 & SDAB2026-0166)

The land use redesignation (rezoning) application for this property from R-CG to H-GO was withdrawn and the development permit application switched to R-CG zoning. The decision to not require a new development permit (DP) consistent with City procedures was appealed (Appeal #1). SDAB has set a merit hearing for April 13, 2027 at 1:00 pm.

The DP was approved on August 24, 2026 and has been appealed (Appeal #2). The merit hearing will be held on April 15, 2027 at 9:00 am. The neighbours have created the Varsity Estates Development Defense Fund to pay for legal expenses. For information, email *varsityestatesddf@gmail.com*.

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.

4607 Valiant Drive NW – Rezoning from R-CG to R-C2

On November 9, 2026, the property at 4607 Valiant Drive NW will be rezoned back to R-C2 (semi-detached/duplex) from R-CG.

SDAB Hearing – 4508 Vandergrift Crescent NW (SDAB2026-0140)

The merit hearing for this rowhouse will be held on February 25, 2027 at 9:30 am. Go to https://www.calgarysdab.ca/home.html for more details about this or any appeal.

SDAB Hearing - 4803 Vienna Drive NW - 5125 Vandoos Road NW (SDAB20206-0150)

The merit hearing for this rowhouse will be held on March 4, 2027 at 9:00 am.

4619 Virginia Drive NW

Revised plans were submitted in July for a semi-detached dwelling (2 main units and 2 secondary suites) and are under review and open for comment as of this date (Oct 7). The developer has requested a significant height relaxation.

8 Varshaven Place NW

This property was subdivided and applications for 2 single family dwellings have been made. There were no relaxations requested but we submitted recommendations with respect to minimizing tree removal and improvements to the landscape plans.

1257 Varsity Estates Road NW

This property was subdivided and 2 single family dwellings were approved. Single family dwellings are a permitted use and can only be appealed if there are relaxations.

Repeal of Blanket Rezoning

As of August 4, 2026 all properties in Calgary reverted back to their previous zoning of RC1, RC2, etc. except for a few that were exempt due to applications that were made prior to April 8, 2026. If an approval of a rowhouse or townhouse is overturned at SDAB, that property will revert back to its original zoning. Contextual setback rules have been restored. Council also reversed the rules regarding backyard suites. It will now only be possible to have a backyard suite or a secondary suite, but not both. Backyard suites will continue to be a discretionary use.

South Shaganappi Local Area Plan

In view of the repeal of blanket rezoning, revisions will be made to several local area plans at a public hearing on November 9, 2026. We will lobby for improvements to the SSLAP.

The Calgary Plan to Replace the MDP

The City is proposing to amalgamate the Municipal Development Plan and the Calgary Transportation Plan into 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.

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.