REPORT TO THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD

DATE: September 29, 2026	**APPEAL NO.: SDAB2026-0166 AB** **FILE NO.: DP2025-05349**
APPEALS BY: (A) Emil & Neena Kothari, and a list of 45 additional persons, all represented by Chris Davis, Legal Counsel, and by (B) JoAnne Atkins for the Varsity Community Association	
FROM A DECISION OF THE DEVELOPMENT AUTHORITY, where a **New: Semi-Detached Dwelling, Rowhouse Building** **was approved at 132 Varsity Estates Place NW.**	**LAND USE DESIGNATION: R-CG** **Discretionary**
COMMUNITY OF: Varsity	**DATE OF DECISION: August 24, 2026**
APPLICANT: Andison Design, represented by Rick Grol	**OWNER: 2685880 Alberta Ltd., represented by Rick Grol**

The Board opened the hearing on September 8, 2026, with consideration of procedural and jurisdictional issues. The Board adjourned the hearing to an additional jurisdictional hearing on September 29, 2026.

Notes:

- Notice has been given of the hearing pursuant to the *Municipal Government Act* and Land Use Bylaw, including notices to parties who may be affected by the appeal. The final determination of whether a party is an "affected person" will be made by the Board if required.

- This Report is provided as a courtesy only. The Board's record may include additional materials, including notifications to affected parties and correspondence of a procedural or administrative nature. The Board's record may be viewed at the Appeal Board office at: 4th Floor, 1212 31 Avenue NE, Calgary, Alberta during regular office hours.

Subdivision & Development APPEAL BOARD

Subdivision and Development Appeal Board - Notice of Appeal

CC 821 (R2023-03)

In accordance with Sections 678 and 686 of the Municipal Government Act and The City of Calgary Bylaw 25P95, as amended, an appeal to the Subdivision and Development Appeal Board must be filed within the legislated time frame and each Notice of Appeal must be accompanied by the legislated fee.

Municipal Address of Site Under Appeal [required]	132 Varsity Estates Place NW
Development Permit/Subdivision Application/File Number [required]	DP2025-05349
Name of Appellant [required]	Emil Kothari and Other Affected Persons
Agent Name (if applicable)	Christopher Davis / Christopher Davis Law
Street Address [required]	120 Varsity Estates Place NW
hdnFullAddress	120 Varsity Estates Place NW Calgary AB T3B 3B6
City [required]	Calgary
Province [required]	Alberta
Postal Code [required]	T3B 3B6
Residential Phone # [required]	(403) 835-2481
Business Phone #	(403) 701-2775
Email Address [required]	kothariemil@hotmail.com

APPEAL AGAINST

Required field. Check one item only: for multiple appeals you must submit another Notice of Appeal.

Development Permit Approval

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Sep 7, 2026

11:37:57 PM

SDAB2026-0166

Subdivision & Development APPEAL BOARD

Subdivision and Development Appeal Board - Notice of Appeal

CC 821 (R2023-03)

I do hereby appeal the decision of the Subdivision/Development Authority for the following reasons [required]	See enclosed Appendices A & B for full list of Appellant persons and for "reasons" of appeal.

In order to assist the Board in scheduling, please answer the following questions to the best of your ability:

Estimated Presentation Time	2.5 to 3 hours
Will you be using an agent/legal counsel? [required]	Yes
Do you anticipate any preliminary issues with your appeal? (i.e. jurisdiction, parties status as affected persons, adjournment, etc.)? [required]	Yes
If yes, what are the issues?	See SDAB2026-0131 for an appeal of a preliminary "decision" made by the Development Authority affecting the validity of the subject DP2025-05349.
Do you anticipate bringing any witnesses/experts to your hearing? [required]	Yes
If yes, how many will you be bringing?	2

I confirm and acknowledge that

- *I have read and understood this form;*
- *The information I have provided is accurate to the best of my knowledge; and*
- *I am responsible for paying the appeal fee and my notice of appeal will not be considered filed until my appeal fee has been received.*

Submission Date	2026-09-07 23:36:51 MST

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Subdivision & Development APPEAL BOARD

Subdivision and Development Appeal Board - Notice of Appeal

CC 821 (R2023-03)

The Board collects and uses personal information under the authority of sections 4(a) and (c) and 13(1) of the Protection of Privacy Act, SA 2024, cP-28.5 and sections 678 and 686 of the Municipal Government Act, RSA 2000 c. M-26 for the purposes of administering and adjudicating appeals before the Board. By clicking the link, calling the phone number, or otherwise participating, you are acknowledging and agreeing that your name, phone number, email address, image, or other personal information may be displayed during the videoconference, referenced in the Board's publicly available written decision, and/or included in the recording of the proceedings. If you make written or verbal submissions to the Board, those submissions including personal information contained in those submissions such as your name, phone number, email address, and an audio, visual, or audio-visual recording of verbal submissions will be publicly available (and may be posted on the Board's website as part of a public report) and may be referenced in the Board's publicly available written decision. The Board may use your contact information in the future for follow-up consultation for feedback regarding the appeal process. All information will be kept by the Board in accordance with the Board's information retention policies from time to time. If you have any questions regarding the collection, use, or retention of this information, contact the Tribunal Coordinator of the City Appeal Boards at 403-268-5312, or info@calgarysdab.ca.

If you require further information regarding appeal deadlines and procedures, please contact the SDAB office at:
Website: calgary.ca/sdab **Phone:** (403) 268-5312 **Email:** info@calgarysdab.ca

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Sep 7, 2026

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SDAB2026-0166

APPENDIX A

LIST OF NAMED APPELLANTS
DP2025-05349 (132 Varsity Estates Place NW)
APPEAL #2

CHRISTOPHER DAVIS LAW, agent for the APPENDIX A "NAMED APPELLANTS"

	LAST NAME	FIRST NAME	ADDRESS	POSTAL CODE
1	Atkins	Kerry	420 Varsity Estates Place	T3B 3B9
2	Beavis	David	1015 Varsity Estates Drive	T3B 3B1
3	Funk	Kristen	1023 Varsity Estates Drive	T3B 3B1
4	Giesbrecht	Mike	4 Varsity Estates Court	T3B 5B1
5	Hamilton	Myles	1135 Varsity Estates Drive	T3B 3B5
6	Han	Clarissa	112 Varsity Estates Place	T3B 3B6
7	Hatch	Don	329 Varsity Estates Terrace	T3B 5J4
8	Hatch	Janet	329 Varsity Estates Terrace	T3B 5J4
9	Hayden	Shannon	616 Varsity Estates Place	T3B 3C2
10	Hulliger	Manuel	1132 Varsity Estates Drive	T3B 3B4
11	Kothari	Emil	120 Varsity Estates Place	T3B 3B6
12	Kothari	Neena	120 Varsity Estates Place	T3B 3B6
13	Lalli	Jay	8 Varsity Estates Court	T3B 5B1
14	Lay	Warren	112 Varsity Estates Place	T3B 3B6
15	Leader	Karen	1027 Varsity Estates Drive	T3B 3B1
16	Lee	Mitchell	907 Varsity Estates Drive	T3B 3A9
17	Leung	Albert Ah-Tat	42 Varsity Estates Close	T3B 5J2
18	Maier	Rod	69 Varsity Estates View	T3B 5J3
19	McLeod	Bob	911 Varsity Estates Drive	T3B 3A9
20	McLeod	Shirley	911 Varsity Estates Drive	T3B 3A9
21	McTaggart Cowan	Penney	903 Varsity Estates Drive	T3B 3A9
22	O'Neill	David	1019 Varsity Estates Drive	T3B 3B1
23	O'Neill	Debbie	1019 Varsity Estates Drive	T3B 3B1
24	Reynolds	Mark	1031 Varsity Estates Drive	T3B 3B1
25	Roberts	Melina	124 Varsity Estates Place	T3B 3B6
26	Rohmann	Hans	124 Varsity Estates Place	T3B 3B6
27	Samer	Trevor	1108 Varsity Estates Drive	T3B 3B3
28	Schick	Jared	108 Varsity Estates Place	T3B 3B6
29	Schick	Darija	108 Varsity Estates Place	T3B 3B6
30	Smith	Murray	1009 Varsity Estates Place	T3B 3V5
31	Smith	Barbara	1009 Varsity Estates Place	T3B 3V5
32	Stach	Misty	4 Varsity Estates Court	T3B 5B1
33	Tram	Teresa	1031 Varsity Estates Drive	T3B 3B1
34	Trowell	Mike	1023 Varsity Estates Drive	T3B 3B1
35	Vaz	Jill	40 Varsity Estates Court	T3B 5B1
36	Webb	John	420 Varsity Estates Place	T3B 3B9
37	White	David	116 Varsity Estates Place	T3B 3B6
38	White	Arlene	116 Varsity Estates Place	T3B 3B6

	LAST NAME	FIRST NAME	ADDRESS	POSTAL CODE
39	Wong	Kelly	907 Varsity Estates Drive	T3B 3A9
40	Yong	Yoke	128 Varsity Estates Place	T3B 3B6

APPENDIX B

SUMMARY OF REASONS IN SUPPORT OF APPEAL
DP2025-05349 (132 Varsity Estates Place NW)
APPEAL #2

CHRISTOPHER DAVIS LAW, agent for the "NAMED APPELLANTS" (see APPENDIX A)

1. The Appellants are "affected persons" pursuant to sections 686(1)(b) and 685(2) of the *Municipal Government Act* (MGA).

2. A single-detached residence is currently located on the property at 132 Varsity Estates Place NW (legal description: Lot 4, Block 21, Plan 751 0331; the "Subject Site"). This portion of the Varsity community was substantially developed in the 1970's to the 1990's, with the Subject Site being subdivided by plan in 1975.

3. The Subject Site is owned by 2685880 ALBERTA LTD. (the "Owners").

4. This site was districted as "R-C1" (residential contextual one) prior to the Calgary-wide blanket rezoning in 2024. It was up-zoned to the "R-CG" (residential "contextual" grade-oriented infill) district on August 6, 2024 as a result of the blanket up-zoning bylaw (Bylaw 21P2024).

5. LOC Amendment. On or about May 26, 2025, the Owners retained Horizon Land Surveys (the "LOC Applicant") to make a land use amendment application for the Subject Site to convert it from R-CG to H-GO (the "LOC Amendment").

6. DP Application. On or about August 29, 2025, the Owners retained Andison Residential Design (the "DP Applicant") to apply for a development permit for a "New: Rowhouse Building (2 buildings)". The permit number associated with this application was DP2025-05349 (the "Subject DP") and was filed as a "concurrent submission" with the LOC Amendment. From the inception of this application, the Subject DP has been affiliated with the LOC Amendment.

7. On the City's "DMAP" planning information webpage ("DMAP"), four (4) sets of plans are posted and downloadable:

    a. 2025-09-16
    b. 2026-02-18
    c. 2026-04-14
    d. 2026-07-17

8. The first three sets of plans state that the land use district designation associated with the application is "H-GO" (housing -grade oriented) with the plans described

as “rowhouse”. Only the latest set of plans (July 17, 2026) state they apply to the “R-CG” district. They remain labelled as for a “rowhouse” application.

9. Concurrent applications. City of Calgary Development Authority’s practices and policies allow for development permit applications to be submitted concurrent with a land use amendment application (an “LOC”), despite the land use amendment being subject to a public hearing with no guarantee of Council’s subsequent approval. The City makes it clear – via its posted policies and information - that the risk associated with any failure of such “concurrent applications” is to be borne by the landowner and / or applicant.

10. In fact, the Subject DP has been affiliated with the LOC Amendment, and the application was not before CPC on July 9th, and, in the result, no public hearing date has been set.

11. The Appellants believe that the Owner or the LOC Applicant have now withdrawn or otherwise abandoned the LOC Amendment.

12. Resubmission required. Calgary Development Authority practice requires that a development permit application associated with an uncertain and speculative land use amendment must be resubmitted where such land use amendment application is “unsuccessful”. Such applications are referred to as a “Concurrent LOC / DP Submission Process”. The underlying driver behind this concurrent process is to “cut red tape” by allowing an applicant to save time. However, there is no guarantee of a Council approval. The landowner and / or applicant takes on such risk and the City requires that landowners and / or applicants must sign a declaration acknowledging that the Subject DP cannot be approved by the Development Authority unless and until City Council approves the underlying land use amendment. In effect, a “conditional dependency” is created by the Development Authority in such circumstances.

13. The Appellants’ position is that where a land use amendment application is withdrawn, it is “unsuccessful” as it has not been approved by City Council following a public hearing. The underlying “conditional dependency” continues. As such, the Subject DP is no longer valid and a new development permit application is required for the Subject Site.

14. On or about July 22, 2026 the Development Authority (the “DA”) advised one or more of the Appellants that it had made the decision to allow the Subject DP Applicant to “convert” the Concurrent LOC / DP to an R-CG application despite its stated association with the contemplated H-GO application.

15. On or about August 8, 2026 a distinct group of appellants filed an appeal of this decision (“**Decision #1**”) by the DA to the Calgary Subdivision and Development Appeal Board (“SDAB”). This appeal has been assigned the following reference number: SDAB2026-0131. The initial “procedural and jurisdictional” (P&J)

meeting for the appeal of Decision #1 is scheduled for Tuesday September 8, 2026.

16. The DA approved the Subject DP for "New: Semi-detached Dwelling, Rowhouse Building" on August 24, 2025 ("**Decision #2**"). DMAP states that the Subject DP is now "In Advertising" with appeals to be submitted from August 27, 2026 to September 17, 2026.

17. The reasons for the appeal of Decision #1 were submitted to initiate SDAB2026-0131 and are incorporated here by reference.

18. The reasons for the within appeal of Decision #2 follow.

    a. Decision #1 by the DA was contrary to the published policies, documents, forms and practices of the DA and, for the reasons to be considered in SDAB2026-0131 by this Board, this decision should render the Subject DP a nullity or void and, in the result, the consideration of the merits of Decision #2 should no longer be within the jurisdiction of this Board;

    b. Should the Board, in considering the appeal of Decision #1 either find that the decision of the DA to allow the Subject DP to be converted from association with an H-GO application and a contemplated H-GO district to a new association with an R-CG land use district or that the Board otherwise does not have jurisdiction to make a decision on SDAB2026-0131, then the following concerns relate to the DA's Decision #2:

        i. Relaxations of any of the LUB requirements, including but not limited to:

            1. section 541 (building height)) – insufficient information on the latest published DMAP plans (July 17, 2026) to assess satisfactory response to bylaw requirements
            2. section 541(3) – difficult to assess satisfactory response to bylaw requirements due to no floor plans being provided via the DMAP documentation

        where the DA failed to adequately consider and respond to the requirements of section 36 of the Calgary Land Use Bylaw 1P2007;

        ii. Decision #2 fails to adequately consider the application of relevant principles within the policies published pursuant to section 638.2 of the Municipal Government Act (MGA), including:

            1. Municipal Development Plan (MDP),

2. the South Shaganappi Communities Local Area Plan (SSCLAP),
3. the Low Density Residential Housing Guidelines for Established Communities (Infill Guidelines), and
4. the Calgary LUB.

iii. The proposed 2-unit semi-detached building and 3 unit rowhouse building) are out of scale and character with the surrounding single-detached homes in the Varsity community. (Note: current plans do not identify “secondary suites”).

iv. It contradicts general design guidelines, which emphasize respect for the community, context, and the streetscape.

v. The development would set a harmful precedent for multi-unit row housing within the Varsity Estates portion of the Varsity community, which erodes the attempts to preserve the overall fabric of mature (Established Area) communities such as ours.

vi. Excessive building height, massing, and lot coverage will negatively affect sunlight, privacy, and aesthetics of adjacent properties.

vii. Logistical waste management concerns as depicted on the plan.

viii. Parking provisions (including absent bicycle parking stalls) are inadequate, creating concerns about street congestion and safety.

ix. The design fails to provide sufficient outdoor amenity space (as per Land Use Bylaw 1P2007 section 543), with no summary of per unit or common area amenity space and results in a crowded, overdeveloped lot.

x. Traffic safety risks may be increased near an already problematic corner lot location and streets intersection.

xi. With potentially five more households, this will significantly increase noise, activity, and disruption in what is currently a quiet residential area.

xii. The current infrastructure in this Established Area community will not support these types of development projects. This has become a particular concern in the Varsity community with respect to the

sufficiency of water pressure and volume for the proposed development.

xiii. The Varsity Community Association and numerous residents, beyond the named Appellants, oppose the project and recommend a more appropriate alternative.

xiv. Such other reasons as presented in the written submissions and verbal submissions at the anticipated "merit" hearing.

19. Pursuant to subsections 685(2) & (2.1) of the *Municipal Government Act*, RSA 2000, c. M-26 (the "MGA") any person (or persons) affected by a decision made or issued by a development authority may appeal the decision to the subdivision and development appeal board ("SDAB").

20. In SDAB2026-0131 the appellant group in that appeal seeks a ruling from the SDAB that rescinds, revokes or otherwise varies the decision of the Development Authority to allow the Subject DP to be converted from a concurrent DP tied to the proposed H-GO land use amendment to an application under the R-CG land use district, without requiring a new development permit application. Should that appeal be successful, the within second appeal will be "moot".

21. Such other reasons as presented in the written submissions and verbal submissions at the anticipated "merit" hearing.

The "Named Appellants" (see attached Appendix A)

As submitted by their agent:
Christopher Davis Law / Christopher Davis

September 7, 2026

Subdivision & Development APPEAL BOARD

Subdivision and Development Appeal Board - Notice of Appeal

CC 821 (R2023-03)

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Municipal Address of Site Under Appeal [required]	132 Varsity Estates Place NW
Development Permit/Subdivision Application/File Number [required]	DP2025-05349
Name of Appellant [required]	JoAnne Atkins
Agent Name (if applicable)	
Street Address [required]	248 Varsity Estates Link NW
hdnFullAddress	248 Varsity Estates Link NW Calgary AB T3B 4C9
City [required]	Calgary
Province [required]	Alberta
Postal Code [required]	T3B 4C9
Residential Phone # [required]	(403) 999-9122
Business Phone #	
Email Address [required]	joanneatkins@shaw.ca

APPEAL AGAINST

Required field. Check one item only: for multiple appeals you must submit another Notice of Appeal.

Development Permit Approval

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Sep 14, 2026

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SDAB2026-0166

Subdivision & Development APPEAL BOARD

Subdivision and Development Appeal Board - Notice of Appeal

CC 821 (R2023-03)

I do hereby appeal the decision of the Subdivision/Development Authority for the following reasons [required]	Proposed development is insensitive and incompatible with existing context; relaxations will cause undue harm to neighbouring properties and create traffic safety concerns. Full reasons for appeal are attached.

In order to assist the Board in scheduling, please answer the following questions to the best of your ability:

Estimated Presentation Time	1 hour
Will you be using an agent/legal counsel? [required]	Unknown
Do you anticipate any preliminary issues with your appeal? (i.e. jurisdiction, parties status as affected persons, adjournment, etc.)? [required]	No
If yes, what are the issues?	
Do you anticipate bringing any witnesses/experts to your hearing? [required]	Yes
If yes, how many will you be bringing?	2

I confirm and acknowledge that

- *I have read and understood this form;*
- *The information I have provided is accurate to the best of my knowledge; and*
- *I am responsible for paying the appeal fee and my notice of appeal will not be considered filed until my appeal fee has been received.*

Submission Date	2026-09-14 12:42:39 MST

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Sep 14, 2026

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SDAB2026-0166

DP2025-05349 - 132 Varsity Estates Place NW

Appeal Against DP Approval - JoAnne Atkins, Varsity Community Association

Grounds for Appeal

1. The proposed rowhouse & semi-detached dwelling is out of context for the area which consists of low profile homes with low lot coverage and extensive mature landscaping.

2. The rowhouse & semi-detached dwelling is insensitive to existing development as it dwarfs neighbouring homes due to its large building envelope.

3. The proposed rowhouse & semi-detached dwelling overshadows and overlooks neighbouring homes.

4. The increase in intensity of use, parking congestion, and waste and recycling management will have a negative impact on a quiet residential laneless cul-de-sac.

5. Loss of mature trees and soft landscaping on the site.

6. Traffic safety issues will be worsened by the increase in driveways accessing a heavily used pedestrian route.

7. Architectural features are jarring, top-heavy, and industrial-looking and are incompatible with the Varsity Estates community.

8. The height relaxation increases the overpowering impact of the development in violation of the principles of Section 36 of the Land Use Bylaw and Section 687(3)(d) of the Municipal Government Act. The clear direction of Council to reduce the impact of rowhouse development by reducing height and lot coverage has been disregarded.

9. As a discretionary use, the Development Authority failed to properly consider Sections 35 and 36 of the Land Use Bylaw.

10. The approval relies on a “decision” by the Development Authority to convert the development permit from a concurrent land use rezoning application, contrary to published City practices and policies, to the detriment of affected neighbours and the Varsity Community Association who relied on adherence to these practices. The Applicant should have been required to reapply for a development permit under the R-CG land use district. This decision has been appealed to the Board (SDAB2026-0131).

11. Any other matters that may become apparent after further detailed review of the plans.

From: Bob Benson
To: Calgary SDAB Info
Cc: Jo Anne; sharon.colbert
Subject: [External] SDAB2026-0166AB (DP2025-05349) - 132 Varsity Estates Place NW Community Association Authorization
Date: Monday, September 21, 2026 7:22:16 PM
Attachments: 202600[redacted]pdf

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This message came from outside your organization.
ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

Report Suspicious

Good evening,

Attached is VCA's Letter of Authorization for Ms. Jo Anne Atkins, VCA Director of Civic Affairs, and Ms. Sharon Colbert, VCA Vice-Chair of Civic Affairs, to speak on behalf of VCA at all hearings related to SDAB2026-0166AB, including without limitation the Procedural and Jurisdictional Hearing to be held on Sept. 29, 2026.

Thank you.

Bob Benson
President, Varsity Community Association
403-999-9502

September 21, 2026

Subdivision and Development Appeal Board
City of Calgary
P.O. Box 2100, Stn. M
Calgary, Alberta T2P 2M5

Re: **SDAB2026-0166AB** (DP2025-05349) – 132 Varsity Estates Place NW
Community Association Authorization

To Whom It May Concern:

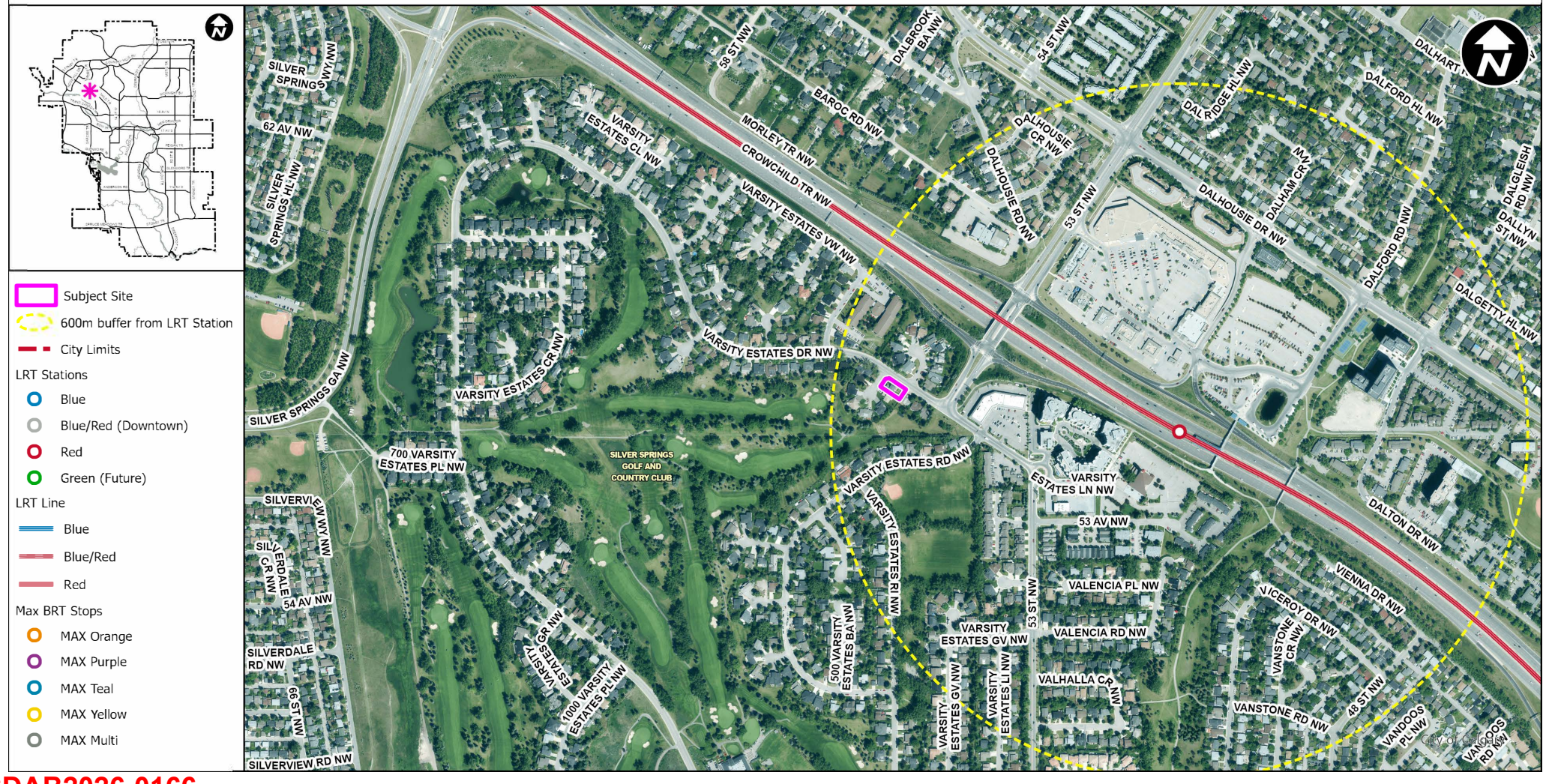
Please be advised that JoAnne Atkins, Director of Civic Affairs, and Sharon Colbert, Vice-Chair of the Civic Affairs Committee, are authorized to present on behalf of the Varsity Community Association for the Procedural and Jurisdictional Hearing to be held on September 29, 2026 for SDAB2026-0166AB.

Yours truly,

Bob Benson
President, Varsity Community Association
benson@wbalaw.ca

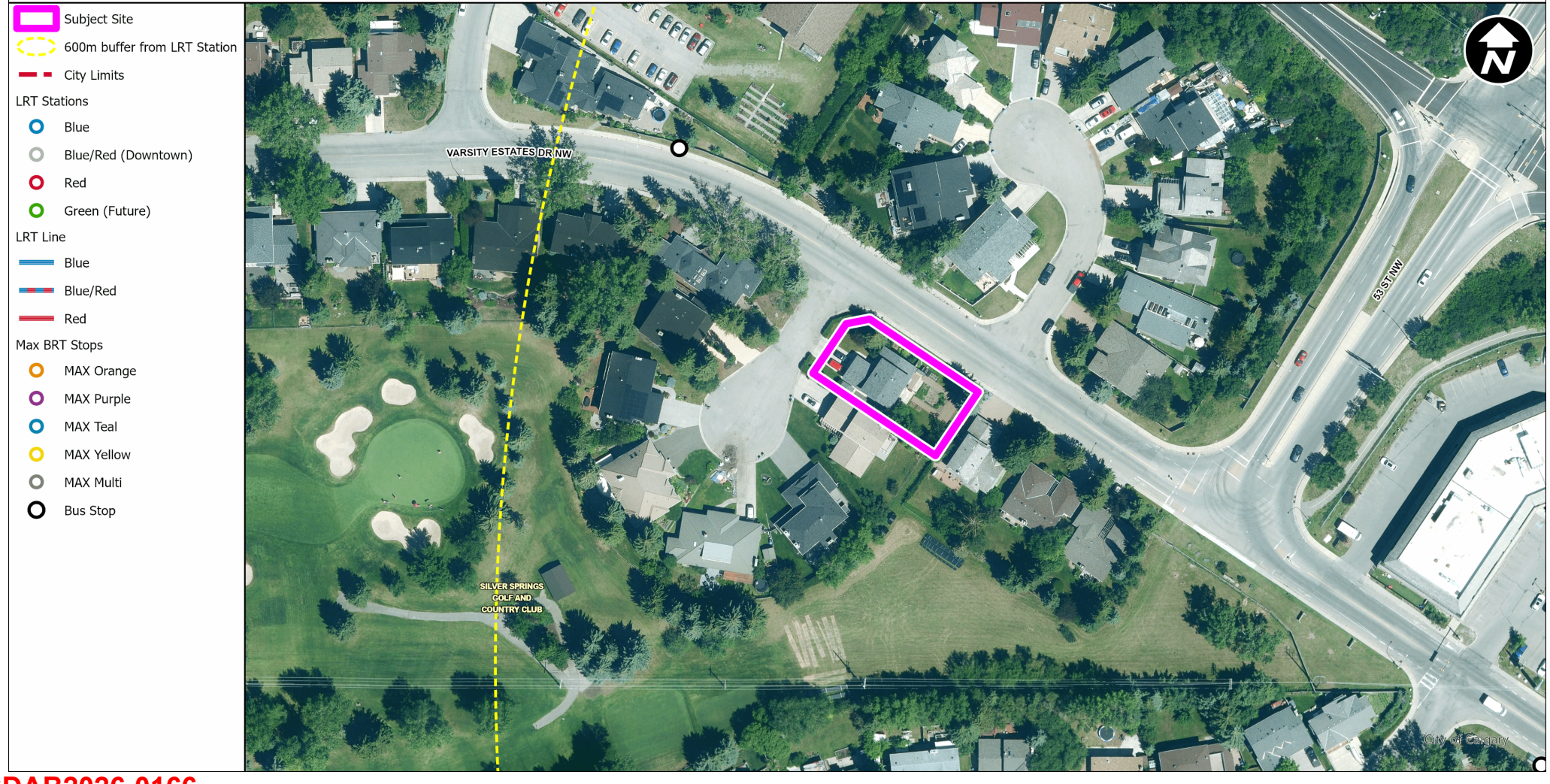
c.c. Doug Smith, GM, VCA

Community Context SDAB2026-0166



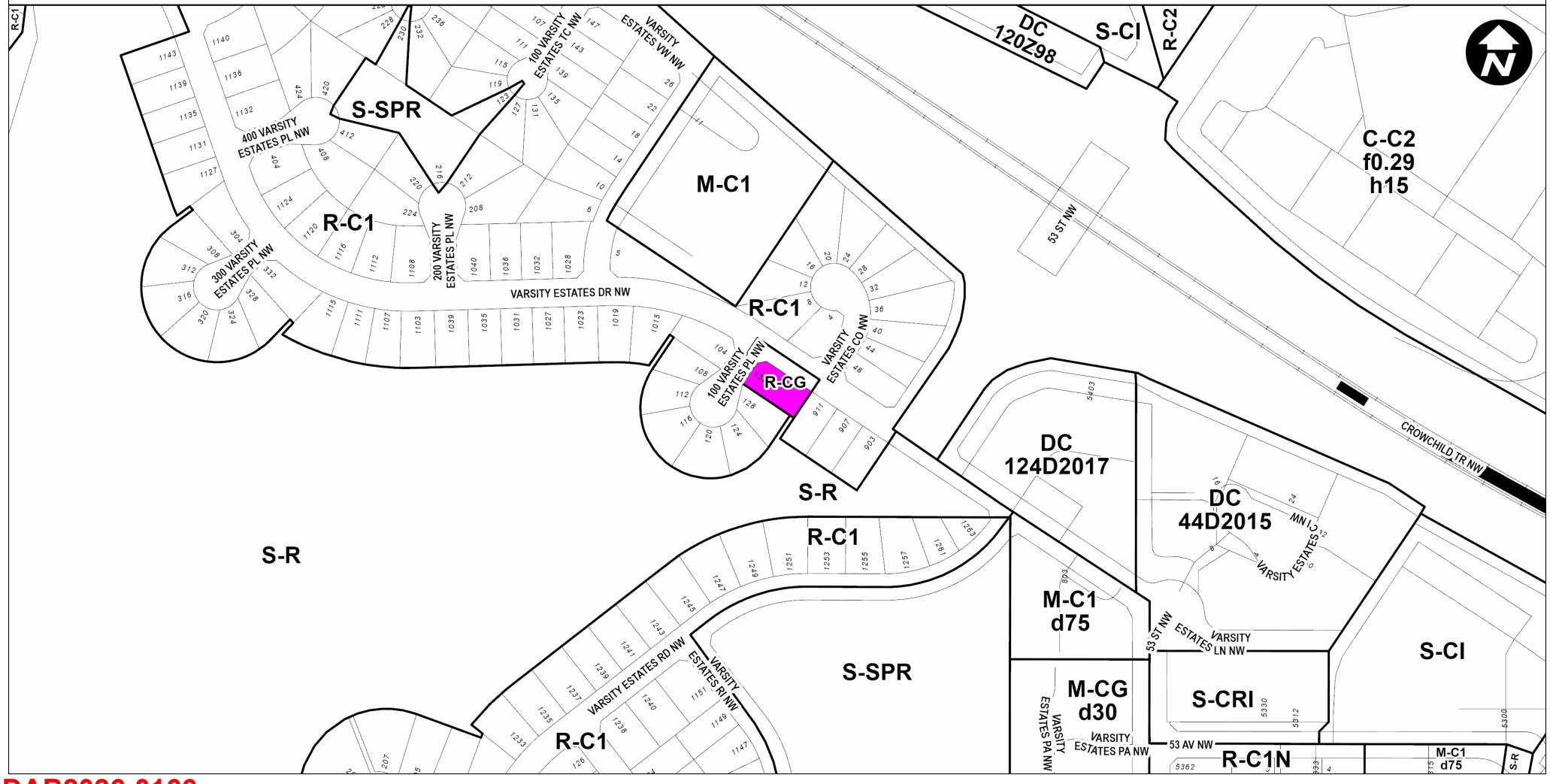
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Site Context SDAB2026-0166



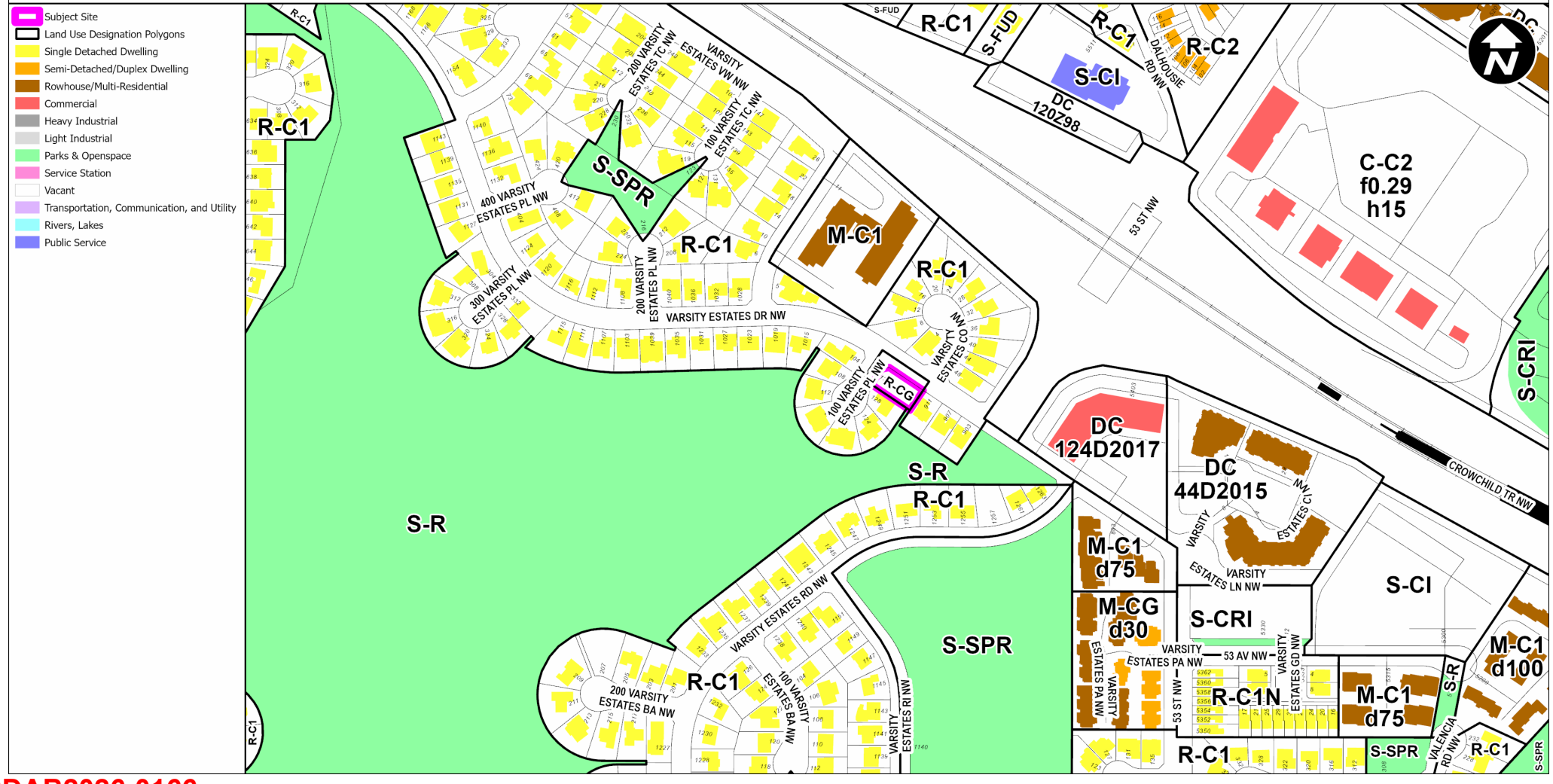
SDAB2026-0166

Land Use Districts SDAB2026-0166



SDAB2026-0166

Surrounding Land Use SDAB2026-0166



SDAB2026-0166

August 24, 2026

Hibbard, Quinn

[redacted]

Dear Applicant:

RE: Notification of Decision: DP2025-05349
Subject: New: Semi-detached Dwelling, Rowhouse Building
Address: 132 VARSITY ESTATES PL NW

This is your notification of decision by the Development Authority to approve the above noted application on August 24, 2026.

Read all of the Permanent Conditions of approval carefully as they form part of the approval decision. The Prior to Release Requirements must be met to the satisfaction of the Development Authority before your Development Permit will be released to you. The Permanent Conditions form part of the approval decision. Advisory Comments, if applicable, are also attached and are intended to be of assistance in obtaining additional permits and supplementary information for the successful completion of your development.

Development approved by this permit must commence by August 24, 2028 or the development permit shall cease to be valid. The decision will be advertised beginning August 27, 2026 at www.calgary.ca/publicnotices, which is the start of the mandatory 21-day appeal period. This appeal period will conclude at midnight September 17, 2026. Release of the permit will occur within 2-4 business days following the conclusion of the appeal period and upon receipt of all Prior to Release requirements.

If you wish to appeal, submit your appeal with reasons and the $200.00 filing fee to the Subdivision and Development Appeal Board within 21 days of this notice of decision being given. The appeal may be filed online at www.calgarysdab.ca or in person or by mail.

Please note that this letter is to advise you of the conditions of approval, the mandatory advertising appeal period and the timeframe in which you may appeal this decision. If no appeals have been filed during the appeal period, and the Prior to Release conditions have been met, your Development Permit will be released. Should you require clarification of the above or further information, please contact me at (587) 891-3895 or by email at Reza.Bacchus@calgary.ca and assist me by quoting the Development Permit number.

Yours truly,

Reza Bacchus
Planner 1
Planning and Development
Attachment(s)

SDAB2026-0166

DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

DP2025-05349

This permit relates to land in the City of Calgary municipally described as:

132 VARSITY ESTATES PL NW

Community: **Varsity** L.U.D.:**R-CG**

and legally described as:

7510331;21;4

and permits the land to be used for the following development:

New: Semi-detached Dwelling, Rowhouse Building

The present owner and any subsequent owner of the above described land must comply with any attached conditions.

The development has been approved subject to any attached conditions and to full compliance with the approved plans bearing the stamp of approval and the above development permit number.

Decision By: **Development Authority**

Date of Decision: **August 24, 2026**

Development Authority: **Matt A. Rockley**

File Manager: **Reza Bacchus** Release Date: _____

This permit will not be valid if development has not commenced by: August 24, 2028

This Development Permit was advertised on: **August 27, 2026**

This is NOT a Building Permit

In addition to your Development Permit, a Building Permit may be required, prior to any work commencing. further information, you should contact the City of Calgary, Planning, Development & Assessment - Building Regulations Division.

WARNING

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Applicant: **Hibbard, Quinn**
Address:
City:
Phone: [redacted]

SDAB2026-0166

DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

DP2025-05349

Complete Address and Legal Description listing for Development Permit DP2025-05349

Address Type	Address	Legal Description
Parcel	132 VARSITY ESTATES PL NW	**7510331;21;4**

SDAB2026-0166

Conditions of Approval – Development Permit

Application Number:	**DP2025-05349**
Application Description:	New: Rowhouse Building, Semi-detached Dwelling
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	132 VARSITY ESTATES PL NW
Community:	VARSITY
Applicant:	Hibbard, Quinn
Development Applications Review Team	
Planning:	REZA BACCHUS (587) 891-3895 Reza.Bacchus@calgary.ca
Utility Engineering:	BRAD O'KEEFE (403) 966-6846 Brad.O'keefe@calgary.ca
Mobility Engineering:	NABILA HAQUE Nabila.Haque@calgary.ca

Prior to Release Requirements

The following requirements shall be met prior to the release of the permit. All requirements shall be resolved to the satisfaction of the Approving Authority:

Planning

1. Submit a complete digital set of the amended plans in PDF format and a separate PDF that provides a point-by-point explanation as to how each of the Prior to Release conditions were addressed and/or resolved. The submitted plans must comprehensively address the Prior to Release conditions as specified in this document. Ensure that all plans affected by the revisions are amended accordingly. To arrange the digital submission, please contact your File Manager directly.

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Utility Engineering

2. Submit a Development Site Servicing Plan for review and acceptance from Utility Specialists, as required by Section 5 (2) of the Utility Site Servicing Bylaw 33M2005. Contact Utility Specialists for additional details. For further information, refer to the following:

   Development Site Servicing Plan Webpage
   https://www.calgary.ca/uep/water/specifications/water-development-resources/development-site-servicing-plans.html

   Development Site Servicing Plans CARL (requirement list)
   http://www.calgary.ca/PDA/pd/Pages/Permits/carl-building-development-permit-search.aspx

3. Amend the plans to:

   Utility Specialists - Sanitary and Stormwater Servicing
   a. Indicate the trench drain location complete with elevations
   b. Indicate the location of the sump and pump and back-up battery in case of a power failure
   c. Indicate the sump and pump discharge location (2.0m away from all property lines), complete with the discharge elevations and direction of travel to the street or lane for the stormwater that is collected from the driveway trench drain

4. Amend the plans to:

   Waste & Recycling Services - General
   a. Provide metric dimensions and scale on all drawings for waste facilities.

5. After the Development Permit is approved but prior to its release, the landowner shall make payment of off-site levies pursuant to Bylaw 1H2024.
   The off-site levy is based on a 2025 development approval date and on the following:

Phase	Description	Unit(s)
1	132 VARSITY ESTATES PL NW	Existing Single: 1/New Grade: 5

   Based on the information above, the preliminary estimate is $18,762.00.
   Final estimate and payment instructions will be sent via email upon Development Permit approval.
   Should the landowner wish to defer the payment of the offsite levies to Development Completion Permit (DCP), an Offsite Levy Agreement will be required.

   To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist (DANIELA PAUL-GUTIERREZ at 587-215-6525 or daniela.paul-gutierrez@calgary.ca).

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Mobility Engineering

6. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Roads Business Unit. The amount of the deposit is calculated by Roads and is based on 100% of the estimated cost of construction. The developer is responsible to arrange for the construction of the infrastructure with their own forces and to enter into an Indemnification Agreement with Roads at the time of construction (the security deposit will be used to secure the work).

   a. Construction of new driveway crossing on Varsity Estate Drive NW and Varsity Estate Place NW (number of crossings to be confirmed after receiving amended plans),
   b. Removal of existing sidewalk and construction of a new monolithic sidewalk (2.0m) on Varsity Estate Drive NW,
   c. Removal of existing sidewalk and construction of a new monolithic sidewalk (1.5m) on Varsity Estate Place NW,
   d. Construction of a new wheelchair ramp at the south-east corner of the intersection of Varsity Estate Dr and Varsity Estate Place NW,
   e. Construction of a receiving wheelchair ramp on the north side of Varsity Estate Drive NW, opposite to the one mention in d, for the north-south pedestrian crossing (and future crosswalk) across Varsity Estates Drive NW,
   f. Closure and removal of existing driveway crossing on Varsity Estate Place NW,
   g. Rehabilitation of existing driveway crossings, sidewalks, tree trenches, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

7. Remit payment (certified cheque, bank draft) for street light upgrades adjacent to site, if required within the public right-of-way to address the requirements of the Roads Business Unit. The amount is calculated by Roads the respective Business Unit and is based on 100% of the estimated cost of construction.

   The developer is responsible to coordinate the timing of the construction by City forces. The payment is non-refundable.

Permanent Conditions

The following permanent conditions shall apply:

Planning

8. All rules of Land Use Bylaw 1P2007 apply, subject to any relaxations approved by the Development Authority in this development permit.

9. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.

10. No changes to the approved plans shall take place unless authorized by the Development Authority. If changes to the development occur or are proposed, a new development permit or revised plan application may be required.

11. A development completion permit must be issued for the development before the use is commenced or the development occupied. A development completion permit is independent from the requirements of City of Calgary Building Regulations inspections and permission for occupancy. Request a development completion permit inspection by visiting inspections.calgary.ca or call 403-268-5311.

12. A letter of confirmation from a certified electrical engineer or Master Electrician shall be provided to the Development Authority, prior to the issuance of the Development Completion Permit, certifying that all Electric Vehicle Parking Stall - Capable stalls identified on the approved plans have been completed and are capable of supporting Level 2 Electric Vehicle Supply Equipment (charger) in the future.

13. A letter of confirmation from a certified electrical engineer or Master Electrician shall be provided to the Development Authority, prior to the issuance of the Development Completion Permit, that the building(s) has been constructed to be 'solar ready' and able to accommodate solar photovoltaic (PV) panels for the purpose of electricity generation. A conduit (or equivalent) that allows wires to be routed from the roof to the main electrical panel.

14. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector Jackie Swartz at 403-620-3216 for an inspection.

    Any surface or subterranean damage to public parks resulting from the installation of building construction tiebacks or other construction practices requires remediation at the developer's expense, to the satisfaction of the Director, Parks. All materials associated with the encroachments must be removed and any subterranean and surface disturbances to the parcel must be

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remediated. All site remediations must be approved by the Parks Development Inspector. Contact the Development Inspector for an inspection.

15. No stockpiling or dumping of construction materials is permitted on the adjacent park / natural area / boulevard.

16. There shall be no construction access through the adjacent park / natural area (VAR678).

17. In order to ensure the integrity of existing public boulevard, no grade changes are permitted in the boulevard.

18. Point source drainage from the development site onto the adjacent park / natural space is not permitted, as such drainage will compromise the integrity of the site.

19. Stormwater or other drainage from the development site onto the adjacent park / natural area parcel is not permitted. Any drainage from private lots onto the adjacent park / natural area must be resolved to the satisfaction of the Director, Parks upon development completion of the subject site. Any damage resulting from unauthorized drainage will require restoration at the developer's expense. Resolution of drainage issues must be approved by the Parks Development Inspector. Contact the Development Inspector for an inspection.

Utility Engineering

20. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which comply with Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control. Any amendments to the ESC documents must comply with the requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control.

    For other projects where an erosion and sediment control report and/or drawings have not been required at the Prior to Release stage, the developer, or their designates, shall, as a minimum, develop an erosion and sediment control drawing and implement good housekeeping practices to protect onsite and offsite storm drains, and to prevent or mitigate the offsite transport of sediment by the forces of water, wind and construction traffic (mud-tracking) in accordance with the current edition of The City of Calgary Guidelines for Erosion and Sediment Control. Some examples of good housekeeping include stabilization of stockpiles, stabilized and designated construction entrances and exits, lot logs and perimeter controls, suitable storm inlet protection and dust control.

    For all soil disturbing projects, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions. The City of Calgary Guidelines for

Erosion and Sediment Control can be accessed at: www.calgary.ca/ud (under publications).

21. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment and Protected Areas and The City of Calgary (311).
b. on City of Calgary lands or utility corridors, The City of Calgary, Climate and Environment (Contaminated Sites Section) must be immediately notified (311).

22. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Coordinator, Utility Specialist.

23. The grades indicated on the approved Development Site Servicing Plan must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.

24. After approval of the Development Permit but prior to issuance of a Development Completion Permit or any occupancy of the building, payment shall be made for off-site levies pursuant to Bylaw 1H2024.

25. Pursuant to Bylaw 1H2024, off-site levies are applicable.

Mobility Engineering

26. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Development Engineering. All work performed on public property shall be done in accordance with City standards.

27. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager, Development Engineering, at the applicant's expense, upon completion of the foundation. Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at roadsia@calgary.ca

28. The approved driveway(s) required for this development must be constructed to the ramp grades as shown on the approved Development Permit plans. Negative sloping of the driveway within the City boulevard is not acceptable. If actual grades do not match the approved grades, the developer/owner shall be responsible for all costs to remove and reconstruct the entire driveway ramp in accordance with approved grades.

Advisory Comments

The following advisory comments are provided as a courtesy to the Applicant and registered property owner. The comments represent some, but not all of the requirements contained in the Land Use Bylaw that must be complied with as part of this approval.

Planning

29. The Applicant may appeal the decision of the Development Authority, including any of the conditions of the development permit. If you decide to file an appeal, please refer to the notification of decision letter for the appropriate appeal body and appeal process.

30. The approval of this development permit does not limit in any way the application of any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline, nor does it constitute any permit or permission under any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline.

31. In addition to this development permit, building permits may also be required. Building permit applications may be submitted upon approval of the associated development permit. Contact Building Regulations at 403-268-5311 for further information.

32. This development permit has not been reviewed for potential issues with the National Building Code - current Alberta Edition. You may require a Building Permit in addition to this development permit in which case compliance with the Code will be assessed through a Building Permit application. Should a Building Permit review require changes to the approved development permit, the changes must be to the satisfaction of the Development Authority and are potentially subject to a new development permit.

33. There are many types of caveats and other agreements that can be registered on the title of the property that can restrict the ability to develop. The City has not reviewed or considered all instruments registered on the title to this property. Property owners must evaluate whether this development is in compliance with any documents registered on title.

34. BenchmarkYYC is a free and voluntary program that assists Building Owners and Operators with:

    • collecting aggregated, whole-building energy use information;
    • creating an ENERGY STAR Portfolio Manager account;
    • sharing data to obtain a digital Energy Performance Scorecard;
    • monitoring available building retrofit funding and financing opportunities; and
    • accessing free and discounted training on building decarbonization.

    Continuous benchmarking of your building energy and emissions performance promotes continuous optimization of building systems and can help decision-makers prioritize decarbonization projects while planning capital investments.

Your participation in BenchmarkYYC will also help the City of Calgary further its commitment to our Climate Strategy, while contributing to affordability through potential energy cost savings.

Contact energybenchmarking@calgary.ca to confirm if your proposed development is a suitable candidate for this program.

35. Parking Stalls are encouraged to support future electric vehicle charging for each dwelling unit. This may include

• A standard 120 volt outlet (Level 1 charging), or
• level 2 Electric Vehicle Supply Equipment (charger)

36. Dwelling units are encouraged to be 'solar ready' and able to accommodate future installation of rooftop solar photovoltaic systems for electricity generation. A solar ready design typically includes a pathway for electrical wiring from the main electrical panel to the roof area, and should consider Section 64 the Canadian Electrical Code Part 1 concerning "Renewable Energy Systems".

37. ATCO
There are existing ATCO facilities in the area. If it should be necessary to lower, relocate or make any alterations to the existing facilities and/or appurtenances due to this project, please contact ATCO Gas Distribution at calgaryregiongasdesign@atcogas.com with a minimum of one (1) year notice to enable an adequate and timely response. Note that all alteration costs will be borne by the developer / owner.

38. ATCO
There are abandoned ATCO facilities in the work area. Please contact ATCO South Operations Dispatch at 403-245-7220 to confirm status of the gas lines at least 48 hours prior to excavation.

39. ATCO
If gas service is required, to avoid delays, the owner / developer should follow the steps listed on the ATCO website (New Natural Gas Service Line or Changes) or contact ATCO Customer Assistance Centre at 310-5678, or their local ATCO Gas Distribution agency office at their earliest convenience to discuss the service contract, gas load requirements, timing details and any associated costs. To avoid delays a minimum notice of 6 months is recommended. Note, each lot / unit is to have a separate service line.

40. The Streets Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land. No person shall remove, move, cut, or prune a Public Tree or cause a Public Tree to be removed, moved, cut or pruned without prior written authorization from the Director, Parks. A copy of the bylaw can be found at www.calgary.ca. Parks does not permit the removal of public trees to facilitate development unless all options to retain and protect are exhausted.

41. Tree plantings within City of Calgary boulevards and/or right of ways are subject to approval from Utility Line Assignment and Parks. No person shall plant trees or shrubbery on City Lands without prior written authorization from the Manager, Parks and in the case of walkways, medians, boulevards, and road rights of way,

without additional prior written authorization from the Manager, Development Engineering.

42. Services should be shown on the plans in accordance with the Grade Slip granted by the City. If the servicing trench will be located within the dripline of an existing public tree, the applicant shall contact Urban Forestry or contact Development Site Servicing through 311 in attempt to avoid this conflict.

Utility Engineering

43. The developer is responsible for ensuring that:

a. The environmental conditions of the subject property and associated utility corridors meet appropriate regulatory criteria and appropriate environmental assessment, remediation, exposure control or risk management is undertaken.

b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan has been prepared, reviewed and accepted by the appropriate regulatory agency(s) including but not limited to Alberta Environment and Protected Areas.

c. The development conforms to any reviewed and accepted Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan.

d. All reports are prepared by a qualified professional in accordance with accepted guidelines, practices and procedures that include but are not limited to those in the most recent versions of the Canadian Standards Association and City of Calgary Phase I & II Environmental Site Assessment Terms of Reference.

e. The development is in compliance with applicable environmental approvals, for example from Alberta Environment and Protected Areas, Alberta Energy Regulator and/or Natural Resources Conservation Board; as well, any related setback requirements, and landfill setback requirements as set out in the Subdivision and Development Regulation.

If the potential for methane generation or vapours from natural or contaminated soils and groundwater has been identified on the property, the developer is responsible for ensuring appropriate environmental assessment(s) of the property has been undertaken and appropriate measures are in place to protect the building(s) and utilities from the entry of methane or other vapours.

Issuance of this permit does not absolve the developer from complying with and ensuring the property is developed in accordance to applicable environmental legislation.

44. A new water connection is required to service the development and is available from - Varsity Estates DR NW or 100 Varsity Estates PL NW.

45. Show details of servicing and metering on Development Site Servicing Plan. Provide adequate water meter locations (100mm or larger, room adjacent to an exterior wall; 50mm or less, label water meter location) where services enter

building. If static pressure exceeds 550 kPa install pressure reducing device after meter.

46. Redundant services are to be disconnected at the source and new service installed at the owners expense.

47. Each unit must be individually metered.

48. Ensure that the water service separation from the foundation wall or piles is:
a. 4.0m (100mm service or larger), or
b. 3.0m (50mm service or smaller), or
c. 2.0m when the foundation wall or piles extends vertically a minimum of 2.0m below the invert of the water pipe.

49. The applicant must apply for water and sewer connections as per City Standards.

50. A new sanitary connection is required to service the development and is available from - Varsity Estates DR NW or 100 Varsity Estates PL NW.

51. A new storm sewer connection is required to service this development and is available from Varsity Estates DR NW.

52. Best Management Practices (BMPs) are activities or practices that are designed to reduce runoff volume and prevent or reduce the release of pollutants to receiving waters. Operation and maintenance manual and sample maintenance log shall be provided to the owner in case there are any BMPs located within the property as per the current Stormwater Management & Design Manual Section 4.13. Appropriate Source Control Practice checklists must be completed and submitted to Development Approvals (http://www.calgary.ca/UEP/Water/Pages/Specifications/Submission-for-approval-/Development-Approvals-Submissions.aspx). For more information contact Development Planning at 403-268-6449.

53. The allowable stormwater run-off coefficient shall be 50 L/s/ha.

54. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100-year storm events.

55. Where possible, discharge of roof leaders should be directed onto grassed or pervious areas to help reduce the volume of runoff. Alternatively, the roof leaders may be directed to the on-site storm sewer system.

56. Each building shall be separately serviced from an on-site sanitary main except for ancillary buildings that are required and form an integral part of the development.

57. Ensure elevations of building slab and/or any building openings are 0.3m minimum above trap low spill elevations or the 100-year elevation, whichever is higher. The minimum grade within the lot adjacent to the trap low must be 0.3m higher than the 1:100-year elevation in the trap low or spill elevation, whichever is higher. This minimum grade must be achieved within a 6.0m distance from the common property line of the lot and the road right-of-way.

58. The gravel blanket below footing and basement slab will not be considered a substitute for weeping tile around the building footing.

59. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Utility Specialists prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit http://www.calgary.ca/UEP/Water/Pages/Watersheds-and-rivers/Erosion-and-sediment-control/Report-and-Drawings-Templates-and-Guides.aspx (Drainage Permit applications can be downloaded from this website).

60. Stormwater emergency escape routes must be to a public roadway.

61. The available fire flow in the adjacent City water main is 10,000 LPM with 15m residual pressure under normal operating conditions.

62. A minimum depth of 300mm topsoil for all sodded areas and 600mm for shrub and tree beds is to be used.

63. For questions and concerns regarding waste storage facilities, refer to the Development Reviews: Design Standards for the Storage and Collection of Waste
Found at: http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx

    OR

    Contact the Waste & Recycling Services Specialist/Development Engineering Generalist at 403-268-8445 for further site specific details.

64. Waste storage enclosures and collection areas shall be maintained and clear of snow and ice.

65. The waste and recycling enclosure shall be kept in a good state of repair at all times and the doors shall be kept closed while the enclosures are not actively in use for delivery or removal of refuse.

66. As the development application has not met the standards in either the current City of Calgary standards - Development Reviews: Design Standards for the Storage and Collection Waste or the current Waste Bylaw, the development may not be eligible to receive collection service from The City of Calgary.

Mobility Engineering

67. The applicant is advised that the proposed driveways are along a Collector Road, Varsity Estate Dr NW, identified for a future on-street bikeway (which would be a continuation of the existing on-street bikeway on the same roadway east of 53 Street NW), , as per the City's 5A Network. Driveway locations and design should minimize potential conflict points with cyclists and maintain cyclist visibility, clear crossing areas and adequate sightlines.

68. Waste & Recycling Services will review the pickup operation of garbage bins and the staging area location to assess potential mobility conflicts.

FILE: DP 2026-05349

Final Bylaw Relaxations		
Regulation	**Standard**	**Provided**
541 Building Height	(1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 10.0m measured from grade.	Plans indicate Building 1 as 10.97m (+0.97m) and Building 2 as 10.74m (+0.74m). **Relaxation Supported.**

Reasons for Decision for DP2026-05349

The Reasons for Decision document is intended to provide a short summary of the development permit process; response to concerns raised by neighbours, other affected parties and the Community Association; and rationale for any relaxations of the Land Use Bylaw granted by the Development Authority. Only the approved plans and conditions of approval are the subject of an appeal.

Scope and Process

Development Scope:
The development application is proposing (1) one Rowhouse Building with (3) three dwelling units, and (1) one Semi-detached Dwelling with (2) two dwelling units.

Circulation:

- External Stakeholders:
  Ward 1 Councillor
  Varsity Community Association
  ENMAX Power Corporation
  Atco Gas

- Internal Stakeholders:
  Building Regulations – Residential Controller
  Building Regulations – Commercial Controller
  Utility Engineering Specialist – Public Infrastructure
  Utility Engineering Specialist – Waste and Recycling Services
  Utility Engineering Specialist – Water Resources
  Utility Engineering Generalist
  Mobility Engineering Specialist – Roads
  Mobility Engineering Specialist – Traffic Assessment
  Mobility Engineering Specialist – TDS Engineering
  Mobility Engineering Generalist
  Planning Specialist – Urban Design
  Planning Specialist – Parks Specialist
  Planning Specialist – Transity Oriented Development (TOD)
  Planning Generalist

Scope and Process

Notice Postings:

- (1) One small notice posting was advertised over a 21-day period from October 1, 2025 – October 28, 2025:
  New: Rowhouse Building (2 buildings)

- (1) One small notice posting was advertised over a 7-day period from August 5, 2026 – August 12, 2026:
  New: Semi-detached Dwelling, Rowhouse Building

- (1) One small notice posting was advertised over a 7-day period from August 14, 2026 – August 21, 2026:
  New: Semi-detached Dwelling, Rowhouse Building

Final Bylaw Relaxations

Regulation	Standard	Provided
541 Building Height	(1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 10.0m measured from grade.	Plans indicate Building 1 as 10.97m (+0.97m) and Building 2 as 10.74m (+0.74m). **Relaxation Supported.**

Comments on Relevant City Planning Policies

During the review, the Development Applications Review Team (DART) considered the appropriateness of the proposed development in the context of the Municipal Development Plan's (MDP) and the South Shaganappi Communities Local Area Plan, and the rules and intent of the Land Use Bylaw 1P2007.

Municipal Development Plan (MDP) (Statutory – 2009) Alignment:
According to the MDP's Urban Structure Map 1, the subject parcel is located within an Established Developed Residential Area.

The proposed development aligns with the encouragement for modest redevelopment of Established Areas (Land Use Policy 3.5.3 a.) by incorporating a modest increase in density (i.e., 62 units per hectare) and an appropriate mix of land uses (Land Use Policy 3.5.3.c.). to support a Primary Transit Network, (e.g., Dalhousie LRT Station). In addition, the proposed development provides an opportunity to increase pedestrian connectivity (Land Use Policy 3.5.3.c.) with new accessible wheelchair ramps on both sides of Varsity Estates Dr NW.

South Shaganappi Communities Local Area Plan (LAP) (Statutory – 2011) Alignment:
According to the South Shaganappi Communities Local Area Plan's Urban Form Map (Map 3), the subject parcel is located within the Neighbourhood Flex urban form category. The applicable Low Scale Modifier accommodates developments that are six stories or less.

The proposed development aligns with the LAP's vision for this area to provide diverse housing types and choices for residents of different ages and lifestyles in support of the Dalhousie LRT Station (2.5.4.4 Dalhousie Station Area).

Land Use Bylaw 1P2007 Alignment:
The proposed development is a within a Residential – Grade-Oriented Infill (R-CG) District. The proposed development's Semi-detached and Rowhouse Building uses are discretionary within an R-CG district.

The proposed development's density of 5 dwelling units (62 units per hectare) is below the 6 dwelling unit (75 units per hectare) maximum density for parcels designated R-CG District.

The Development Authority supports a building height relaxation of a (+0.97m) for Building 1 and (+0.74m) for Building 2 of the proposed development.

Planning Review

Summary of how the Planning Review process considered Varsity Community Concerns:

Concern Over Architectural Features

Consideration:
- The proposed setback along Varsity Estates Drive NW was reviewed in relation to nearby properties at 903, 907 and 911 Varsity Estates Drive NW.

Concern Over Increase in Intensity of Use

Consideration:
- Application initially proposed five units and no secondary suites;
- This is below allowable density for this parcel; 0.0805 ha x 75 units/ha = 6 units.

Concern Over Lot Coverage

Consideration:
- Proposed lot coverage has remained at approximately 49% throughout the review.

Concern Over Large Building Envelope & Excessive Massing

Consideration:
- The semi-detached dwelling was moved forward and reoriented toward Varsity Estates Place NW to better reflect the low-density cul-de-sac context, while the rowhouse was shifted toward the rear of the parcel.
- The rowhouse massing is oriented closer to Varsity Estates Drive NW, with a sloped roof beginning 3.6 metres from the rear façade to help reduce perceived massing.
- The separation between the buildings helps reduce the appearance of overall massing.

Concern Over Overshadowing

Consideration:
- The building's height was reduced to 10.97 metres to comply with the pre-August 4 R-CG rules.

Planning Review

Summary of how the Planning Review process considered Varsity Community Concerns (cont'd):

Concern Over Overlooking and Privacy

Consideration:

- The third-floor balconies are oriented towards the center of the floor plan and set back from the south property edge. Balcony sizes were reduced, and a 2-metre privacy screen added to reduce overlooking. Rear-yard trees and a 2-metre fence are proposed to ensure additional privacy.

Concern Over Permitted vs Discretionary Use

Consideration:

- The withdrawal of LOC2025-0141 removed the possibility of a permitted use, and retained the community's ability to appeal DP2025-05349's discretionary use under the R-CG district.

Concern Over Parking

Consideration:

- All required parking can be accommodated onsite. Consolidated driveways were later proposed to better align with surrounding lot patterns.

Concern Over Traffic Volumes and Safety

Consideration:

- Improved sightlines, consolidated driveways, widened sidewalk (increased to 2-metres along Varsity Estates Drive NW), the addition of a 1.5 metre sidewalk along Varsity Estates Place NW), and new accessible ramps are proposed to support safer vehicle movement, pedestrian access and transit connections.
- A Transportation Impact Assessment was not required for this development.

Concern Over Waste Disposal

Consideration:

- Waste and Recycling can be adequately accommodated on site.

Conclusion

The proposed development aligns with the policy direction of the Municipal Development Plan's (MDP) and the South Shaganappi Communities Local Area Plan.

The Development Authority considered the rules and intent of the 1P2007 Land Use Bylaw, as well as the appropriateness of the proposed development in the context of the neighbourhood. The proposal is a low density residential development in a low density residential area. It is not expected to unduly impact the enjoyment or use of adjacent properties.

APPLICATION FOR A DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

618103214-001
Taken By:

Application Date **Sep 16, 2025**

APPLICATION NO DP2025-05349

I/We hereby make application for a Development Permit under the provisions of the Land Use Bylaw in accordance with these plans and supporting information submitted herewith and which form part of this application.

Total Fees: $1,293.00

Cart #:

Applicant: **Hibbard, Quinn**
Address:
City:
Phone: [redacted]

Parcel Address: **132 VARSITY ESTATES PL NW**
Legal: **7510331;21;4**

L.U.D.: **R-CG**

Community: **VARSITY**
Sec. Number: **2NW** Ward: **01**

Description: **New: Rowhouse Building (2 buildings)**

Gross Floor Area: 4273 feet - squared\r\nDwelling Units: 5

Proposed Development is: **Discretionary**

Proposed Use: **Rowhouse Building**

I agree to receive correspondence via electronic message related to this application.

By signing below, I confirm that the contact information provided above is accurate and further, acknowledge the ability of the General Manager - Planning and Development to inactivate and cancel incomplete applications.

Applicant / Agent Signature: _____ Date: _____

The personal information on this form is being collected under the authority of The Municipal Government Act, Section 640, and The City of Calgary Land Use Bylaw 1P2007 (Part 2) and amendments thereto. It will be used for the permit review and inspection processes. It may also be used to conduct ongoing evaluations of services received from Planning, Development & Assessment. The name of the applicant and the nature of the permit will be available to the public. Please send inquiries by mail to the FOIP Program Administrator, Planning, Development & Assessment, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.

Track your application on-line with **VISTA** Go to: **www.calgary.ca/vista** and enter your JOB ACCESS CODE (JAC) [redacted]
or call our Planning Support Centre at (403)268-5311.

Development Permit Complete Application Requirement List

New Rowhouse, or Addition to Existing Rowhouse:

In the Developed Area

The following **Development Permit Complete Application Requirement List** outlines all of the information necessary to evaluate and provide a timely decision on your application. Only applications that are complete will be accepted. Applications and materials submitted must be clear, legible and precise. Plans submitted must be to a professional drafting standard. All plans must be clear of any previous approval stamps and/or notations. Please review the **Processing Times and Deemed Refusal** section.

NOTE: Building and Development Permit applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta's FOIP Act. Failure to follow this requirement may result in an incomplete application. If you consider the information to be personal, do not put it on the plans.

The Development Authority may require additional material considered necessary to properly evaluate the proposed development (as stated in Part 2, Section 26(3) of the Land Use Bylaw1P2007).

Processing Times and Deemed Refusals

Applicants are advised of their option under the Municipal Government Act to treat their application as being refused if the Development Authority fails to make a decision within 40 days of the application being accepted by the Development Authority, or at the expiry of an extended review timeframe specified by a time extension agreement between the Development Authority and Applicant. Time extension agreements must be initiated by the Applicant.

To exercise the "deemed refusal" option, an appeal to the Subdivision and Development Appeal Board must be filed within 14 days of the latest specified date for the review, or the right to an appeal is lost until such time as a decision is rendered on the application by the Development Authority.

SECTION 1: Applicant Details

❑ Property Owner ☒ Representing Owner

Applicant's Name:	Company Name (if applicable):
Quinn Hibbard	Andison Design
Applicant's Email: [redacted]	Applicant's Phone Number (during business hours):

SECTION 2: Project Details

Project Address: 132 Varsity Estates Place NW

Cumulative gross floor area:	Addition	❑ ft² ❑ m²	New Building:	4273	☒ ft² ❑ m²

New dwelling units created: ☒ Yes If yes, number of new dwelling units: 5 Units

SECTION 3: Required Items

1	A copy of the current **Certificate(s) of Title**
2	Current copies of any **Restrictive Covenants, Utility Rights-of-Way, Easements, or City Caveats** registered on the Title(s)

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3	**A Letter of Authorization*** from the registered owner of the land, their agent, or other persons having legal or equitable interest in the parcel. *You may use this sample letter of authorization template or you can provide your own letter, but it must contain all information indicated on the sample letter
4	**Colour Photographs** (minimum of four different views, label and identify each photograph) ▪ Site from front and rear ▪ Two adjoining parcels on either side ▪ Unique features and aspects of significance to development of the parcel ▪ Details of curbs, driveways, sidewalks, waste enclosures and overhead poles ▪ Indicate on a key plan or the site plan, the direction and location of photos
5	Development Permit fee (Fee Schedule)
6	Residential Grades fee, where applicable
7	Completed Site Contamination Statement
8	Completed Public Tree Disclosure Statement If public trees are identified one additional site plan may be required
9	Completed Abandoned Well Declaration
10	Completed Use Questionnaire *This is only required if there is a Commercial Use being proposed within the building or addition
11	Completed Climate Resilience Inventory form
12	**Applicant's Submission Planning Analysis**
	The purpose of the Planning Analysis is to provide key information about the project; information that cannot be communicated in a set of plans (i.e. the thought process behind the proposal). This information will reduce the number of conditions in the first Detailed Team Review form and speed up the application processing time. Where relevant, the Planning Analysis will be circulated to the Community Association for comment as part of the development permit circulation process. While this is **not a mandatory requirement**, we strongly encourage applicants to provide this key information. ▪ Provide an explanation of the proposal/project and how it fits with the surrounding context ▪ Identify and provide rationale for any variation from the relevant City of Calgary policies ▪ identify and provide rationale for any proposed relaxations to the Land Use Bylaw
Renderings	
13	**Rendering or Elevation for Notice Posting** At least one (1) **rendering** matching the specifications below, **OR** one (1) elevation of the proposed development **Note:** the purpose of this is to include a visual for the notice posting and is encouraged. This is discretionary upon discussions between the file manager and the applicant.

Perspective:
- For single-building projects, the view must be:
  - From the perspective of the sidewalk across the street from the subject site's primary frontage;
  - From the perspective of the midpoint of the subject site's primary street frontage;
  - At a 90-degree angle, perpendicular to the sidewalk; and
  - From the perspective of 1.5 metres (average human eye-level) above the sidewalk; OR
- For multiple building projects, the rendering:
  - Should be from an aerial angle; and
  - Must show the entire project area.

Depiction must:
- Match site plans, landscape plans, and elevations with no removed nor additional items;
- Depict the exterior finishing materials of all parts of proposed and existing neighbouring buildings depicted accurately, including freestanding signs, and retaining walls visible in the frame;
  - Views through clear windows for proposed buildings may depict interiors, blinds, or curtains;
  - Views through clear windows for neighbouring buildings must be of blinds or curtains;
- Depict the landscaping and paving materials of all landscaped and paved areas visible in the frame;
- Depict trees and shrubs;
- Not depict people nor vehicles; and
- Have the lighting of September 21 at 4:00pm.

Technical Requirements:
- Be 2431 pixels in width by 2243 pixels in height, landscape view; and
- Be a Portable Graphics (.PNG) file.

Plans

14 One (1) copy of a **Site Plan**, including:
(preferred scale is Metric 1:100 or Imperial ¼" = 1'0")

North arrow, pointing to top or left of page

Municipal address (i.e. street address) and legal address (i.e. plan/block/lot)

All elements of plan labelled as **existing** or **proposed**

Plot and dimension property lines:
- Label existing and proposed
- Label parcel area in square meters

Easements, Utility Rights-Of-Way:
- Dimension (width, depth and location)
- Label type of easement and registration number)

Utilities on and adjoining the parcel (deep, shallow andoverhead):
- Water, storm and sanitary sewer
- Gas
- Electrical
- Cable, telephone

If an abandoned gas or oil well is identified on the site, indicate the necessary setback area for each well

Plot Rights-of-Way setback lines required in Section 53, Table1:
- Dimension depth of Rights-of-Way
- Dimension distance from Rights-of-Way to building

Floodway, Flood Fringe and Overland Flow:
- Indicated on the Floodway/Flood Fringe maps [Section 3 (c) & (d)]
- Dimension distance to buildings and structures

Adjacent to parcel:
- City streets, label street names
- Sidewalks, City and public paths (Regional Pathway System)
- Curb cuts, medians and breaks in medians
- Existing and proposed pedestrian crosswalks
- Bus zones and bus shelters (including signage & route number)
- Light standards, utility poles, street signage, street furniture
- Paid parking equipment (parking meters, ticket dispensers, Pay-and-Display)

Dimension to property line:
- Back of sidewalk and curb
- Lip of gutter
- Width of sidewalk and public paths (Regional Pathway System)

Setbacks:
- Dimension front, side and rear building setbacks from property lines
- Draw, label and dimension required setback areas (as prescribed in the Land Use Bylaw)

Parcel and building coverage:
- Calculate area of each building (include all covered structures)

Location of all:
- Catch basins
- Utility poles
- Guy wires/pole anchors
- Hydrants, utility fixtures or boxes

Corner parcels only:
- Outline and dimension corner visibility triangle

Geodetic datum points/contours:
- All the corners of the parcel
- At the back of sidewalk or curb
- At primary corners of the building
- geodetic contours at 0.5 metres intervals including berming for site
- label existing and proposed geodetic datum points

Outline and dimension buildings:
- Projections and structures (bay windows, cantilevers, deck, window wells)
- Detached buildings and structures (sheds, garages)
- Mechanical equipment (parkade vents, air conditioners)
- Label existing and proposed buildings (or portions of buildings)
- Location of all openings (windows, doors, overhead doors)
- Label use area within the building (tenant locations)
- Label uses to be located in each use area (see uses listed under Use CARLs)

Gross Floor Areas (GFA is the total area of all above-grade floors) of:
- Proposed and existing buildings
- Each distinct use area in buildings (tenant location)
- Calculate Floor Area Ratio (FAR) (GFA divided by Parcel Area)

Density:
- Calculate number of existing and proposed units
- Calculate the density in units per hectare (UPH) (Units divided by Parcel Area)

Parking areas, drive aisles and circulation roads:
- Include curbs and sidewalks
- Crosswalks (provide detail if raised)
- Speed bumps (provide detail)
- Label all surface material of areas accessible by motor vehicles
- Dimension widths of all aisles and roads
- Provide details on vehicle circulation (direction of travel, signage and fire lanes)

Motor vehicle parking stalls:
- Dimension width and depth
- Dimension column size and distance between columns
- Dimension angle or parking stall (if less than 90 degrees)
- Location and size of wheel stop (provide next to sidewalk)

Driveways:
- Label proposed or existing
- Label curb cuts to be removed and rehabilitated
- Dimension length from back of curb or sidewalk
- Dimension width of driveway at throat and flare (adjacent to street)
- Dimension distance to adjoining driveways

Parking and loading area geodetic grades:
- Driveways grades and parkade ramp grades
- Detail any areas over 2 per cent slope

Internal sidewalks:
- Label surface material
- Dimension height from grade or parking areas
- Dimension width

Fencing:
- Label height (include height of retaining walls)
- Cross reference to an elevation (for each type of fence)

Retaining walls:
- Label height (provide height of fences on top of wall)
- Provide geodetic datum points at top and bottom of wall
- Cross reference to elevation (for each wall)
- If one metre in height or higher, provide engineered, stamped structural design drawings, including cross-sections
- Provide geodetic datum points of grade on each side of the wall (**NOTE**: height of retaining wall measured as the vertical difference between the ground levels on each side of the wall)

If trees are existing on public lands adjacent to the site:
- Specify the species of each tree (e.g. Green Ash, Colorado blue spruce, American Elm). Note that identification of deciduous or coniferous is not sufficient. If you require assistance in identifying the species of a tree, call 311 to obtain additional information.
- Diameter of each tree, measured at a height of 1.4 metres above the ground
- Estimated mature height of each tree (e.g. less than 3 metres, 3-6 metres, 6-9 metres, etc.)
- Location of the centre point of the trunk of each tree
- Outline of the "drip line" of each tree (i.e. the outline of the outer reach of the branches of the tree)

For R-CG districts only:
- indicate the outdoor private amenity space, along with the dimensions and total area.

Phasing for multi-building developments must be included:
- Outline areas encompassed by each phase
- Label the sequence of phasing

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15	**One (1) copy of Block Plan(s) including:** (preferred scale is Metric 1:100 ; *block plan and site plan may be combined if the site plan does not become cluttered)*
	North arrow, pointing to top or left of page
	Municipal address (i.e. street address) and legal address (i.e. plan/block/lot)
	All elements of plan labelled as **existing** or **proposed**
	Plot and dimension property lines
	Outline subject parcel
	Draw, label and dimension required setbacks
	Outline and dimension all buildings: ▪ Eaves, porches, projections and exterior walls ▪ Plot location of exterior openings (windows, doors, overhead doors) ▪ Label geodetic datum of roof peak of adjacent buildings
	Adjacent parcels: ▪ Indicate two parcels on either side of the subject parcel that are located on the same block face (total of four parcels) ▪ If there are fewer than two parcels on either side of the subject parcel, provide all the parcels on the block face ▪ Where a building is on a corner parcel, the block plan should extend to include the parcels on both streets within the block. ▪ If there are no buildings located on the parcels adjoining the subject parcel, plot all parcels to the closest two parcels with buildings contained in the block face (including the parcels containing the buildings)
16	One (1) copy of **Floor Plan(s)** (preferred scale is Metric 1:100 or Imperial scale, minimum 3/16"=1")
	Municipal address (i.e. street address) and legal address (i.e. plan/block/lot)
	All elements of plan labelled as **existing** or **proposed**
	Outline and dimension walls: ▪ Include exterior dimensions (dimension to centre line of common walls) ▪ Plot location of interior and exterior openings (windows, doors, overhead doors) ▪ Internal motor vehicle and bicycle parking, loading and waste collection facilities (see site plan requirements) ▪ Label use in each use area (tenant space) ▪ Label the purpose of spaces (e.g. Kitchen, living room, bathroom, interior/exterior stairways, mechanical rooms, meter room, corridors, washrooms, laundry facilities) ▪ Label existing and proposed rooms and portions of the building ▪ Label units as dwelling units or live/work units
17	One (1) copy of **Elevation(s)** (preferred scale is Metric 1:100 or Imperial scale, minimum 3/16"=1")
	Municipal address (i.e. street address) and legal address (i.e. plan/block/lot)
	All elements of plan labelled as **existing** or **proposed**
	Include elevations for: ▪ Buildings ▪ Fences ▪ Retaining walls (over 0.6 metres in height) ▪ Waste collection facilities ▪ Screening (e.g. Service meters, privacy screens, mechanical equipment) ▪ Additional walls or structures (e.g. Exhaust fan shed)

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	▪ Cross reference with other plans, where applicable
	Include on elevations: ▪ Doors, windows, overhead doors ▪ Projections, service meters, decorative elements, rooftop equipment ▪ Screening (e.g. Service meters, rooftop equipment, privacy screens) ▪ Dimension all doors, windows and overhead doors
	Label finishing materials: ▪ Exterior materials (brick, stucco, vinyl siding, metal siding) ▪ Roof materials (asphalt, cedar shakes, concrete tile) ▪ Colours of all major exterior materials
	Grade: ▪ Plot existing and proposed grade extending to property lines ▪ Plot property lines (extending vertically) ▪ Plot all geodetic datum points required on site plan
	Building height (indicate on all elevations): ▪ Plot line for main floor ▪ Plot line for roof when concealed by parapet ▪ Dimension height of building from existing and proposed grade ▪ Dimension height of main floor from existing and proposed grade ▪ Dimension height of structures (fences, retaining walls) from existing and proposed grade
18	One (1) copy of **Cross-sections**, including: (preferred scale is Metric 1:100 or Imperial scale, minimum 3/16″=1″)
	If the parcel is designated M-CG, M-C1 or M-C2, provide two (2) horizontal cross-sections at the distances above average grade prescribed by the Building Height Rule.
	Label width of any roof structure, mechanical rooms, projections
	Dimension to outermost limits of the cross-section
	Calculate the area of the cross-section, including all elements of buildings
	Cross-section of sloping driveways and parkade ramps ▪ Indicate slope and include transition lengths ▪ Provide geodetic datum points at transition points in ramp (including top and bottom) ▪ Dimension overhead clearance

SECTION 4: Supporting Information

19	**If the site is within the Airport Vicinity Protection Area (AVPA),** please note that additional copies of plans may be required during the review of this application.
20	When the proposal does not comply with council approved policies, bylaw standards or technical guidelines, provide a **written planning rationale** in support of such deficiencies.
21	**If the application is being submitted concurrently with an existing Land Use Amendment, a completed Concurrent Submission Declaration Form is required.**
	☒ Yes, this application is being submitted concurrently with a Land Use Amendment, LOC2025 - 0141
	☐ No, this application is not being submitted concurrently with a Land UseAmendment

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22	When proposed development is to be phased (e.g. portions are to be occupied prior to the completion of the entire development), include a phasing plan showing the sequence of the phases and the area encompassed by each phase ▪ include information detailing how the site will function throughout the phasing; detailssuch as access to waste facilities
23	**Off-site Levy Bylaw** Review the Off-site Levy Bylaw at calgary.ca/offsitelevy to determine if additional chargesare applicable to the application.
24	**Energy Code Compliance Declaration** By submitting this application, the applicant acknowledges that the proposed development willbe designed to comply with either NECB or Alberta Building Code Section 9.36 for energy efficiency as required. This compliance will be verified as a condition of Building Permit issuance. At the time of application for the Building Permit, the applicant will declare a compliance path as described on the appropriate Building Permit requirementlist.

SECTION 5: Applicant's Declaration

❑ By submitting this application to The City of Calgary (the "City"), I understand and acknowledge that, as part of the City's process in reviewing, evaluating, and processing this application, the City will be required to circulate hard or electronic copies of my application materials to members of City Administration, members of the public who may be affected by the application's approval, and to relevant Community Associations' Boards of Directors, including their Planning Committees. The City will also make my application materials available online for public viewing through its website, www.calgary.ca. I hereby consent to the City's copying of these application materials, solely for the purposes of such circulation, dissemination and online viewing as aforesaid, provided that those parties to whom the copies are circulated or made available online are made aware that their use of the copies is specific and limited to providing input on my application and that any further reproduction and distribution of the plans is strictly prohibited.

If you do not want to make your application materials available online for public viewing you must send an email to planninghelp@calgary.ca within 48 hours of submitting your application and we will consider your request. If your request is accepted our website will reflect that the applicant has chosen not the have their application materials online for public viewing.

The personal information on this form is being collected under the authority of The Calgary Building Permit Bylaw 64M94 (Section 5) and amendments thereto, as well as section 33(c) of the FOIP Act. This information is being collected for the purpose of permit review and inspection processes and may be communicated to relevant City Business Units, utility providers, and Alberta Health Services. It may also be used to conduct ongoing evaluations of services received from Planning & Development. **The name of the applicant and the nature of the permit will be available to the public through general inquiries, paid subscription reports for permit data and resources found online, as authorized by the FOIP Act.** You may direct questions about the collection, use or disclosure of your personal information by the City of Calgary at 800 Macleod Trail SE Calgary, Alberta in relation to this program by contacting the FOIP Program Administrator for Planning and Development through telephone at 403-268-5480 or by writing to PO Box 2100, Station M, Calgary, AB T2P 2M5.

NOTE: This application does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Need help or have questions? Contact the Planning Services Centre.

Checklists are updated periodically. Please ensure you have the most recent edition.

SDAB2026-0166

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0017 997 685	7510331;21;4	251 127 575

LEGAL DESCRIPTION
PLAN 7510331
BLOCK 21
LOT 4
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;2;25;2;E

MUNICIPALITY: CITY OF CALGARY

REFERENCE NUMBER: 971 051 681

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
251 127 575	12/05/2025	TRANSFER OF LAND	$900,000	CASH & MORTGAGE

OWNERS

2685880 ALBERTA LTD.
OF 132 VARSITY ESTATES PLACE NW
CALGARY
ALBERTA T3B 3B6

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
751 034 287	21/04/1975	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF CALGARY. AS TO PORTION OR PLAN:7510332 "13 FT RIGHT OF WAY"
751 034 288	21/04/1975	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF CALGARY. AS TO PORTION OR PLAN:7510332 "10 FT RIGHT OF WAY"

(CONTINUED)

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ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
181 244 452	09/11/2018	CAVEAT RE : ENCROACHMENT AGREEMENT
251 127 576	12/05/2025	MORTGAGE MORTGAGEE - BANK OF MONTREAL. MORTGAGE SERVICE CENTRE 2465 ARGENTIA ROAD,8TH FLR MISSISSAUGA ONTARIO L5N0B4 ORIGINAL PRINCIPAL AMOUNT: $720,000

TOTAL INSTRUMENTS: 004

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	SUBMITTER	LAND ID
G00710E	03/07/2025	ENMAX GENERATION PORTFOLIO INC 4036197321 CUSTOMER FILE NUMBER: SOLAR - DIS JOHNSON	
001		DISCHARGE	0017 997 685

TOTAL PENDING REGISTRATIONS: 001

DISCLAIMER: THE DOCUMENT INFORMATION REFLECTED IN THE PENDING REGISTRATION QUEUE HAS NOT BEEN VERIFIED BY LAND TITLES AND MAY BE SUBJECT TO CHANGE UPON REVIEW AND REGISTRATION.

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 12 DAY OF SEPTEMBER, 2025 AT 10:14 A.M.

ORDER NUMBER: 54947990

CUSTOMER FILE NUMBER:

END OF CERTIFICATE

(CONTINUED)

55

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE

IMAGE OF DOCUMENT REGISTERED AS:

181244452

ORDER NUMBER: 54947990

ADVISORY

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CAVEAT

FORBIDDING REGISTRATION

TO THE REGISTRAR OF THE SOUTH ALBERTA LAND REGISTRATION DISTRICT

Take Notice that **RICHARD RUSSELL JOHNSON AND ADENIHUN AJAO JOHNSON** in the Province of Alberta

claims a statutory interest under and by virtue of an Encroachment Agreement made in writing between The City of Calgary and **RICHARD RUSSELL JOHNSON AND ADENIHUN AJAO JOHNSON** dated **October 11, 2018** and entered entered into pursuant to Section 72.1 of the Land Title Act (Alberta) (a true copy of which is attached)

PLAN 7510331
BLOCK 21
LOT 4
EXCEPTING THEREOUT ALL MINES AND MINERALS

being the benefited lands and standing in the register in the name of **RICHARD RUSSELL JOHNSON AND ADENIHUN AJAO JOHNSON**
and
It forbids the registration of any person as transferee or owner of, or of any instrument affecting the said estate or interest unless the instrument or certificate of title, as the case may be, is expressed to be subject to its claim.

It appoints the office of the Manager, Land & Asset Management, Real Estate & Development Services
Level 3, Administration Building
323 7 Avenue South East
Calgary, Alberta T2G 0J1

as the place at which notice and proceedings relating hereto may be served.

DATED on this 2nd day of November, 2018, A.D.

Gurpreet

Gurpreet Dhillon
Encroachment Administrator
The City of Calgary

Canada)
Province of Alberta)
To Wit:)
)

I, **Gurpreet Dhillon**, Encroachment Administrator
The City of Calgary
in the Province of Alberta
make oath and say:

(1) That I am the agent for the above named Caveator

(2) That I believe that the said Caveator has a good and valid claim upon the said lands and I say that this Caveat is not being filed for the purpose of delaying or embarrassing any person interested in or proposing to deal therewith.

SWORN at The City of Calgary)
In the Province of Alberta)
)
)
)
)

Gurpreet

Gurpreet Dhillon
Encroachment Administrator
The City of Calgary

this 2nd day of November, 2018, A.D.

K. Foster

Kelly M. Foster
A Commissioner for Oaths in and for Alberta
My Commission Expires February 27, 2021

==========

CAVEAT
FORBIDDING REGISTRATION

==========

THE CITY OF CALGARY

-AND-

RICHARD RUSSELL JOHNSON AND ADENIHUN AJAO JOHNSON

REAL ESTATE & DEVELOPMENT SERVICES FILE NO: LEO804- 698804
132 VARSITY ESTATES PLACE NW

THIS AGREEMENT made effective 2018 October 11 between:

THE CITY OF CALGARY, a municipal corporation in the Province of Alberta

- and -

RICHARD RUSSELL JOHNSON AND ADENIHUN AJAO JOHNSON, of the City of Calgary in the Province of Alberta

ENCROACHMENT AGREEMENT

Definitions

1. In this Agreement:

   (a) "Agreement" means this encroachment agreement and any amendments, schedules and supplements to it.

   (b) "City" means the municipal corporation of The City of Calgary.

   (c) "City Parcel" means the following interest(s) in land as owned by the City:

   the right-of-way / easement registered at the South Alberta Land Registration District Office against the Owner's Land as Instrument Number 751 034 287.

   (d) "Real Estate & Development Services, Manager, Land & Asset Management" means such person or delegate employed by the City and holding the office of Real Estate & Development Services, Manager, Land & Asset Management.

   (e) "Development" means any structure, building or improvement or repair of a building, constructed or placed on the Owner's Land which extends in, on, over or under the City Parcel.

   (f) "Encroachment" means that portion of a Development which encroaches in, on, over or under the City Parcel as more particularly dimensioned and further identified by colouring or highlighting or other clear means on the real property report attached to this Agreement.

   (g) "Owner" means the registered legal owner(s) of the owner's land.

(h) "Owner's Land" means a freehold interest in a parcel of land registered at the South Alberta Land Registration District office ("Land Titles") in the name of the Owner and legally described as:

PLAN 7510331
BLOCK 21
LOT 4
EXCEPTING THEREOUT ALL MINES AND MINERALS

(Municipally described as 132 VARSITY ESTATES PLACE NW)

(i) "notice" or "notify" means a notice in writing sufficiently given by the City to the Owner if personally delivered to the Owner or an occupant of the Owner's Land or if mailed by single registered mail to the Owner's address noted on the Certificate of Title for the Owner's Land.

Consideration & right to maintain

2. In consideration of the sum of:

Five hundred twenty five ($525.00) dollars

paid to it by **RICHARD RUSSELL JOHNSON AND ADENIHUN AJAO JOHNSON** (such sum having been received satisfactorily by the City) and subject to the terms and conditions of this Agreement, the City gives to the Owner the right, licence and privilege to:

continue the Encroachment subject to the right of the City to give the Owner thirty (30) days notice to remove the Encroachment.

Owner's obligation

3. Throughout the continuance of this Agreement, the Owner will, at its sole cost and expense:

Maintain

(a) **keep, maintain and repair the Encroachment** in good order and condition commensurate with high quality developments of a similar nature, all to the satisfaction of the Real Estate & Development Services, Manager, Land & Asset Management, acting reasonably.

No increase in Encroachment

(b) ensure that the Encroachment is not enlarged, added to, rebuilt or structurally altered except as may be necessary to make it non-encroaching.

Removal

(c) **remove the Encroachment** if the Development is damaged, destroyed, requires rebuilding or is re-developed to the extent of more than seventy-five (75%) per cent of the value of the Development above its foundation as valued prior to such damage, destruction or rebuilding, such determination to be made by the Real Estate & Development Services, Manager, Land & Asset Management.

Redevelopment

(d) ensure that any **further development** built on the Owner's Land **will not encroach** in, on, over or under the City Parcel.

Taxes

(e) promptly **pay when due any additional municipal property taxes** (including without limitation local improvement taxes) that are assessed and levied against the Owner's Land by virtue of the Encroachment. The Owner acknowledges and agrees that the municipal assessment and tax records for the Owner's Lands may be amended to include the Encroachment.

Owner's Non-performance

4. If the **Owner fails or neglects within thirty (30) days** of the receipt of notice from the Real Estate & Development Services, Manager, Land **to comply with the requirements of this Agreement** for a period of thirty (30) days after notice of non-compliance has been delivered, or without notice in the case of an emergency, the City may (but is not required to):

(a) perform or cause to be performed the requirements of this Agreement on behalf of and at the Owner's cost and expense. The **Owner will reimburse the City** for all costs, charges, and expenses incurred by the City on behalf of the Owner within ten (10) days of receipt by the Owner of an invoice for them;

(b) **demolish and remove the Encroachment** on behalf of and at the Owners costs, charges, and expenses and terminate the Owner's rights under this Agreement. The Owner will reimburse the City for all such costs, charges, and expenses incurred by the City for undertaking such work within ten (10) days of receipt by the Owner of an invoice for them;

(c) pursue any other right or remedy which the City may be entitled to under this Agreement, or in law or equity.

Indemnity

5. Save and except for the negligent act or wilful misconduct of the City **the Owner shall indemnify the City** and save it harmless from and against all claims, actions, damages, liabilities and expenses in connection with losses of life, personal injury, damage to property, or any other damage, loss or injury **which are based upon, or arise out of or are in any way connected with the Encroachment** and the exercise of the rights and privileges contained in this Agreement, including but not limited to the following:

   (a) suffered or incurred by the Owner or those for whom the Owner is in law responsible;

   (b) suffered or incurred by the City or those for whom the City is in law responsible (including without limitation any additional costs and expenses incurred by the City in carrying out work on the City Parcel by reason of the Encroachment);

   (c) damage or expense sustained by the Owner and related to the removal of the Encroachment;

   (d) made, brought or prosecuted by anyone else.

Continuing obligations

6. Any **obligation of the Owner to protect the City shall survive the termination** of this Agreement.

Charge

7. The City shall have a **charge upon the Owner's Land** for any sum that may at any time be payable to the City pursuant to this Agreement and shall be entitled to file a Caveat against the title to the Owner's Land to protect such interest under this Agreement.

Caveat

8. The **City shall be entitled to file a Caveat** against the certificate of title to the Owner's Land to protect its interest under this Agreement in accordance with section 72 of *the Land Titles Act*, R.S.A. 2000, Chapter L-4.

No interest in city parcel

9. Notwithstanding sub-section (b) of section 72 of the *Land Titles Act* and in order to comply with section 16 of the *Highway Traffic Act*, the City and the Owner agree that the registration of this Agreement against title to the Owner's Land **does not constitute an interest in land in the City Parcel.**

Successors

10. The Agreement shall be binding upon and enure to the benefit of the City and its successors, licensees and assigns, and the Owner and its successors and assigns.

Severability

11. Should part of this Agreement be or become illegal or unenforceable, it will be considered severable from this Agreement and the remainder of this agreement will remain in effect as though the illegal or unenforceable parts had not been included.

IN WITNESS AND TO CONFIRM THIS AGREEMENT AND AS EVIDENCE OF ITS BINDING CONTRACTUAL NATURE, the parties to this Agreement have signed this Agreement before witnesses effective on the day and year noted on the first page.

Witness Signature

RICHARD RUSSELL JOHNSON

Witness Signature

ADENIHUN AJAO JOHNSON

Approved	
Real Estate & Development Services	GD

THE CITY OF CALGARY
Per:

Manager, Land & Asset Management

witness signature

FORM 31

LAND TITLES ACT
(Sections 151 and 152)

AFFIDAVIT OF EXECUTION

I, Lorrie Reich, of the City of Calgary, in the Province of Alberta make oath and say:

1. I was personally present and did see **RICHARD RUSSELL JOHNSON AND ADENIHUN AJAO JOHNSON** who is known to me to be the person named in the within *(or annexed)* instrument, duly sign the instrument;

   or

   I was personally present and did see **RICHARD RUSSELL JOHNSON AND ADENIHUN AJAO JOHNSON** who, on the basis of the identification provided to me, I believe to be the person named in the within *(or annexed)* instrument, duly sign the instrument;

2. The instrument was signed at the City of Calgary, in the Province of Alberta and I am the subscribing witness thereto;

3. I believe the person whose signature I witnessed is at least eighteen (18) years of age.

SWORN before me at the City of Calgary in the Province of Alberta this 23 day of October 2018 A.D.

A Commissioner for Oaths in and for Alberta

(witness signature)

MARY CATHERINE BEYETTE
A Commissioner for Oaths
In and for Alberta
My Commission Expires Feb. 4, 2019

AFFIDAVIT VERIFYING CORPORATE SIGNING AUTHORITY

I, Jason Halfyard, of the City of Calgary, in the Province of Alberta make oath and say:

1. I am the Manager, Land & Asset Management of The City of Calgary, named in the within or annexed instrument.

2. I am authorized by The City of Calgary to execute the instrument without affixing a corporate seal.

SWORN before me at the City of Calgary,
in the Province of Alberta
this 02nd day of November 2018.

Kelly M. Foster
A Commissioner for Oaths in and for Alberta
Commission Expires February 27, 2021

AFFIDAVIT OF EXECUTION

I, Gurpreet Dhillon, of the City of Calgary, in the Province of Alberta make oath and say:

1. I was personally present and did see Jason Halfyard who is known to me to be the person named in the within (or annexed) instrument, duly sign the instrument.

2. The instrument was signed at the City of Calgary, in the Province of Alberta and I am the subscribing witness thereto.

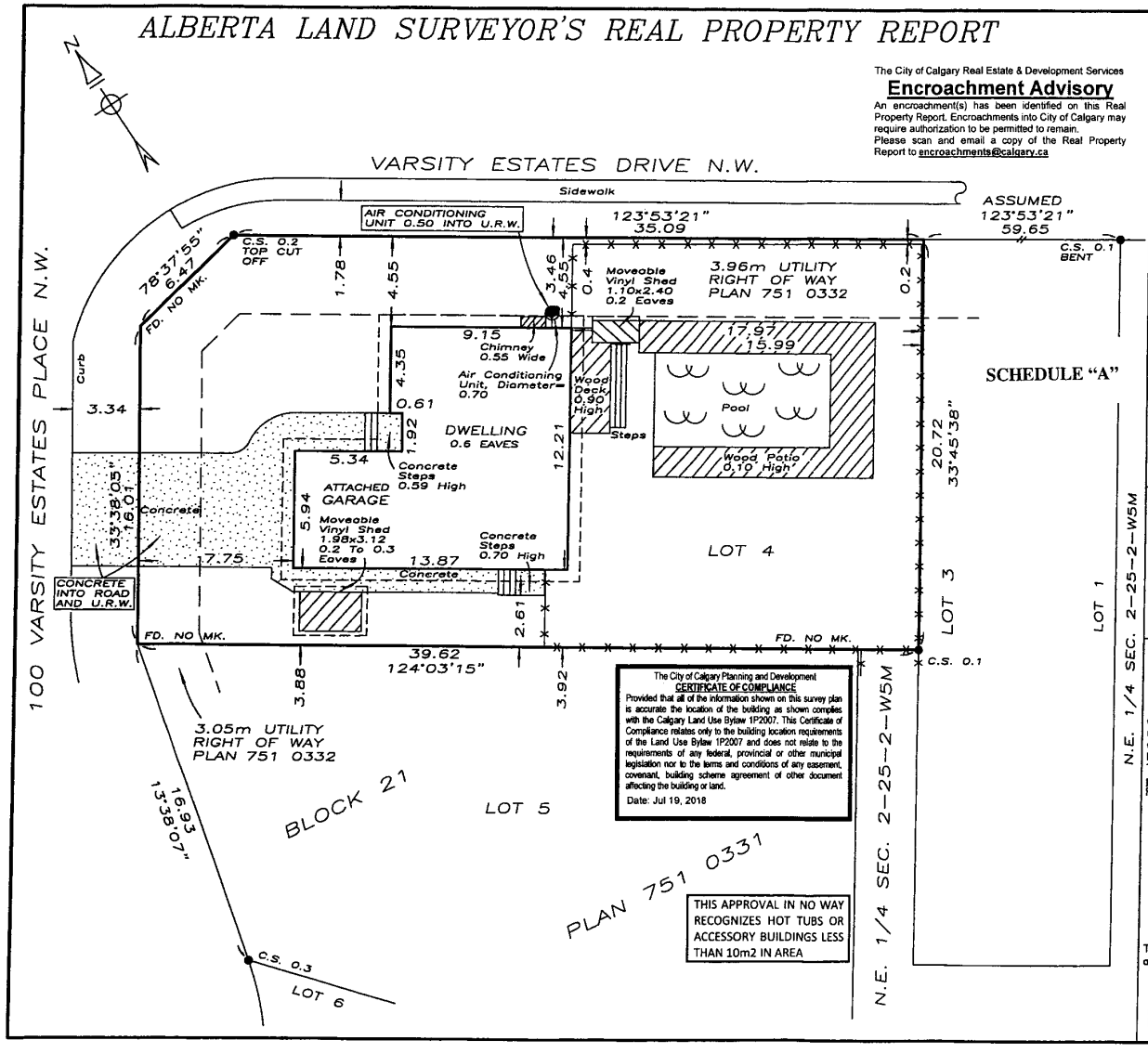
3. I believe the person whose signature I witnessed is at least eighteen (18) years of age.

SWORN before me at the City of Calgary,
in the Province of Alberta
this 02nd day of November 2018.

Kelly M. Foster
A Commissioner for Oaths in and for Alberta
Commission Expires February 27, 2021

SDAB2026-0166

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



The City of Calgary Real Estate & Development Services

Encroachment Advisory

An encroachment(s) has been identified on this Real Property Report. Encroachments into City of Calgary may require authorization to be permitted to remain.
Please scan and email a copy of the Real Property Report to encroachments@calgary.ca

The City of Calgary Planning and Development
CERTIFICATE OF COMPLIANCE
Provided that all of the information shown on this survey plan is accurate the location of the building as shown complies with the Calgary Land Use Bylaw 1P2007. This Certificate of Compliance relates only to the building location requirements of the Land Use Bylaw 1P2007 and does not relate to the requirements of any federal, provincial or other municipal legislation nor to the terms and conditions of any easement, covenant, building scheme agreement of other document affecting the building or land.
Date: Jul 19, 2018

LEGAL DESCRIPTION :

LOT 4
BLOCK 21
PLAN 751 0331 (the "Property")
CLIENT : JOHNSON (the "Client")
CIVIC ADDRESS :
132 VARSITY ESTATES PLACE N.W.
CALGARY, ALBERTA

Date of Title Search : JUNE 27 ,2018 ; Title No. 971 051 681
Date of Survey : JULY 17 ,2018.

CERTIFICATION :

I hereby certify that this report and related survey, was prepared and performed under my personal supervision and in accordance with the Manual of Standard Practice of the Alberta Land Surveyors' Association and supplements thereto. Accordingly within those standards and as of the date of this report, I am of the opinion that:

1. the Plan illustrates the boundaries of the property, the improvements as defined in Part D, Section 8.5 of the Alberta Land Surveyors Association's Manual of Standard Practice, registered easements and right-of-way affecting the extent of the title to the property;
2. the improvements are entirely within the boundaries of the property; *EXCEPT CONCRETE INTO ROAD AS SHOWN*
3. no visible encroachments exist on the Property from any improvements situated on an adjoining property;
4. no visible encroachments exist on registered easements, or right-of-way affecting the extent of the property. *EXCEPT CONCRETE AND AIR CONDITIONING UNIT INTO U.R.W. AS SHOWN*
5. PROPERTY IS SUBJECT TO: *751 034 287 – UTILITY RIGHT OF WAY PLAN 751 0332 AS SHOWN*
   751 034 288 – UTILITY RIGHT OF WAY PLAN 751 0332 AS SHOWN

LEGEND :

All dimensions are in metres and decimals thereof.
Statutory Iron Post found shown thus : ●
Iron Bar found shown thus : ◆
c.s. denotes counter sunk. —//— denotes break line
Unless otherwise specified, the dimensions shown relate to distances from property boundaries to extent of the foundation walls only at the time of the survey.
Fences are within 0.20 metres of property line unless otherwise noted.
Fences shown thus : —x—x—x—
Eaves are dimensioned to the fascia line and shown thus: – – – – – – –
Subject property is outlined thus : ▬▬▬

PURPOSE :

This Report has been prepared for the benefit of the Property owner, subsequent owners and any of their agents, for the purpose of (a land conveyance, support of a subdivision application, a mortgage application, a submittal to the municipality for a compliance certificate, etc.) Copying is permitted only for the benefit of these parties. Where applicable, registered easements, utility rights-of-way and other legal interests affecting the extent of the property have been shown on this report. Unless shown otherwise, property corner markers have not been placed during the survey for this report. This report should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information shown on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

Dated at Calgary, Alberta
this 19 day of JULY 2018.

Nina Holdbrook, A.L.S.
(Copyright reserved)
This Report is not valid unless original signature (blue ink), and W. Pang Surveys Inc. Permit stamp (red ink).

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER P184
W. Pang Surveys Inc.

SCALE = 1:200
0 1 2 3 4 5 10m

© COPYRIGHT W. PANG SURVEYS INC. 2018.

W. PANG SURVEYS INC.
810, 5940 Macleod Trail S.W.
Calgary, AB T2H 2G4
TEL: 242-8040
FAX: 242-8017
info@pangsurveys.com

FILE: 2018-2033 Drawn by: I.J.

Dated: 2018 October 11

BETWEEN:

THE CITY OF CALGARY

- and -

RICHARD RUSSELL
ADENIHUN AJAO J

ENCROACH
AGREEME

181244452 REGISTERED 2018 11 09
CAVE - CAVEAT
DOC 1 OF 1 DRR#: F0D67FD ADR/BLAFONT
LINC/S: 0017997685

GLENDA COLI
CITY SOLICITC
CITY HALL
CALGARY, ALBEI
T2P 2M5
FAX: (403) 268-4(

REAL ESTATE &
DEVELOPMENT SERVICES
FILE NO. LEO8O4-698804
132 VARSITY ESTATES PLACE NW

ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE

IMAGE OF DOCUMENT REGISTERED AS:

751034287

ORDER NUMBER: 54947990

ADVISORY

This electronic image is a reproduction of the original document registered at the Land Titles Office. Please compare the registration number on this coversheet with that on the attached document to ensure that you have received the correct document. Note that Land Titles Staff are not permitted to interpret the contents of this document.

Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.

75-1

Dated 034287 A.D. 19

CARMA DEVELOPERS LTD.

GENERAL UTILITY EASEMENT

APR 21

To The City of Calgary

Ref 4-13

I hereby certify that the within instrument is duly Entered and Registered in the Land Titles Office for the South Alberta Land Registration District at Calgary

A.D. Registrar

SALRD

REGN. FEE	5	00
LOTS		
MILES R/W		
22 EX. REF. CERTS	44	00
NEW TITLE		
CERT. COPY		
TOTAL FEES	49	00

CLERK RT. D.B.

CHARGE TO

Land Dept, City of Calgary

The City of Calgary Land Department
File No.

7-13

SDAB2026-0166

CARMA DEVELOPERS LTD.
1700 Varsity Estates Drive N.W.
CALGARY, Alberta
T3B 2W9

ATHED Varsity Estates Park
GEN. UTILITY

(hereinafter referred to as "the Grantor") being the registered owner of all those certain lands situate in the Province of Alberta, and more particularly described as follows, namely:

Lots 1, 2, 3, 4, 11 to 23 inclusive, 30 to 35 inclusive in Block 21, as shown on Plan Varsity Estates Calgary
~~751 0331~~
Excepting thereout all Mines and Minerals.

DO HEREBY in consideration of the sum of one ($1.00) dollar and other good and valuable consideration, the receipt whereof is hereby acknowledged, GIVE, GRANT, TRANSFER and MAKE OVER unto The City of Calgary, (hereinafter referred to as "the City") the right, privilege and easement of a right-of-way in, through and over the following lands, namely:

Those portions of the above lands which lie within the 13' utility right-of-ways as shown on Plan ~~751 0332~~
Excepting thereout all Mines and Minerals.

DESCRIPTION APPROVED
APR 18 1975
DATE .....
SURVEYOR TO THE L.T.O.
PER .....

(hereinafter referred to as "the right-of-way") for the digging, putting down, taking up, relaying, connecting, disconnecting, constructing, repairing, replacing, maintaining, inspecting and operating sewer, water, gas, electrical transmission, telephone and telecommunication lines, or any one or more of them, together with the usual and ordinary appurtenance thereto, (all or any one or more of which are hereinafter referred to as "the utility line or lines") to be laid in, under, on, over or across the right-of-way, the said right, privilege and easement being subject to the following terms and conditions which are hereby agreed to by and between the City and the Grantor, namely:

1. The term "the City" wherever used in these presents shall include and shall be interpreted to mean The City of Calgary and the nominees or appointees of the City.

2. The easement of a right-of-way hereby granted shall be for such length of time as the utility line or lines are required by the City.

3. The City its tenants, contractors, subcontractors, officers, servants, agents and workmen shall have the full and free right and liberty to have ingress, egress and to pass and repass on the right-of-way either on foot or by means of vehicles or necessary machines whatsoever, and to remain on the right-of-way for all purposes of digging, putting down, taking up, relaying, connecting, disconnecting, constructing, repairing, replacing, maintaining, inspecting and operating the utility line or lines.

4. The City in carrying out any of the aforesaid operations will do so in a good and workmanlike manner and will cause or do as little damage and inconvenience to the owner or occupier of the said lands, as is possible, and any excavations or workings made or done in connection therewith shall, so far as is reasonably practicable, be restored to its former condition. The replacement of trees, shrubs and landscaping other than grass shall be deemed to be impracticable.

5. The Grantor covenants that he(it) will not build, erect or maintain nor permit or suffer to be built, erected or maintained on the right-of-way any building or structure, nor will not plant or maintain, nor allow or suffer to be planted or maintained thereon any trees, shrubs or landscaping which would or could prevent or hinder the exercise by the City of any of the rights hereinbefore granted.

6. The City will indemnify and save harmless the Grantor from and against all claims, damages, debts, dues, suits, actions and causes of actions, costs or sums of money that the Grantor may suffer or be put to by reason of anything done by the City in the exercise of any of the rights and privileges herein granted.

SDAB2026-0166

7. This easement of a right-of-way and the covenants herein granted are and shall be covenants running with the land.

8. The rights, privileges and obligations hereunder shall extend to and shall be binding upon The City of Calgary its successors and assigns, and upon the Grantor and his or their heirs, executors, administrators, successors and assigns (the Grantor its successors and assigns).

FEB 24 1975

IN WITNESS WHEREOF The City of Calgary has hereunto caused its corporate seal to be affixed, attested by the hands of its proper officers in this behalf and the Grantor has hereunto set his hand and seal (the Grantor has hereunto caused its corporate seal to be affixed, attested by the hands of its proper officers in this behalf), at Calgary in the Province of Alberta this 31 day of March A.D., 1975.

APPROVED
APP 2 1975
LAND
PLANNING
ENGINEER
ELECTRIC SYSTEM
AS TO FORM SOLICITOR
COUNCIL

THE CITY OF CALGARY

DIRECTOR OF LAND, LAND DEPARTMENT

CITY CLERK APR 3 1975

CARMA DEVELOPERS LTD.

SIGNED, SEALED and DELIVERED by

in the presence of

BY:

G.W. Reed, Regional General Manager.

AFFIDAVIT OF EXECUTION

CANADA)
PROVINCE OF ALBERTA) I, _____ of _____
TO WIT) in the Province of Alberta, _____ (Occupation) MAKE OATH AND SAY:

1. That I was personally present and did see _____ named in the attached instrument, who _____ personally known to me to be the person(s) named therein, duly sign and execute the same for the purpose named therein.

2. That the same was executed at the _____ of _____ in the Province of Alberta, and that I am the subscribing witness thereto.

3. That I know the said _____ and _____ in my belief of the full age of eighteen years.

SWORN at _____)
in the Province of Alberta, this _____ day)
of _____ A.D., 19 .)

A Commissioner For Oaths in and for the Province of Alberta

AFFIDAVIT

I, _____ of _____
in the Province of Alberta, _____ (Occupation) MAKE OATH AND SAY:

1. That I am the _____ (or duly appointed agent acting under power of attorney in my favour dated the ____ day of _____ A.D., 19 , granted by the _____)named in the within (or annexed) instrument.

2. That I am (or my principal is) not married,

OR

That neither myself nor my spouse (or my principal or his spouse) has resided on the within mentioned land at any time since our (or their) marriage.

OR

That a judgment for damages was obtained against me by my spouse (or my principal by his spouse) and registered in the Land Titles Office as No. _____ dated the _____ day of _____ 19 .

SWORN before me at _____)
in the Province of _____)
this ____ day of _____ A.D., 19 .)

A Commissioner for Oaths in and for the Province of Alberta.

SDAB2026-0166

ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE

IMAGE OF DOCUMENT REGISTERED AS:

751034288

ORDER NUMBER: 54947990

ADVISORY

This electronic image is a reproduction of the original document registered at the Land Titles Office. Please compare the registration number on this coversheet with that on the attached document to ensure that you have received the correct document. Note that Land Titles Staff are not permitted to interpret the contents of this document.

Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.

75-1 034288

Dated A.D. 19

CARMA DEVELOPERS LTD.

POWER LINE EASEMENT '75
APR 21

To The City of Calgary

Ref 4-13

REGN. FEE	5	00
LOTS		
MILES R/W		
EX. REF. CERTS	30	00
NEW TITLE		
CERT. COPY		
TOTAL FEES	35	00

CLERK D.B.

CHARGE TO

Land Dept., City of Calgary

I certify that the within instrument is duly Entered and Registered in the Land Titles Office for the South Alberta Land Registration District at Calgary

A.D. Registrar
S.A.L.R.D.

The City of Calgary Land Department
File No.

8-13

SDAB2026-0166

CARMA DEVELOPERS LTD.
1700 Varsity Estates Drive N.W.
CALGARY, Alberta T3B 2W9

POWER LINE

(hereinafter referred to as "the Grantor") being the registered owner of all those certain lands situate in the Province of Alberta, and more particularly described as follows, namely:

Lots 4 to 8 inclusive, 23 to 27 inclusive, in Block 21, and Lots 1 to 6 inclusive, and Lots 8 to 22 inclusive, in Block 22 as shown on Plan Varsity Estates Calgary _____.

Excepting thereout all Mines and Minerals. 751 0331

DO HEREBY in consideration of the sum of one ($1.00) dollar and other good and valuable consideration, the receipt whereof is hereby acknowledged, GIVE, GRANT, TRANSFER and MAKE OVER unto The City of Calgary, (hereinafter referred to as "the City") the right, privilege and easement of a right-of-way in, through and over the following lands, namely:

Those portions of the above lands which lie within the utility right-of-ways as shown on Plan 751 0332 and as indicated below.

BLOCK	LOT	WIDTH OF R/W IN FEET
21	4 to 6 inclusive	10'
21	7	10 & 10
21	8	10
21	23 to 27 inclusive	10
22	1	10 & 10
22	2 to 6 inclusive	10
22	8 to 11 inclusive	10
22	12 & 13	10 & 5
22	14 to 21 inclusive	10
22	22	10 & 10

Excepting thereout all Mines and Minerals.

DESCRIPTION APPROVED
DATE APR 18 1975
SURVEYOR TOTHE L.T.O.
PER

(hereinafter referred to as "the right-of-way") for the digging, putting down, taking up, relaying, connecting, disconnecting, constructing, repairing, replacing, maintaining, inspecting and operating a line for the transmission of electrical energy, telephone and telecommunication lines or any one or more of them, together with the usual and ordinary appurtenances thereto, (all or any one or more of which are hereinafter referred to as "the utility line or lines") to be laid in, under, on, over or across the right-of-way, the said right, privilege and easement being subject to the following terms and conditions which are hereby agreed to by and between the City and the Grantor, namely:

1. The term "the City" wherever used in these presents shall include and shall be interpreted to mean The City of Calgary and the nominees or appointees of the City.

2. The easement of a right-of-way hereby granted shall be for such length of time as the utility line or lines are required by the City.

3. The City, its tenants, contractors, subcontractors, officers, servants, agents and workmen shall have the full and free right and liberty to have ingress, egress and to pass and repass on the right-of-way either on foot or by means of vehicles or necessary machines whatsoever, and to remain on the right-of-way for all purposes of digging, putting down, taking up, relaying, connecting, disconnecting, constructing, repairing, replacing, maintaining, inspecting and operating the utility line or lines.

4. The City in carrying out any of the aforesaid operations will do so in a good and workmanlike manner and will cause or do as little damage and inconvenience to the owner or occupier of the said lands, as is possible, and any excavations or workings made or done in connection therewith shall, so far as is reasonably practicable, be restored to its former condition. The replacement of trees, shrubs and landscaping other than grass shall be deemed to be impracticable.

5. The Grantor covenants that ~~it~~ (it) will not build, erect or maintain nor permit or suffer to be built, erected or maintained on the said lands any building or structure, nor will not plant or maintain, nor allow or suffer to be planted or maintained thereon any trees, shrubs or landscaping which would or could prevent or hinder the exercise by the City of any of the rights hereinbefore granted.

6. The City will indemnify and save harmless the Grantor from and against all claims, damages, debts, dues, suits, actions and causes of actions, costs or sums of money that the Grantor may suffer or be put to by reason of anything done by the City in the exercise of the rights and privileges herein granted.

SDAB2026-0166

7. This easement of a right-of-way and the covenants herein granted are and shall be covenants running with the land.

8. The rights, privileges and obligations hereunder shall extend to and shall be binding upon The City of Calgary its successors and assigns, and upon ~~the Grantor and his heirs, executors, administrators, successors and assigns~~ (the Grantor its successors and assigns).

FEB 24 1975

IN WITNESS WHEREOF The City of Calgary has hereunto caused its corporate seal to be affixed, attested by the hands of its proper officers in this behalf and ~~the Grantor has hereunto set his hand and seal~~ (the Grantor has hereunto caused its corporate seal to be affixed, attested by the hands of its proper officers in this behalf), at Calgary in the Province of Alberta this 1st day of April A.D., 1975

APR 2 1975

APPROVED
LAND
ENG.
ELECTRIC SYST.
ALL TO COMP. SCHEDULES
COUNCIL

THE CITY OF CALGARY

DIRECTOR OF LAND, LAND DEPARTMENT

CITY CLERK

APR 3 1975

CARMA DEVELOPERS LTD.

SIGNED, SEALED and DELIVERED by

in the presence of

BY:

G.W. Reed, Regional General Manager.

AFFIDAVIT OF EXECUTION

CANADA
PROVINCE OF ALBERTA
TO WIT

I, _____ of _____ in the Province of Alberta, _____ (Occupation) MAKE OATH AND SAY:

1. That I was personally present and did see _____ named in the attached instrument, who _____ personally known to me to be the person(s) named therein, duly sign and execute the same for the purpose named therein.

2. That the same was executed at the _____ of _____ in the Province of Alberta, and that I am the subscribing witness thereto.

3. That I know the said _____ and _____ in my belief of the full age of eighteen years.

SWORN at _____ in the Province of Alberta, this _____ day of _____ A.D., 19 .

_____

A Commissioner For Oaths in and for the Province of Alberta

AFFIDAVIT

I, _____ of _____ in the Province of Alberta, _____ (Occupation) MAKE OATH AND SAY:

1. That I am the _____ (or duly appointed agent acting under power of attorney in my favour dated the ____ day of _____ A.D., 19 , granted by the _____) named in the within (or annexed) instrument.

2. That I am (or my principal is) not married.

OR

That neither myself nor my spouse (or my principal or his spouse) has resided on the within mentioned land at any time since our (or their) marriage.

OR

That a judgment for damages was obtained against me by my spouse (or my principal by his spouse) and registered in the Land Titles Office as No. _____ dated the _____ day of _____ 19 .

SWORN before me at _____ in the Province of _____ this ____ day of _____ A.D., 19 .

_____

A Commissioner for Oaths in and for the Province of Alberta.

SDAB2026-0166

Docusign Envelope ID: BCEFBA42-2135-42A6-B3F9-8ECF2C9A392C

2685880 Alberta Ltd.

owner(s)

Sumitjot Sandhu

contact name

contact address

contact phone

contact email

City of Calgary
Planning & Development
P.O. Box 2100, Stn. M, # 8108
Calgary, AB, Canada T2P 2M5

To Whom It May Concern,

With regards to 132 Varsity Estates Place NW, Calgary, AB, T3B 3B6 _____
property address

_____
project name (if applicable)

Please be advised that I, Sumitjot Sandhu _____ am:
full name

(select one)

- [x] the owner of the above mentioned property, and that I authorize
- [ ] an officer or director of the owner(s) of the above mentioned property, and that I am authorized by that owner to authorize

Andison Residential Design _____ and/or its _____
agent or company name

applicant, consultant, contractor (if applicable)

to apply for any and all Development Permits, Building Permits, Demo Permits _____
permit type

for the above mentioned property.

I further agree to immediately notify The City of Calgary, in writing, of any changes regarding the above information.

August 29th, 2025
date signed

Signed by:
Sumitjot Sandhu
1713DE1DA83D4C1...
signature of owner

Sumitjot Sandhu
name of owner (printed)

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SDAB2026-0166

Subject Property 132 Varsity Estates Place NW Front



West Elevation

Subject Property 132 Varsity Estates Place NW Side



North Elevation

Adjacent Property 911 Varsity Estates Drive NW East of
132 Varsity Estates Place NW Front



North Elevation

Adjacent Property 128 Vasity Estates Place NW South of
132 Varsity Estates Place NW Front



West Elevation

Docusign Envelope ID: BCEFBA42-2135-42A6-B3F9-8ECF2C9A392C

Updated 2016 June 15

Site Contamination Statement

Application # _____
for office use only

Site Address: 132 Varsity Estates Place NW, Calgary, Alberta, T3B 3B6

Legal Description: 7510331;21;4

The information provided in this disclosure statement will assist the Development, Land Use and Subdivision Authorities in processing planning applications. The Authorities rely on the information provided in this statement to assist in determining the potential for site contamination, which may have been caused by current or historic activities.

You are responsible for the accuracy of the information provided in this statement. The questions must be answered to the best of your knowledge based upon diligent inquiry and the thorough inspection and review of all documents and other information pertaining to the subject property. **Please be aware that further site assessments may be required as part of the review of your application.**

1. Are you aware of any environmental investigations (audits, assessments, tests, surveys or studies) for this site? ☐ Yes ☑ No

   If yes, please provide copy(s).

2. Are you aware of any environmental requirements associated with any previous planning applications on this site? ☐ Yes ☑ No
   (i.e. development permit, land use redesign or subdivision)

   If yes please provided a brief description and the associated development application number(s):

3. Has there been site remediation or a request for such on the site? ☐ Yes ☑ No

   If yes, please provide a brief description:

Docusign Envelope ID: BCEFBA42-2135-42A6-B3F9-8ECF2C9A392C

4. Are you aware of any regulatory actions, past or current, which have been applied to this site? ☐ Yes ☑ No

   Examples include (but are not limited to):
   - Environmental Protection Orders
   - Reclamation Orders or Certificates
   - Control / Stop Orders, fines, tickets or prosecutions
   - Violations of environmental statutes, regulations and bylaws
   - Administrative penalties and warning letters

   If yes, please describe and provide copies of relevant documents:

5. Have any permits been issued or are you currently operating under a license or approval issued by federal or provincial authorities (including, but not limited to the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board, Alberta Utilities Commission, Minister of Environment and Parks) or the Calgary Fire Department for activities which may impact the property? (e.g. certificates of approval, storage tank regulations, plant operating permits) ☐ Yes ☑ No

   If yes, please describe:

6. Has there been contact with Alberta Environment or Calgary Regional Health Authority regarding possible contamination on the site? ☐ Yes ☑ No

   If yes, please provided a brief description:

NOTE: This form is to be signed by the titled owner(s) of the property or their authorized agents or consultants.

I, the ☑ owner, ☐ authorized agent, ☐ authorized consultant, state that, to the best of my knowledge, the information provided in this statement is accurate, complete and is based on diligent inquiry and thorough inspection and review of all the documents and other information reasonably available pertaining to the subject property. I am not aware of any other information that may indicate that the subject property is potentially contaminated.

August 29th, 2025
Date

Signed by:
Sumitjot Sandhu
Applicant Signature 7...DA83D4C1...

Sumitjot Sandhu
Applicant Name (Please Print)

Company Name (Please Print)

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Public Tree Disclosure Statement

The City of Calgary Street Bylaw (20M88) and the Tree Protection Bylaw (23M2002) protect trees growing on City (public) land. An approved Tree Protection Plan is required when construction activities occur within 6m of a public tree. More information regarding protecting trees during construction and development is found here. Public trees are required to be shown on plans submitted for this application.

1. Are there public trees on the City lands within six meters of and/or overhanging the development site? Yes No

If you answered yes, ensure all trees identified are shown on the submitted plans.

Note: if you are not sure how to determine which trees are yours and which are public, you can:

a. Use the City's tree map (may not be up to date for your property)
b. Contact 3-1-1 to put in a "development tree inquiry" to get confirmation from an Urban Forester
c. Send inquiries to tree.protection@calgary.ca

2. Who will be submitting the Tree Protection Plan for this development?

Applicant Owner Builder Other:

If Other: Name: _____ Phone: _____

Email: _____

The Tree Protection Plan must be submitted directly to Urban Forestry at tree.protection@Calgary.ca following the Tree Protection Plan Guidelines.

FOIP DISCLAIMER: The personal information on this form is being collected under the authority of The Freedom of Information and Protection of Privacy (FOIP) Act, Section 33(c). It will be used to provide operating programs, account services and to process payments received for said services. It may also be used to conduct ongoing evaluations of services received from Planning, Development & Assessment. Please send inquiries by mail to the FOIP Program Administrator, Planning, Development & Assessment, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.

Updated 2016 July 15

Abandoned Well Declaration

Application # _____
for office use only

Site Address: 132 Varsity Estates Place NW

Legal Description: lot: 4 block: 21 Plan: 7510331

The *Municipal Government Act's Subdivision and Development Regulations (Alberta Regulation 160/2012)* requires developers to identify abandoned oil and gas wells and, where present, to comply with setback requirements as identified in the Energy Resources Conservation Board (ERCB) Directive 079: Surface Development in Proximity to Abandoned Wells.

You are responsible for the accuracy of the information provided in this statement. The questions must be answered to the best of your knowledge based upon diligent inquiries and a thorough inspection and review.

1. Provide a map of the subject parcel showing the presence or absence of abandoned wells.
   - User Guide to Finding Abandoned Wells on GeoDiscover Alberta's Map Viewer
   - Abandoned Well Locations on GeoDiscover Alberta's Map Viewer

   NOTE: The map must show the actual well location, as identified in the field, including the surface coordinates (available on the Abandoned Well Map Viewer or by contacting the ERCB Customer Contact Centre at 1-855-297-8311) and the 5 metre setback established in ERCB Directive 079 in relation to existing or proposed building sites.

2. Are there abandoned Oil/Gas wells located within 5 m of the site? ☐ Yes ☑ No
   If you answered 'yes', please answer question 3 and include the well location(s) on the site plan.

3. Have you contacted the licensee of the well(s) to confirm the exact location? ☐ Yes ☐ No
   If you answered 'yes', you must have written confirmation included with your application.

   Licensee Company Name_____ Licensee Contact _____

   NOTE: Where a well is identified, the Development Authority must refer a copy of the application to the Licensee(s) of Record. The referral will include the applicant's contact information.

4. Who is submitting the Abandoned Well Declaration for this development?

   ☑ Applicant ☐ Owner ☐ Builder ☐ Other _____

   Company Name Andison Design Contact Person Quinn Hibbard

   Address 220 739 11 Ave SW Calgary

   Phone _____ Cell Phone [redacted]

5. Will the development result in construction activity within the setback area? ○ Yes ○ No
If you answered 'yes': ☐ ☑

- Provide a statement confirming that the abandoned wells will be temporarily marked with on-site identification to prevent contact during construction; and

- Describe what measures will be taken to prevent contact during construction.

NOTE: This form is to be signed by the titled owner(s) of the property or their authorized agents or consultants.

I, the ☐ owner, ☐ authorized agent, ☑ authorized consultant, state that, to the best of my knowledge, the information provided in this statement is accurate, complete and is based on diligent inquiry and thorough inspection and review of all the documents and other information reasonably available pertaining to the subject property.

September 12 2025
Date

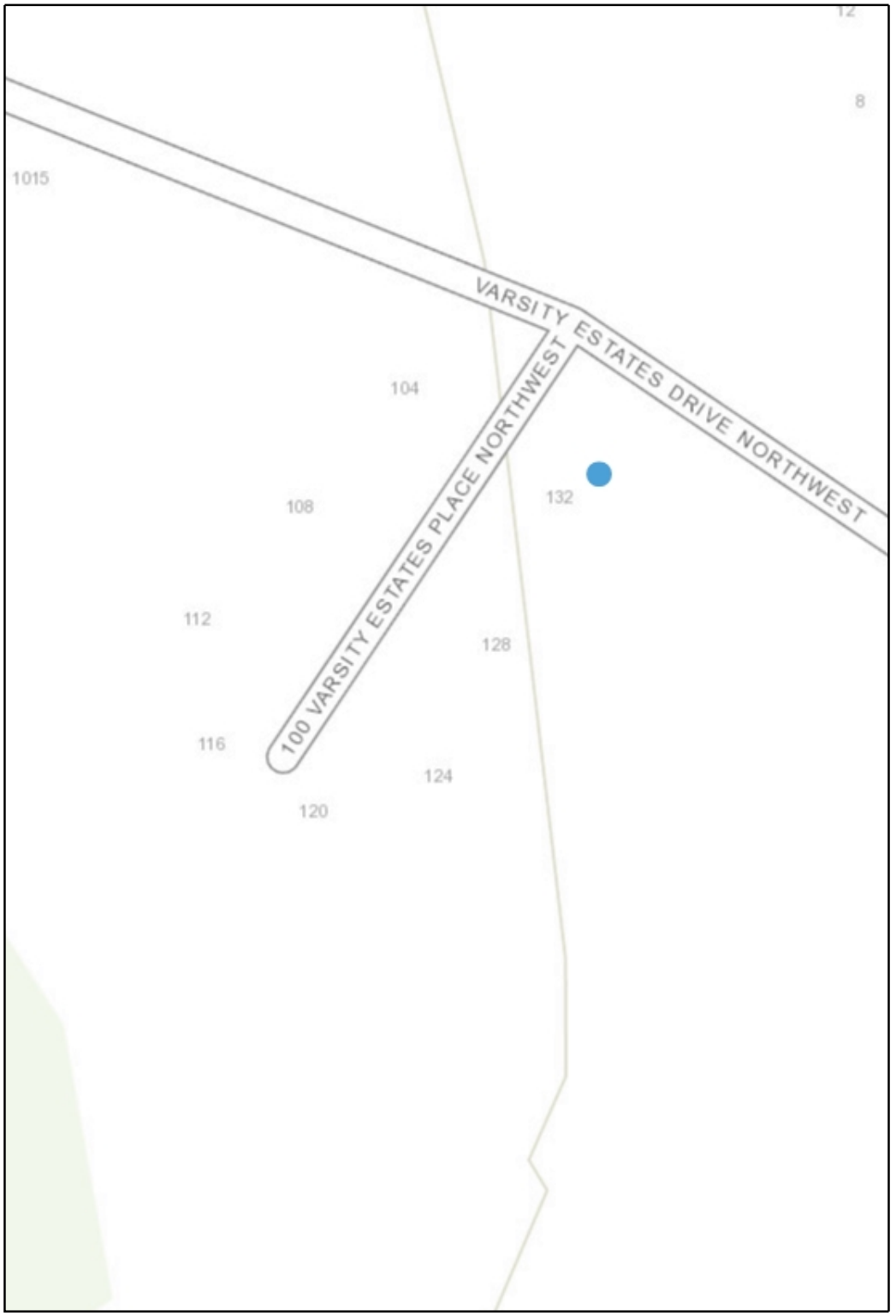
Applicant Signature

Quinn Hibbard
Applicant Name (Please Print)

Andison Design
Company Name (Please Print)

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Map Results



Legend

- Abandoned Wells (Large Scale)
- Abandoned_Well_Revised (Large
- Abandoned_Well_Loc_Pointer
- ATS v4_1 Alberta Provincial Boui
- Citations

© Government of Alberta

While every effort is made to ensure data from this site is accurate and current, the Government of Alberta is not liable for any loss or damage arising from the possession, publication, or use of, that data. This information is provided "as is" without warranty.

Friday, September 12, 2025 11:30:58 -06:00

0.1 0.03 0.1 Kilometers
0
Map Scale: 1: 1,128

Alberta Government
GeoDiscover Alberta

SDAB2026-0166

CLIMATE RESILIENCE INVENTORY
Additions and New Buildings

Development Permit Number

For a helpful resource to assist in completing this form, please refer to the "Climate Resilience Inventory User Guide". For assistance contact CPclimate@calgary.ca.

Project Address	Applicant
132 Varsity Estate Place NW	
Applicant Contact Name [redacted]	Signature

Purpose: *This form is intended to assist in the evaluation of applications for alignment with the climate policies of the Municipal Development Plan and Climate Resilience Strategy. Information provided will be used to advance implementation of these policies at The City and inventory current practices. While The City encourages innovation and commitment towards meeting these policy requirements, not all applications will be expected to include features which are highlighted below. Scale and scope of the project are relevant considerations.*

Certification

Is the project seeking green building certification?

☐ Yes (indicate type and level) _____

☑ No (explain why not) size and application of building does not benefit from seeking green building certification.

Does energy modelling indicate improved energy performance over energy code minimum?

☐ Yes Project will provide energy modeling at time of building permit application.

Energy Efficiency and Renewables

Describe any energy efficiency features of the proposed development and/or how renewable energy will be incorporated:

Roof to be solar ready - rough in of electrical conduit has been proposed

☐ **Photovoltaics**:____kW rated output

Electric Vehicles

Describe if and how the proposal will support electric vehicles:

Rough in for electrical vehicle chargers has been proposed.

☐ **EV charging stations** (indicate level, number, and % of total stalls) _____

Green Infrastructure

Describe any LID and other green infrastructure features the proposed development is utilizing:

n/a

☐ **Green Roof**: _____m^2 and _____% of building footprint covered by green roof

☐ **Permeable surfaces:** _____m^2 and _____% permeable area

SDAB2026-0166

Flood and Disaster Resilience

Describe any flood and disaster resilience features of the proposed development:

Development is not located in a flood risk zone.

☐ **Building envelope meets Passive House Standard**

Other Features

Explain any other sustainable or resilient design features that are not captured above:

Issues

To enable the City to collect information where there may be municipal obstacles to climate resilience outcomes, please explain any design features that were considered but not included for reasons related to City regulations, standards, or processes:

2026 August 31

File: DSR2026-09026

To Whom It May Concern:

SUBJECT: NEW ADDRESS ASSIGNMENTS

Development Name:	Semi-Detached Dwelling, Rowhouse Building
Parcel Address:	132 VARSITY ESTATES PL NW
Legal Description:	Plan 7510331; Block 21; Lot 4

The approved addresses for this development are shown on the attached plan. For example:

915 VARSITY ESTATES DR NW – Dwelling Unit

According to the Addressing Bylaw (67M86) you must notify us in writing, within 60 days, if revisions need to be considered. You must display the address number clearly and visibly from the roadway and lane.

We will notify City of Calgary business units, ATCO Gas, Enmax Power Corporation, Rogers/Shaw Communications, Telus Communications, and Canada Post to amend their records accordingly.

It is the responsibility of the applicant and/or property owner(s) to notify all other parties including banks, Licence and Registries, and the Alberta Land Titles Office.

Postal codes are provided by Canada Post prior to occupancy. For postal related inquiries please contact Canada Post directly at 1-866-607-6301.

For permit related inquiries please call 403-268-5311 or email planninghelp@calgary.ca.

Regards,

Michael Dang
Addressing & Data Services

Attach: 2

SDAB2026-0166

Calgary

Addressing Plan:

132 VARSITY ESTATES PL NW

2026 August 31

NUMBERS ASSIGNED PURSUANT TO BY-LAW 67M86

Michael Dang

Addressing Approval

E.G. 132 VARSITY ESTATES PL NW
915 VARSITY ESTATES DR NW

100 VARSITY ESTATES PL NW

VARSITY ESTATES DR NW



Calgary

Location Plan:

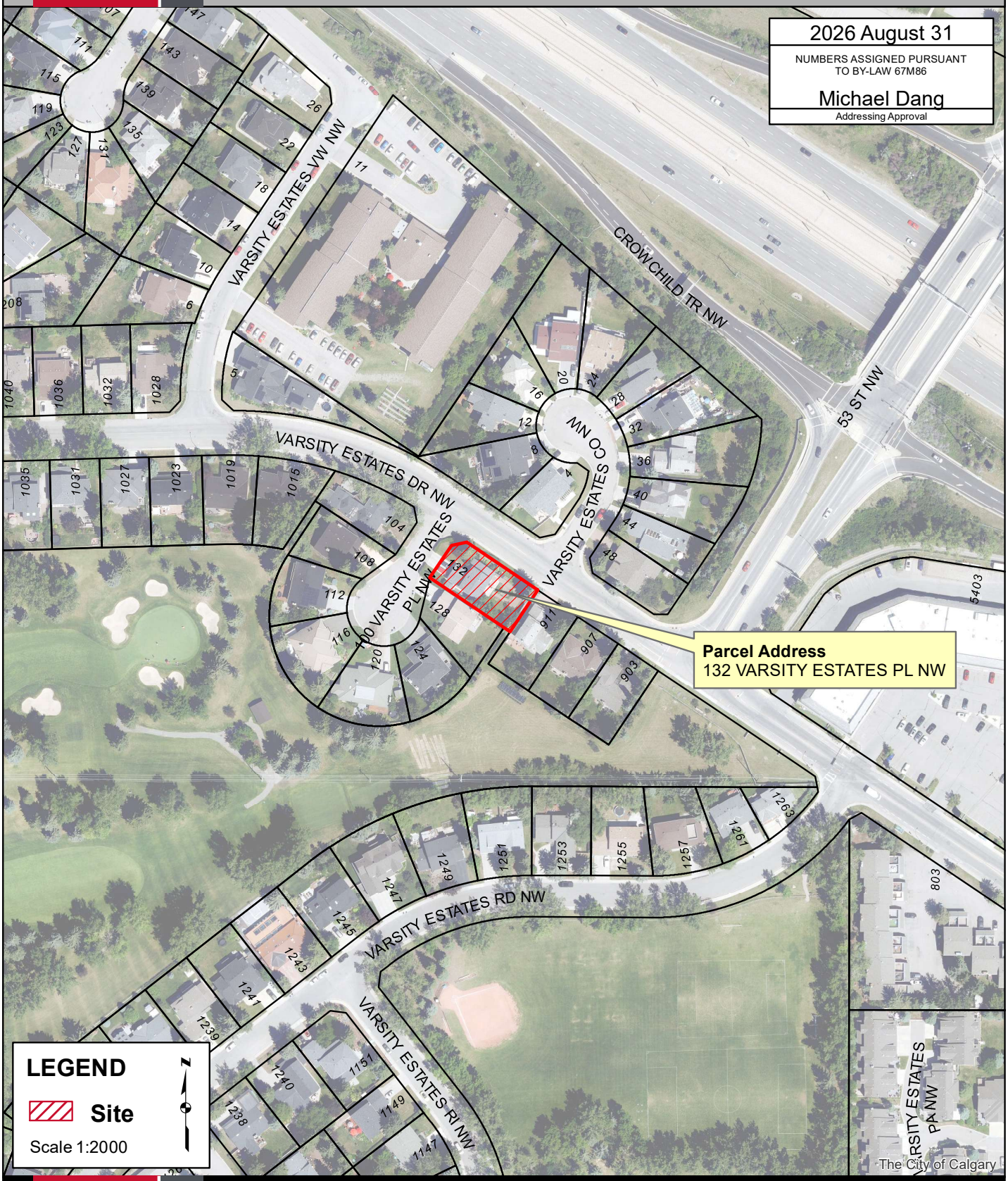
132 VARSITY ESTATES PL NW

2026 August 31

NUMBERS ASSIGNED PURSUANT TO BY-LAW 67M86

Michael Dang

Addressing Approval



calgary.ca | call 3-1-1

Date Plotted: Wednesday, August 26, 2026

SDAB2026-0166

DATE: Monday, September 15, 2025
DP#: DPXXXX-XXXX
ADDRESS: 132 Varsity Estate Place NW
COMMUNITY: Varsity
LAND USE: H-GO (going through Land use change)
TO: Development Approvals Team
FROM: Quinn Hibbard,
Andison Residential Design

Dear Development Approvals Team,

Please accept our request of our application for a multi-family Development Permit to construct a three-plex and a duplex on the property located at 132 Varsity Estates Place NW. This infill project has been meticulously designed to not only provide much-needed housing but also to be a positive and seamless addition to the Varsity Estates community. There currently is a land use change for this lot to be H-GO and we have designed it to meet H-GO bylaws.

Our proposal is in direct alignment with the City of Calgary's Housing Strategy and Municipal Development Plan, which advocate for increasing density in established communities to provide diverse housing options and combat urban sprawl. This project will create five high-quality homes, contributing to the city's goal of offering a wider variety of housing types for residents at different life stages.

We have proactively addressed potential community concerns in our design:

- **Mitigation of Traffic and Parking Impacts:** To minimize traffic and noise congestion on the cul-de-sac, all five homes will have their driveways facing Varsity Estates Drive. Every unit will feature an attached garage, and the generous driveway length, made possible by the existing utility right-of-way, provides ample space for a second vehicle, significantly reducing the potential for on-street parking and promoting a more organized streetscape.
- **Preservation of Neighbor Privacy and Natural Light:** The positioning and height of the buildings have been carefully planned to prevent any negative overshadowing on adjacent homes. As demonstrated in the provided shadow study, morning shadows are cast onto Varsity Estates Place and evening shadows fall on Varsity Estates Drive. This strategic placement ensures that the homes of existing residents will not be negatively impacted by our development.
- **High-Quality, Contextual Design:** Our primary objective was not to maximize density, but to create a visually appealing and thoughtfully designed development that enhances the neighborhood. The architectural style, materials, and landscaping have been selected to integrate with the existing community character, ensuring our project feels like a natural and attractive extension of the street.

We are confident that this development will be a welcome addition to Varsity Estates, providing a valuable housing solution while upholding the integrity and character of the community.

Thank you for your time and consideration of this application. We look forward to your feedback and are available to discuss any questions you may have.

Warmest Regards

Quinn Hibbard
Architectural Technologist

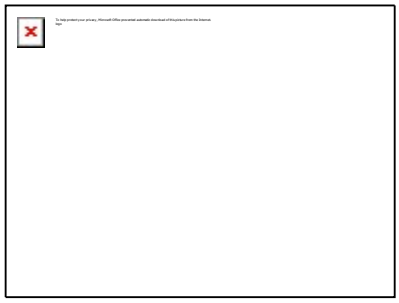
P. [redacted]
E.
W

ANDISON
RESIDENTIAL DESIGN

DESIGNING HOW YOU LIVE

Knee, Judy

From: Reza.Bacchus@calgary.ca
Sent: Thursday, October 2, 2025 10:07 AM
To: [redacted]
Cc: Reza.Bacchus@calgary.ca
Subject: DP2025-05349 COMPLETE APPLICATION 132 VARSITY ESTATES PL NW



Re: DP2025-05349 COMPLETENESS REVIEW - 132 VARSITY ESTATES PL NW

Dear Applicant,

I am the file manager who will be leading the review of your development permit application.

A review of your application has been undertaken and it has been determined that your application is a complete application. A comprehensive review is now underway. The comprehensive review may include notice posting and consultation with affected parties to gather planning information relevant to your application.

For more information about the development permit process please visit www.calgary.ca/dpprocess.

Please track your application, using your Job Access Code (JAC) DP2025-05349-03214, at www.calgary.ca/vista.

Should you have any questions or concerns, please contact me at your convenience.

Regards,

REZA BACCHUS
Planner 1
Reza.Bacchus@calgary.ca
(587) 891-3895
www.calgary.ca/PDMap

SDAB2026-0166

Concurrent Submission Declaration

for Land Use Amendment and Development Permit Applications

PL 1249 (R2016-01)

LOC # _____

DP # _____

For office use only

Site Address: 132 Varsity Estate Place NW

Legal Description: Lot: 4 Block: 21 Plan: 7510331

When a proposed development requires both a Land Use Amendment and a Development Permit to proceed, applicants have two submission options. Applicants can wait to submit the Development Permit until after the Land Use Amendment has been approved, or they can submit the Development Permit while the Land Use Amendment is still in progress. The second option is referred to as a "concurrent submission." These two submission options allow the applicant to select the process that best suits the unique conditions of their application.

Planning & Development recommends that an applicant interested in the concurrent submission option request a Pre-Application Meeting before making their submission. At the Pre-Application Meeting, a planner will help the applicant determine which submission option is most appropriate for their application.

Please select from the following:

☐ A Pre-Application Meeting occurred. PE_____-_____.

☑ I am aware a Pre-Application Meeting is recommended but I chose not to request one.

Note: This form is to be signed by the titled owner(s) of the property or their authorized agents or consultants.

I, the ☐owner, ☑authorized agent, hereby declare that I understand my Land Use Amendment and Development Permit applications, as referenced above, will, at my request, be processed concurrently. I understand that my Development Permit application can only be approved by the Development Authority after the Land Use Amendment has been approved by Council.

I am aware that my Land Use Amendment application will be approved or refused at Council's discretion, regardless of the results of my Pre-Application Meeting (if such meeting occurred) and the fact that my applications are proceeding concurrently. I understand that if my Land Use Amendment application is refused, my Development Permit application will be cancelled and any applicable refund will be provided in accordance with the Council-approved fee schedule. Further, I understand that if, after an unsuccessful Land Use Amendment application, I wish to modify my Development Permit application to meet the rules of the existing district, I must apply for a new Development Permit at my expense. Despite these risks, I still wish to proceed with the concurrent application option.

2025-09-15

Date (YYYY-MM-DD)

Applicant Signature

Quinn Hibbard

Applicant Name (Please Print)

SDAB2026-0166

October 27, 2025

Hibbard, Quinn

[redacted]

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2025-05349

Based on the plans received, your application has been reviewed in order to determine compliance with the Land Use Bylaw and applicable City policies. Any variance from the Land Use Bylaw or City policies may require further discussion or revision prior to a decision being rendered.

The City endeavors to render decisions on applications within specific service standards. Please assist us in meeting these targets by ensuring your resubmission is complete and made in a timely manner. Please submit a digital set of the amended plan, in PDF format, along with a detailed response letter on how each of the Prior to Decision and/or Prior to Release conditions have been addressed and/or resolved.

This information must be received, in its entirety, no later than December 26, 2025. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at (587) 891-3895 or by email at Reza.Bacchus@calgary.ca.

Sincerely,

REZA BACCHUS
Planner 1

SDAB2026-0166

Detailed Review 1 – Development Permit

Application Number:	**DP2025-05349**
Application Description:	New: Rowhouse Building (2 buildings)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	132 VARSITY ESTATES PL NW
Community:	VARSITY
Applicant:	Hibbard, Quinn
Date DR Sent:	October 27, 2025
Response Due Date:	December 26, 2025
Development Applications Review Team	
Planning:	REZA BACCHUS (587) 891-3895 Reza.Bacchus@calgary.ca
Utility Engineering:	BRAD O'KEEFE (403) 966-6846 Brad.O'keefe@calgary.ca
Mobility Engineering:	NABILA HAQUE Nabila.Haque@calgary.ca

General Comments

The applicant is proposing a new Rowhouse Building development consisting of two buildings: one containing two dwelling units, and one containing three dwelling units. Each dwelling unit has its own attached garage.

The subject parcel is located at 132 Varsity Estates Place NW, in the community of Varsity.

The subject parcel is located along a Collector Road (Varsity Estates DR NW), on the corner of a cul-de-sac. The subject parcel is lane less.

The subject parcel is within a Residential – Grade-Oriented Infill (R-CG) land use district. This is a Discretionary Use as per Land Use Bylaw 1P2007. However, there is currently a Land Use Amendment application in progress that proposes to change the subject parcel's land use district from Residential – Grade Oriented Infill (R-CG) District, to Housing – Grade Oriented (H-GO) District. As a result, **this application will be reviewed against the H-GO District rules**.

SDAB2026-0166

The applicant is advised this Development Permit application has garnered approximately 50 public submissions in opposition. Key concerns include potential:

- incompatibility with the existing neighbourhood character;
- inappropriate density, building massing, and height;
- shadowing impacts on adjacent parcels;
- negative impact on adjacent parcels' privacy;
- worsening of traffic/ pedestrian/ cyclist safety due increased on-street parking and traffic congestion;
- negative impact on visibility at the intersection of the cul-de-sac and Varsity Estates Dr NW;
- negative impact on visibility, safety, and the already limited on-street parking along Varsity Estates Dr NW due to excessive number of waste and recycle bins;
- incompatibility with current infrastructure capacity

The applicant is strongly encouraged to engage in meaningful dialogue with the community.

Comments on Relevant City Policies

Municipal Development Plan (MDP) (Statutory 2009)

According to the MDP's Urban Structure Map 1, the subject parcel is located within an Established Developed Residential Area. Established Areas are a type of Developed Residential Area and comprise of residential communities that were planned and developed between the 1950s and 1990s.

The following cited policy aligns with the applicant's proposed land use amendment.

3.5.3 Established Areas

Land Use Policy 3.5.3 a.

Encourage modest redevelopment of Established Areas.

South Shaganappi Communities Local Area Plan (Statutory – 2011)

According to the South Shaganappi Communities Local Area Plan's Urban Form Map (Map 3), the subject parcel is located within the Urban Form category Neighbourhood Flex. Urban form categories direct land use and built form in the South Shaganappi Communities. The Housing-Grade Oriented (H-GO) District can be designated on parcels located within a Neighbourhood Flex Urban Form category.

The **Low** Building Scale Modifier applies to the subject parcel and accommodates developments that are six stories or less.

The subject parcel is located within the Dalhousie Transition Zone. The LAP envisions this area will provide diverse housing types and choices for residents of different ages and lifestyles.

2.5.4.4 Dalhousie Station Area

The subject parcel is also located within a cul-de-sac (100 Varsity Estates Place NW). The following cited policy provides direction for developments located within a cul-de-sac.

2.5.4 Transit Station Areas

Transit Station Areas Policy 2.5.4 g.

Development located within a cul-de-sac that is not grade-oriented and greater than three storeys should:

i. be comprehensively planned and consolidate parcels within the cul-de-sac for greater development potential;
ii. incorporate road closure of the cul-de-sac;
iii. provide building stepback at the third storey or below along the shared property line or lane with Limited Scale modifier; and,
iv. explore opportunities to provide publicly accessible open space that integrates with the existing community.

Bylaw Discrepancies

Regulation	Standard	Provided
1404 Planting Requirements	(4) The requirement for the provision of 1.0 tree is met where: (a) a deciduous tree has a minimum calliper of 60mm; or	Plans indicate 3 of the provided deciduous trees have a minimum calliper of 30mm. *It should be noted that under the Alberta Horticulture Guidebook, Siberian Larch is a deciduous tree.*
1406 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall.	Plans do not indicate the height of the proposed retaining wall.

Prior to Decision Requirements

The following issues must be addressed by the Applicant through a written submission and amended plans prior to a decision by the Approving Authority:

Planning

1. GENERAL
Submit a complete digital set of the amended plans in PDF format and a separate PDF response letter that provides a point-by-point explanation as to how each of the Prior to Decision conditions were addressed and/or resolved. If Prior to Release conditions have been addressed in the amended plans, include a point-by-point explanation for these items as well. The submitted plans must comprehensively address the Prior to Decision conditions as specified in the DTR document. Ensure that all plans affected by the revisions are amended accordingly. To arrange the digital submission, please contact the File Manager directly.

   This information must be received, in its entirety, no later than 60 days from the date this DTR form was sent to the applicant and owner. If a complete submission is not received within the 60 day time frame, the development permit may be inactivated. Upon inactivation, the applicant and owner will receive written notice of the inactivation and of a further 30 day time frame within which the application may be reactivated subject to a reactivation fee. If the development permit application is not reactivated as per the written notification, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1.

   In the event that the application needs to be recirculated, a recirculation fee may be applied.

2. GENERAL
Amend plans to address the bylaw discrepancies noted on page 4 of this document. Alternatively, provide planning rationale in a written submission supporting any proposed relaxations to address the bylaw discrepancies noted on page 4 of this document.

3. ENMAX
Submit a letter from ENMAX Corporation indicating that the following issues are resolved:

   1. No tree is allowed to be planted within the URW, only lawn, flower beds, vegetable garden, and low shrubbery. Please consider the location of the underground cables so that adequate clearances are maintained.

   2. Please confirm that:
   a. ENMAX Ground Disturbance Guidelines will be followed
   b. There is no grade change exceeding +/-0.3m above ENMAX underground alignment

c. All contractors, prime or sub (excavating company) must contact ENMAX Hot Digs at hotdigs@enmax.com to obtain an ENMAX
Permission letter prior to disturbing the ground within 2 metres of any ENMAX underground facilities

The proposed resolution(s) may necessitate further DART review of amended plans.

Please contact the undersigned at EPC_Permits@enmax.com (Attention: Rodel Santiago or 403-514-2066) to resolve the issues.

4. URBAN DESIGN
Amend plans to better activate the street frontage along Varsity Estates Place NW (facing into the cul-de-sac). Move and rotate two units to face Varsity Estates Place NW. Consolidate driveway entrance and curb cut to one, for both these units, before flaring out driveway to meet each individual garage.

5. URBAN DESIGN
Demonstrate how the adjacent parcels' privacy concerns, stemming from the proposed rooftop balconies, will be mitigated beyond to the proposed use of 2m frosted glass privacy screens.

6. LANDSCAPING
Demonstrate how a driver's visibility will not be impeded by the proposed development, (e.g., landscaping, trees, building, parked cars) exiting Varsity Estates Place NW.

Consider amending plans to move proposed Rosthern Crabapple trees (#1) away from Varsity Estates Drive; switch proposed placements of the Rosthern Crabapple trees with the Mugo Pine shrubs in order to preserve sightlines for vehicles exiting Varsity Place NW onto Varsity Estates Drive NW.

7. LANDSCAPING
Enhanced on-site landscaping is recommended to improve the overall impact on the public realm and to create a buffer against the traffic along Varsity Estates Drive NW.

Refer to the Landscape Design Guide for Small Residential Sites.

8. LANDSCAPING
Consider retaining and protecting the two large coniferous trees located in the NW corner of the parcel. These trees are not public however, retaining these trees will further enhance the landscaping buffer between the proposed development and the adjacent parcel to the east, and the traffic along Varsity Estates Drive NW. Protecting these trees will also demonstrate a recognition of the contextual character of the neighbourhood.

In order to ensure the integrity of these trees and roots, there should be a minimum 3 metre separation, ideally the full length of the canopy, between the trunk and any new/proposed structures, (i.e. driveways and walkways).

Utility Engineering

9. Submit a fire flow letter, prepared by a qualified professional engineer under seal and permit to practice stamp to the satisfaction of Development Engineering, Utility Specialists. The fire flow letter shall identify the type of the development, address of the development, DP application and the fire flow required for the developing property using the Fire underwriters Survey Calculations (FUS). Letters can be submitted via email to:

   WA-ResourcesDevelopmentApprovals@calgary.ca.

   The available fire flow in the City's public water network is 10,000 LPM (2 hydrant flow) with 15m residual pressure under normal operating conditions. If the City water network does not have the flows available to meet the fire flow requirements of the developing property, the design of the building may need to be altered or the public water system may need to be upgraded at the developer's expense. If a fire sprinkler / standpipe system is to be installed, please provide the design flow/pressure requirement in the required fire flow letter, so Utility Specialists can evaluate if the existing public system can support the fire sprinkler/ standpipe system design.

10. Amend the plans to:

    Waste & Recycling Services - General
    a. Reduce the number of containers to 5. Multi-family residential dwelling units produce 0.23 m3 of combined waste per week. This application of 5 dwelling units is expected to produce 1.15 m3 of material per week. To reduce the number of carts in the lane, multi-family parcels (more than four dwelling units) may not be eligible to receive 3 carts for each unit from the City of Calgary.
    b. Relocate the proposed waste bins onto a shared common area.
    c. Ensure each waste stream can be maneuvered independently of the other two.

Mobility Engineering

11. The proposed development includes five individual driveways onto a collector road, which introduces multiple conflict points and compromises safety for all road users. Revise plans to include the following:

    - Consolidate or reduce the number of driveways to minimize access points on the collector road.
    - This could be achieved by flipping two of the five units to face the adjacent residential street to reduce traffic exposure and improve pedestrian safety.

12. Varsity Estate Dr NW is classified as a Collector Street and Varsity Estate Place NW is classified as a Residential Street; in accordance with the City's Design Guideline for Subdivision Servicing, a 2.0m wide sidewalks on collectors and 1.5m wide sidewalks on residentials are to be provided.

    - Amend plans to show removal and replacement of any substandard sidewalks to meet the minimum requirement and ensure existing and proposed dimensions are shown on plans. Indicate the proposed sidewalk (s) on the plan with adequate linework and hatching, so it can be distinguished between proposed

and existing. Please note that for 1.5m monolithic sidewalk with standard curb the actual sidewalk width is 1.61m, and for 2.0m sidewalks the dimension is 2.11m. Dimension the back of walk accordingly. Refer to Roads Construction 2021 Standard Specifications, Figure 37, File No 454.1013.009. Include a label for each street that says "Removal and replacement of the sidewalk will be constructed at the full expense of the developer."

Note: Curb and gutter are to be replaced with rolled curb and gutter as per the current Residential Street Standards. Where significant trees are to be retained, existing sidewalk width can remain within the drip line and transition to new width clear of the drip line.

13. Amend the site plans to provide cross sections with geodetic elevations through the adjacent public road, Varsity Estate Dr NW, and into the site. Provide geodetic elevations at top of curb, back of sidewalk and property line. The cross sections shall demonstrate how the site will tie-into approved road and boulevard grades. Minimum 2 cross sections (in addition to the driveway cross sections) are required at critical locations. Ensure that the boulevard is sloped-up at 2% from property line to top of curb. No retaining walls will be permitted within City right-of-way.

14. Amend the plans to provide a minimum distance of 6.0m between the garage door and the back-of-walk (BOW) for each unit. If a distance of 6.0m is not achievable, then the maximum distance between the garage door and the BOW is to be 2.5m or less.

15. Amend the plans to maintain a minimum grade of 2.0% for garage floor, toward the overhead garage door. The current configuration of 1.04% is not acceptable.

16. Amend the site plan to provide a minimum unobstructed width of 1.5m for internal walkways both beside Unit #5 and in-between Unit #3 and #4 to improve accessibility.

17. At existing driveway curb cut, update label that says "Existing curb cut to be closed and rehabilitated at the developer's expense."

18. Amend plans to provide detail for Class 1 Bicycle Stalls and ensure they meet minimum requirements as per the Land Use Bylaw and City's Bicycle Parking Handbook.

    In addition to the Land Use Bylaw and City's Bicycle Parking Handbook, ensure that:
    - Bicycle parking is in a secured structure such as a locker or controlled area and is protected from inclement weather.
    - Bicycle parking must be practical and reasonably convenient to ensure they offer an effective replacement for vehicular parking.
    - Show the internal dimensions of Class 1 stalls and provide rationale for the dimensions chosen. It must be shown that these lockers can fit an average sized, adult bicycle.
    - Provide the location of the door and direction of the door swing.
    - Have a 2.0m clearance between the locker doors and any barriers.

- Mobility recommends enclosed, horizontally secured to the ground for Class 1 stalls as this provides the safest and most accessible design for all ages, abilities and varying bicycle types.
- Vertically secured bicycle parking systems are not the most accessible designs for all ages, abilities and varying bicycle types.
- Provide the location of the door and full extent of the direction of the door swing.
- The detail is to show a plan and side view of the bicycle parking stalls
- Show the internal metric dimensions, including the door width.

Prior to Release Requirements

The following requirements shall be met prior to the release of the permit. All requirements shall be resolved to the satisfaction of the Approving Authority:

Planning

19. The Prior to Release Requirements will be finalized at the time of Development Authority decision.

Utility Engineering

20. Submit a Development Site Servicing Plan for review and acceptance from Utility Specialists, as required by Section 5 (2) of the Utility Site Servicing Bylaw 33M2005. Contact Utility Specialists for additional details. For further information, refer to the following:

    Development Site Servicing Plan Webpage
    https://www.calgary.ca/uep/water/specifications/water-development-resources/development-site-servicing-plans.html

    Development Site Servicing Plans CARL (requirement list)
    http://www.calgary.ca/PDA/pd/Pages/Permits/carl-building-development-permit-search.aspx

21. Amend the plans to:

    Waste & Recycling Services - General
    a. Provide metric dimensions and scale on all drawings for waste facilities.

22. After the Development Permit is approved but prior to its release, the landowner shall make payment of off-site levies pursuant to Bylaw 1H2024.
    The off-site levy is based on a 2025 development approval date and on the following:
    Phase Description Unit(s)
    1132 VARSITY ESTATES PL NW Existing Single: 1/New Grade: 5

    Based on the information above, the preliminary estimate is $18,762.00.
    Final estimate and payment instructions will be sent via email upon Development Permit approval.
    Should the landowner wish to defer the payment of the offsite levies to Development Completion Permit (DCP), an Offsite Levy Agreement will be required.

    To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist (DANIELA PAUL-GUTIERREZ at 587-215-6525 or daniela.paul-gutierrez@calgary.ca).

Mobility Engineering

23. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Roads Business Unit. The amount of the deposit is calculated by Roads and is based on 100% of the estimated cost of construction. The developer is responsible to arrange for the construction of the infrastructure with their own forces and to enter into an Indemnification Agreement with Roads at the time of construction (the security deposit will be used to secure the work).

    a. Construction of new driveway crossing on Varsity Estate Drive NW and Varsity Estate Place NW (number of crossings to be confirmed after receiving amended plans),
    b. Removal of existing sidewalk and construction of a new monolithic sidewalk (2.0m) on Varsity Estate Drive NW,
    c. Removal of existing sidewalk and construction of a new monolithic sidewalk (1.5m) on Varsity Estate Place NW,
    d. Construction of a new wheelchair ramp at the south-east corner of the intersection of Varsity Estate Dr and Varsity Estate Place NW,
    e. Construction of a receiving wheelchair ramp on the north side of Varsity Estate Drive NW, opposite to the one mention in d, for the north-south pedestrian crossing (and future crosswalk) across Varsity Estates Drive NW,
    f. Closure and removal of existing driveway crossing on Varsity Estate Place NW,
    g. Rehabilitation of existing driveway crossings, sidewalks, tree trenches, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

24. Remit payment (certified cheque, bank draft) for street light upgrades adjacent to site, if required within the public right-of-way to address the requirements of the Roads Business Unit. The amount is calculated by Roads the respective Business Unit and is based on 100% of the estimated cost of construction.

    The developer is responsible to coordinate the timing of the construction by City forces. The payment is non-refundable.

Permanent Conditions

The following permanent conditions shall apply:

Planning

25. The Permanent Conditions will be finalized at the time of Development Authority decision.

26. All rules of Land Use Bylaw 1P2007 apply, subject to any relaxations approved by the Development Authority in this development permit.

27. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.

28. No changes to the approved plans shall take place unless authorized by the Development Authority. If changes to the development occur or are proposed, a new development permit or revised plan application may be required.

29. A development completion permit must be issued for the development before the use is commenced or the development occupied. A development completion permit is independent from the requirements of City of Calgary Building Regulations inspections and permission for occupancy. Request a development completion permit inspection by visiting inspections.calgary.ca or call 403-268-5311.

30. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector Jackie Swartz at 403-620-3216 for an inspection.

    Any surface or subterranean damage to public parks resulting from the installation of building construction tiebacks or other construction practices requires remediation at the developer's expense, to the satisfaction of the Director, Parks. All materials associated with the encroachments must be removed and any subterranean and surface disturbances to the parcel must be remediated. All site remediations must be approved by the Parks Development Inspector. Contact the Development Inspector for an inspection.

31. No stockpiling or dumping of construction materials is permitted on the adjacent park / natural area / boulevard.

32. There shall be no construction access through the adjacent park / natural area (VAR678).

33. In order to ensure the integrity of existing public boulevard, no grade changes are permitted in the boulevard.

34. Point source drainage from the development site onto the adjacent park / natural space is not permitted, as such drainage will compromise the integrity of the site.

35. Stormwater or other drainage from the development site onto the adjacent park / natural area parcel is not permitted. Any drainage from private lots onto the adjacent park / natural area must be resolved to the satisfaction of the Director, Parks upon development completion of the subject site. Any damage resulting from unauthorized drainage will require restoration at the developer's expense. Resolution of drainage issues must be approved by the Parks Development Inspector. Contact the Development Inspector for an inspection.

Utility Engineering

36. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which comply with Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control. Any amendments to the ESC documents must comply with the requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control.

    For other projects where an erosion and sediment control report and/or drawings have not been required at the Prior to Release stage, the developer, or their designates, shall, as a minimum, develop an erosion and sediment control drawing and implement good housekeeping practices to protect onsite and offsite storm drains, and to prevent or mitigate the offsite transport of sediment by the forces of water, wind and construction traffic (mud-tracking) in accordance with the current edition of The City of Calgary Guidelines for Erosion and Sediment Control. Some examples of good housekeeping include stabilization of stockpiles, stabilized and designated construction entrances and exits, lot logs and perimeter controls, suitable storm inlet protection and dust control.

    For all soil disturbing projects, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions. The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/ud (under publications).

37. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
    a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment and Protected Areas and The City of Calgary (311).
    b. on City of Calgary lands or utility corridors, The City of Calgary, Climate and Environment (Contaminated Sites Section) must be immediately notified (311).

38. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Coordinator, Utility Specialist.

39. The grades indicated on the approved Development Site Servicing Plan must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.

40. After approval of the Development Permit but prior to issuance of a Development Completion Permit or any occupancy of the building, payment shall be made for off-site levies pursuant to Bylaw 1H2024.

41. Pursuant to Bylaw 1H2024, off-site levies are applicable.

Mobility Engineering

42. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Development Engineering. All work performed on public property shall be done in accordance with City standards.

43. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager, Development Engineering, at the applicant's expense, upon completion of the foundation. Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at roadsia@calgary.ca

44. The approved driveway(s) required for this development must be constructed to the ramp grades as shown on the approved Development Permit plans. Negative sloping of the driveway within the City boulevard is not acceptable. If actual grades do not match the approved grades, the developer/owner shall be responsible for all costs to remove and reconstruct the entire driveway ramp in accordance with approved grades.

Advisory Comments

The following advisory comments are provided as a courtesy to the Applicant and registered property owner. The comments represent some, but not all of the requirements contained in the Land Use Bylaw that must be complied with as part of this approval.

Planning

45. The Advisory Comments will be finalized at the time of Development Authority decision.

46. The Applicant may appeal the decision of the Development Authority, including any of the conditions of the development permit. If you decide to file an appeal, please refer to the notification of decision letter for the appropriate appeal body and appeal process.

47. The approval of this development permit does not limit in any way the application of any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline, nor does it constitute any permit or permission under any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline.

48. In addition to this development permit, building permits may also be required. Building permit applications may be submitted upon approval of the associated development permit. Contact Building Regulations at 403-268-5311 for further information.

49. This development permit has not been reviewed for potential issues with the National Building Code - current Alberta Edition. You may require a Building Permit in addition to this development permit in which case compliance with the Code will be assessed through a Building Permit application. Should a Building Permit review require changes to the approved development permit, the changes must be to the satisfaction of the Development Authority and are potentially subject to a new development permit.

50. There are many types of caveats and other agreements that can be registered on the title of the property that can restrict the ability to develop. The City has not reviewed or considered all instruments registered on the title to this property. Property owners must evaluate whether this development is in compliance with any documents registered on title.

51. ATCO
There are existing ATCO facilities in the area. If it should be necessary to lower, relocate or make any alterations to the existing facilities and/or appurtenances due to this project, please contact ATCO Gas Distribution at calgaryregiongasdesign@atcogas.com with a minimum of one (1) year notice to enable an adequate and timely response. Note that all alteration costs will be borne by the developer / owner.

52. ATCO

There are abandoned ATCO facilities in the work area. Please contact ATCO South Operations Dispatch at 403-245-7220 to confirm status of the gas lines at least 48 hours prior to excavation.

53. ATCO
If gas service is required, to avoid delays, the owner / developer should follow the steps listed on the ATCO website (New Natural Gas Service Line or Changes) or contact ATCO Customer Assistance Centre at 310-5678, or their local ATCO Gas Distribution agency office at their earliest convenience to discuss the service contract, gas load requirements, timing details and any associated costs. To avoid delays a minimum notice of 6 months is recommended. Note, each lot / unit is to have a separate service line.

54. The Streets Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land. No person shall remove, move, cut, or prune a Public Tree or cause a Public Tree to be removed, moved, cut or pruned without prior written authorization from the Director, Parks. A copy of the bylaw can be found at www.calgary.ca. Parks does not permit the removal of public trees to facilitate development unless all options to retain and protect are exhausted.

55. Tree plantings within City of Calgary boulevards and/or right of ways are subject to approval from Utility Line Assignment and Parks. No person shall plant trees or shrubbery on City Lands without prior written authorization from the Manager, Parks and in the case of walkways, medians, boulevards, and road rights of way, without additional prior written authorization from the Manager, Development Engineering.

56. Services should be shown on the plans in accordance with the Grade Slip granted by the City. If the servicing trench will be located within the dripline of an existing public tree, the applicant shall contact Urban Forestry or contact Development Site Servicing through 311 in attempt to avoid this conflict.

Utility Engineering

57. The developer is responsible for ensuring that:

a. The environmental conditions of the subject property and associated utility corridors meet appropriate regulatory criteria and appropriate environmental assessment, remediation, exposure control or risk management is undertaken.

b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan has been prepared, reviewed and accepted by the appropriate regulatory agency(s) including but not limited to Alberta Environment and Protected Areas.

c. The development conforms to any reviewed and accepted Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan.

d. All reports are prepared by a qualified professional in accordance with accepted guidelines, practices and procedures that include but are not limited to

those in the most recent versions of the Canadian Standards Association and City of Calgary Phase I & II Environmental Site Assessment Terms of Reference.

e. The development is in compliance with applicable environmental approvals, for example from Alberta Environment and Protected Areas, Alberta Energy Regulator and/or Natural Resources Conservation Board; as well, any related setback requirements, and landfill setback requirements as set out in the Subdivision and Development Regulation.

If the potential for methane generation or vapours from natural or contaminated soils and groundwater has been identified on the property, the developer is responsible for ensuring appropriate environmental assessment(s) of the property has been undertaken and appropriate measures are in place to protect the building(s) and utilities from the entry of methane or other vapours.

Issuance of this permit does not absolve the developer from complying with and ensuring the property is developed in accordance to applicable environmental legislation.

58. A new water connection is required to service the development and is available from - Varsity Estates DR NW or 100 Varsity Estates PL NW.

59. Show details of servicing and metering on Development Site Servicing Plan. Provide adequate water meter locations (100mm or larger, room adjacent to an exterior wall; 50mm or less, label water meter location) where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter.

60. Redundant services are to be disconnected at the source and new service installed at the owners expense.

61. Each unit must be individually metered.

62. Ensure that the water service separation from the foundation wall or piles is:
a. 4.0m (100mm service or larger), or
b. 3.0m (50mm service or smaller), or
c. 2.0m when the foundation wall or piles extends vertically a minimum of 2.0m below the invert of the water pipe.

63. The applicant must apply for water and sewer connections as per City Standards.

64. A new sanitary connection is required to service the development and is available from - Varsity Estates DR NW or 100 Varsity Estates PL NW.

65. A new storm sewer connection is required to service this development and is available from Varsity Estates DR NW.

66. Best Management Practices (BMPs) are activities or practices that are designed to reduce runoff volume and prevent or reduce the release of pollutants to receiving waters. Operation and maintenance manual and sample maintenance log shall be provided to the owner in case there are any BMPs located within the property as per the current Stormwater Management & Design Manual Section 4.13. Appropriate Source Control Practice checklists must be completed and

submitted to Development Approvals (http://www.calgary.ca/UEP/Water/Pages/Specifications/Submission-for-approval-/Development-Approvals-Submissions.aspx). For more information contact Development Planning at 403-268-6449.

67. The allowable stormwater run-off coefficient shall be 50 L/s/ha.

68. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100-year storm events.

69. Where possible, discharge of roof leaders should be directed onto grassed or pervious areas to help reduce the volume of runoff. Alternatively, the roof leaders may be directed to the on-site storm sewer system.

70. Each building shall be separately serviced from an on-site sanitary main except for ancillary buildings that are required and form an integral part of the development.

71. Ensure elevations of building slab and/or any building openings are 0.3m minimum above trap low spill elevations or the 100-year elevation, whichever is higher. The minimum grade within the lot adjacent to the trap low must be 0.3m higher than the 1:100-year elevation in the trap low or spill elevation, whichever is higher. This minimum grade must be achieved within a 6.0m distance from the common property line of the lot and the road right-of-way.

72. The gravel blanket below footing and basement slab will not be considered a substitute for weeping tile around the building footing.

73. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Utility Specialists prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit http://www.calgary.ca/UEP/Water/Pages/Watersheds-and-rivers/Erosion-and-sediment-control/Report-and-Drawings-Templates-and-Guides.aspx (Drainage Permit applications can be downloaded from this website).

74. Stormwater emergency escape routes must be to a public roadway.

75. The available fire flow in the adjacent City water main is 10,000 LPM with 15m residual pressure under normal operating conditions.

76. A minimum depth of 300mm topsoil for all sodded areas and 600mm for shrub and tree beds is to be used.

77. For questions and concerns regarding waste storage facilities, refer to the Development Reviews: Design Standards for the Storage and Collection of Waste
Found at: http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx

OR

Contact the Waste & Recycling Services Specialist/Development Engineering Generalist at 403-268-8445 for further site specific details.

78. Waste storage enclosures and collection areas shall be maintained and clear of snow and ice.

79. The waste and recycling enclosure shall be kept in a good state of repair at all times and the doors shall be kept closed while the enclosures are not actively in use for delivery or removal of refuse.

Mobility Engineering

80. The applicant is advised that the proposed driveways are along a Collector Road, Varsity Estate Dr NW, identified for a future on-street bikeway (which would be a continuation of the existing on-street bikeway on the same roadway east of 53 Street NW), , as per the City's 5A Network. Driveway locations and design should minimize potential conflict points with cyclists and maintain cyclist visibility, clear crossing areas and adequate sightlines.

81. Waste & Recycling Services will review the pickup operation of garbage bins and the staging area location to assess potential mobility conflicts.

ANDISON
RESIDENTIAL DESIGN

Detailed Review

Written Response (February 6, 2025)

DP2025-05349

DATE: Friday,February 6th, 2025
DP#: DP2025-05349
ADDRESS: 132 Varsity Estates Place NW
COMMUNITY: Varsity
LAND USE: H-GO
TO: Reza Bacchus
FROM: Quinn Hibbard
Andison Residential Design

Reza, please accept this as our written response to DR1 for DP. Please feel free to contact me should you have any questions or concerns with the response or amendments to the drawings.

Bylaw Discrepancies

Bylaw Discrepancies		
Regulation	**Standard**	**Provided**
1404 Planting Requirements	(4) The requirement for the provision of 1.0 tree is met where: (a) a deciduous tree has a minimum calliper of 60mm; or	Plans indicate 3 of the provided deciduous trees have a minimum calliper of 30mm. *It should be noted that under the Alberta Horticulture Guidebook, Siberian Larch is a deciduous tree.* The Larch trees have been replaced with Bristlecone Pine.
1406 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall.	Plans do not indicate the height of the proposed retaining wall. Address monument are now 1.2m in height as shown on 3/DP-03.

Prior to Decision Requirements

The following issues must be addressed by the Applicant through a written submission and amended plans prior to a decision by the Approving Authority:

ANDISON
RESIDENTIAL DESIGN

Detailed Review

Written Response (February 6, 2025)

DP2025-05349

Planning:

1. GENERAL
   Submit a complete digital set of the amended plans in PDF format and a separate PDF response letter that provides a point-by-point explanation as to how each of the Prior to Decision conditions were addressed and/or resolved. If Prior to Release conditions have been addressed in the amended plans, include a point-by-point explanation for these items as well. The submitted plans must comprehensively address the Prior to Decision conditions as specified in the DTR document. Ensure that all plans affected by the revisions are amended accordingly. To arrange the digital submission, please contact the File Manager directly.

   This information must be received, in its entirety, no later than 60 days from the date this DTR form was sent to the applicant and owner. If a complete submission is not received within the 60 day time frame, the development permit may be inactivated. Upon inactivation, the applicant and owner will receive written notice of the inactivation and of a further 30 day time frame within which the application may be reactivated subject to a reactivation fee. If the development permit application is not reactivated as per the written notification, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1.

   In the event that the application needs to be recirculated, a recirculation fee may be applied.
   Please find the new DR drawings attached in PDF form. You will find all changes to the drawings outlined in the Revision Schedule in the Title Block of each page and clouded for your reference.

2. **GENERAL**
   Amend plans to address the bylaw discrepancies noted on page 4 of this document. Alternatively, provide planning rationale in a written submission supporting any proposed relaxations to address the bylaw discrepancies noted on page 4 of this document.
   Please see the comments above for all changes to the drawings.

3. **ENMAX**
   Submit a letter from ENMAX Corporation indicating that the following issues are resolved:
   1. No tree is allowed to be planted within the URW, only lawn, flower beds, vegetable garden, and low shrubbery. Please consider the location of the underground cables so that adequate clearances are maintained.
   Trees have been relocated outside of the URW.

ANDISON RESIDENTIAL DESIGN

Detailed Review

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2. Please confirm that:
a. ENMAX Ground Disturbance Guidelines will be followed
b. There is no grade change exceeding +/-0.3m above ENMAX underground alignment
c. All contractors, prime or sub (excavating company) must contact ENMAX Hot Digs at hotdigs@enmax.com to obtain an ENMAX
Permission letter prior to disturbing the ground within 2 metres of any ENMAX underground facilities
The proposed resolution(s) may necessitate further DART review of amended plans.
Please contact the undersigned at EPC_Permits@enmax.com (Attention: Rodel Santiago or 403-514-2066) to resolve the issues.
All contractors will follow the ENMAX Ground Disturbance Guidelines.

4. URBAN DESIGN

Amend plans to better activate the street frontage along Varsity Estates Place NW (facing into the cul-de-sac). Move and rotate two units to face Varsity Estates Place NW. Consolidate driveway entrance and curb cut to one, for both these units, before flaring out driveway to meet each individual garage.
Per the request of Urban design we have re configured the buildings on the lot in order to have the duplex facing the cul-de-sac and the triplex will now face Varsity Estates drive NW.

5. URBAN DESIGN

Demonstrate how the adjacent parcels' privacy concerns, stemming from the proposed rooftop balconies, will be mitigated beyond to the proposed use of 2m frosted glass privacy screens.
The roof top balcony has been placed as far forward on the roof to prevent overlooking into the rear neighbour's property. We have 3.7m of roof along with the 2m privacy screen to prevent overlooking.

6. LANDSCAPING

Demonstrate how a driver's visibility will not be impeded by the proposed development, (e.g., landscaping, trees, building, parked cars) exiting Varsity Estates Place NW.
Consider amending plans to move proposed Rosthern Crabapple trees (#1) away from Varsity Estates Drive; switch proposed placements of the Rosthern Crabapple trees with the Mugo Pine shrubs in order to preserve sightlines for vehicles exiting Varsity Place NW onto Varsity Estates Drive NW.
The proposed Driveways will prevent street parking which will help with visibility that may occur on varsity estate drive. Due to the large utility right of way this has dictated where our trees

and buildings can be located which pushes us farther away from both roads and prevents trees from being planted near the road.

7. **LANDSCAPING**
   Enhanced on-site landscaping is recommended to improve the overall impact on the public realm and to create a buffer against the traffic along Varsity Estates Drive NW.
   Refer to the Landscape Design Guide for Small Residential Sites.
   Due to the utility right of way we are limited to lawn, flower beds, vegetable garden, and low shrubbery. This significantly limits what we can achieve on the property. Due to rotating the building we can now get some trees on the North side of the duplex to try and enhance the curb appeal with landscaping.

8. **LANDSCAPING**
   Consider retaining and protecting the two large coniferous trees located in the NW corner of the parcel. These trees are not public however, retaining these trees will further enhance the landscaping buffer between the proposed development and the adjacent parcel to the east, and the traffic along Varsity Estates Drive NW. Protecting these trees will also demonstrate a recognition of the contextual character of the neighbourhood.
   In order to ensure the integrity of these trees and roots, there should be a minimum 3 metre separation, ideally the full length of the canopy, between the trunk and any new/proposed structures, (i.e. driveways and walkways).
   Due to the proposed design we can not retain the existing trees.

Utility Engineering

9. Submit a fire flow letter, prepared by a qualified professional engineer under seal and permit to practice stamp to the satisfaction of Development Engineering, Utility Specialists. The fire flow letter shall identify the type of the development, address of the development, DP application and the fire flow required for the developing property using the Fire underwriters Survey Calculations (FUS). Letters can be submitted via email to: WA-ResourcesDevelopmentApprovals@calgary.ca.
   The available fire flow in the City's public water network is 10,000 LPM (2 hydrant flow) with 15m residual pressure under normal operating conditions. If the City water network does not have the flows available to meet the fire flow requirements of the developing property, the design of the building may need to be altered or the public water system may need to be upgraded at the developer's expense. If a fire sprinkler / standpipe system is to be installed, please provide the design flow/pressure requirement in the required fire flow letter, so Utility Specialists

can evaluate if the existing public system can support the fire sprinkler/ standpipe system design.
The engineer will provide a fire flow letter once completed.

10. Amend the plans to:
    Waste & Recycling Services - General
    a. Reduce the number of containers to 5. Multi-family residential dwelling units produce 0.23 m3 of combined waste per week. This application of 5 dwelling units is expected to produce 1.15 m3 of material per week. To reduce the number of carts in the lane, multi-family parcels (more than four dwelling units) may not be eligible to receive 3 carts for each unit from the City of Calgary.
    b. Relocate the proposed waste bins onto a shared common area.
    c. Ensure each waste stream can be maneuvered independently of the other two.
    We have provided ample space in the garage to house 3 bins per unit. Having a common area outside of the proposed buildings for bins will hinder the exterior design of the proposed building. Please inform us if we can have 3 bins per unit.

Mobility Engineering

11. The proposed development includes five individual driveways onto a collector road, which introduces multiple conflict points and compromises safety for all road users. Revise plans to include the following:
    - Consolidate or reduce the number of driveways to minimize access points on the collector road.
    - This could be achieved by flipping two of the five units to face the adjacent residential street to reduce traffic exposure and improve pedestrian safety.
    We have consolidated the duplex's driveway into the existing curb cut in the cul-de-sac per the city's request. The proposed individual driveways all exceed 6m in length and are intended to be a visitor parking stall to prevent street parking which is a big concern of the community.

12. Varsity Estate Dr NW is classified as a Collector Street and Varsity Estate Place NW is classified as a Residential Street; in accordance with the City's Design Guideline for Subdivision Servicing, a 2.0m wide sidewalks on collectors and 1.5m wide sidewalks on residentials are to be provided.
    - Amend plans to show removal and replacement of any substandard sidewalks to meet the minimum requirement and ensure existing and proposed dimensions are shown on plans. Indicate the proposed sidewalk (s) on the plan with adequate linework and hatching, so it can be distinguished between proposed and existing. Please note that for 1.5m monolithic

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sidewalk with standard curb the actual sidewalk width is 1.61m, and for 2.0m sidewalks the dimension is 2.11m. Dimension the back of walk accordingly. Refer to Roads Construction 2021 Standard Specifications, Figure 37, File No 454.1013.009. Include a label for each street that says "Removal and replacement of the sidewalk will be constructed at the full expense of the developer."
Note: Curb and gutter are to be replaced with rolled curb and gutter as per the current Residential Street Standards. Where significant trees are to be retained, existing sidewalk width can remain within the drip line and transition to new width clear of the drip line.
The sidewalk has been revised to show a 2m sidewalk and all notes can now be found on the site plan.

13. Amend the site plans to provide cross sections with geodetic elevations through the adjacent public road, Varsity Estate Dr NW, and into the site. Provide geodetic elevations at top of curb, back of sidewalk and property line. The cross sections shall demonstrate how the site will tie-into approved road and boulevard grades. Minimum 2 cross sections (in addition to the driveway cross sections) are required at critical locations. Ensure that the boulevard is sloped-up at 2% from property line to top of curb. No retaining walls will be permitted within City right-of-way.
All cross driveway cross sections can be found on DP-02 which contain all requested geodetics.

14. Amend the plans to provide a minimum distance of 6.0m between the garage door and the back-of-walk (BOW) for each unit. If a distance of 6.0m is not achievable, then the maximum distance between the garage door and the BOW is to be 2.5m or less.
All driveways exceed 6m.

15. Amend the plans to maintain a minimum grade of 2.0% for garage floor, toward the overhead garage door. The current configuration of 1.04% is not acceptable.
A slope requirement is not listed anywhere in the Bylaw 1P2007. The design and slope of the driveway will be designed to meet the national building code 2023 Alberta Edition.

16. Amend the site plan to provide a minimum unobstructed width of 1.5m for internal walkways both beside Unit #5 and in-between Unit #3 and #4 to improve accessibility.
The proposed gas and electric meters for building 1 have been relocated to the North side of the building to maintain the 1.5m unobstructed walkway. Unit 5 does not contain an internal walkway so the building is placed 1.2m from the rear property line as outlined in the bylaw. Proposed location can be found on floor plans and elevations.

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17. At existing driveway curb cut, update label that says "Existing curb cut to be closed and rehabilitated at the developer's expense."
    Note has been provided on the plans.

18. Amend plans to provide detail for Class 1 Bicycle Stalls and ensure they meet minimum requirements as per the Land Use Bylaw and City's Bicycle Parking Handbook.
    In addition to the Land Use Bylaw and City's Bicycle Parking Handbook, ensure that:
    - Bicycle parking is in a secured structure such as a locker or controlled area and is protected from inclement weather.
    - Bicycle parking must be practical and reasonably convenient to ensure they offer an effective replacement for vehicular parking.
    - Show the internal dimensions of Class 1 stalls and provide rationale for the dimensions chosen. It must be shown that these lockers can fit an average sized, adult bicycle.
    - Provide the location of the door and direction of the door swing.
    - Have a 2.0m clearance between the locker doors and any barriers.
    - Mobility recommends enclosed, horizontally secured to the ground for Class 1 stalls as this provides the safest and most accessible design for all ages, abilities and varying bicycle types.
    - Vertically secured bicycle parking systems are not the most accessible designs for all ages, abilities and varying bicycle types.
    - Provide the location of the door and full extent of the direction of the door swing.
    - The detail is to show a plan and side view of the bicycle parking stalls
    - Show the internal metric dimensions, including the door width.

    Bicycle parking is not required where a garage is provided as stated in 1413 in the bylaw. It states, "The minimum number of bicycle parking stalls – class 1 is calculated based on the sum of all units and suites at a rate of 1.0 stall per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage." All units are provided with a motor vehicle parking stall located in a private garage.

Prior to Release Requirements

The following requirements shall be met prior to the release of the permit. All requirements shall be resolved to the satisfaction of the Approving Authority:

Planning

19. The Prior to Release Requirements will be finalized at the time of Development Authority decision.

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Utility Engineering

20. Submit a Development Site Servicing Plan for review and acceptance from Utility Specialists, as required by Section 5 (2) of the Utility Site Servicing Bylaw 33M2005. Contact Utility Specialists for additional details. For further information, refer to the following:

    Development Site Servicing Plan Webpage

    https://www.calgary.ca/uep/water/specifications/water-development-resources/development-site-servicing-plans.html

    Development Site Servicing Plans CARL (requirement list)

    http://www.calgary.ca/PDA/pd/Pages/Permits/carl-building-development-permit-search.aspx

    Engineers have been engaged to provide a DSSP.

21. Amend the plans to:

    Waste & Recycling Services - General

    a. Provide metric dimensions and scale on all drawings for waste facilities.
       Waste area is now dimensioned on the floor plans.

22. After the Development Permit is approved but prior to its release, the landowner shall make payment of off-site levies pursuant to Bylaw 1H2024.

    The off-site levy is based on a 2025 development approval date and on the following:

    Phase Description Unit(s)

    1 132 VARSITY ESTATES PL NW Existing Single: 1/New Grade: 5

    Based on the information above, the preliminary estimate is $18,762.00.

    Final estimate and payment instructions will be sent via email upon Development Permit approval.

    Should the landowner wish to defer the payment of the offsite levies to Development Completion Permit (DCP), an Offsite Levy Agreement will be required.

    To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist (DANIELA PAUL-GUTIERREZ at 587-215-6525 or daniela.paul-gutierrez@calgary.ca). DP2025-05349

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Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311. Page 11 of 19

Payment will be made by the developer.

Mobility Engineering

23. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Roads Business Unit. The amount of the deposit is calculated by Roads and is based on 100% of the estimated cost of construction. The developer is responsible to arrange for the construction of the infrastructure with their own forces and to enter into an Indemnification Agreement with Roads at the time of construction (the security deposit will be used to secure the work).

    a. Construction of new driveway crossing on Varsity Estate Drive NW and Varsity Estate Place NW (number of crossings to be confirmed after receiving amended plans),

    b. Removal of existing sidewalk and construction of a new monolithic sidewalk (2.0m) on Varsity Estate Drive NW,

    c. Removal of existing sidewalk and construction of a new monolithic sidewalk (1.5m) on Varsity Estate Place NW,

    d. Construction of a new wheelchair ramp at the south-east corner of the intersection of Varsity Estate Dr and Varsity Estate Place NW,

    e. Construction of a receiving wheelchair ramp on the north side of Varsity Estate Drive NW, opposite to the one mention in d, for the north-south pedestrian crossing (and future crosswalk) across Varsity Estates Drive NW,

    f. Closure and removal of existing driveway crossing on Varsity Estate Place NW,

    g. Rehabilitation of existing driveway crossings, sidewalks, tree trenches, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

    Once a quote has been provided the developer will make the payment.

24. Remit payment (certified cheque, bank draft) for street light upgrades adjacent to site, if required within the public right-of-way to address the requirements of the Roads Business Unit.

ANDISON
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The amount is calculated by Roads the respective Business Unit and is based on 100% of the estimated cost of construction.

The developer is responsible to coordinate the timing of the construction by City forces. The payment is non-refundable.

If required, please provide a quote and the developer will make the payment.

If you have any questions with the response above and revisions made to the drawings, please feel free to contact me via phone or email.

Regards,

Quinn Hibbard
Architectural Technologist

P. [redacted]
E.
W

RESIDENTIAL DESIGN

220 - 739 11 Ave SW T2R 0E5
DESIGNING HOW YOU LIVE

March 5, 2026

Hibbard, Quinn

[redacted]

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2025-05349

Based on the plans received, your application has been reviewed in order to determine compliance with the Land Use Bylaw and applicable City policies. Any variance from the Land Use Bylaw or City policies may require further discussion or revision prior to a decision being rendered.

The City endeavors to render decisions on applications within specific service standards. Please assist us in meeting these targets by ensuring your resubmission is complete and made in a timely manner. Please submit a digital set of the amended plan, in PDF format, along with a detailed response letter on how each of the Prior to Decision and/or Prior to Release conditions have been addressed and/or resolved.

This information must be received, in its entirety, no later than May 4, 2026. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at (587) 891-3895 or by email at Reza.Bacchus@calgary.ca.

Sincerely,

REZA BACCHUS
Planner 1

Detailed Review 2 – Development Permit

Application Number:	**DP2025-05349**
Application Description:	New: Rowhouse Building (2 buildings)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	132 VARSITY ESTATES PL NW
Community:	VARSITY
Applicant:	Hibbard, Quinn
Date DR Sent:	March 5, 2026
Response Due Date:	May 4, 2026
Development Applications Review Team	
Planning:	REZA BACCHUS (587) 891-3895 Reza.Bacchus@calgary.ca
Utility Engineering:	BRAD O'KEEFE (403) 966-6846 Brad.O'keefe@calgary.ca
Mobility Engineering:	NABILA HAQUE Nabila.Haque@calgary.ca

General Comments

The applicant is proposing a new Rowhouse Building development consisting of two buildings: one containing two dwelling units, and one containing three dwelling units. Each dwelling unit has its own attached garage.

The subject parcel is located at 132 Varsity Estates Place NW, in the community of Varsity.

The subject parcel is located along a Collector Road (Varsity Estates DR NW), on the corner of a cul-de-sac. The subject parcel is lane less.

The subject parcel is within a Residential – Grade-Oriented Infill (R-CG) land use district. This is a Discretionary Use as per Land Use Bylaw 1P2007. However, there is currently a Land Use Amendment application in progress that proposes to change the subject parcel's land use district from Residential – Grade Oriented Infill (R-CG) District, to Housing – Grade Oriented (H-GO) District. As a result, **this application will be reviewed against the H-GO District rules**.

SDAB2026-0166

The applicant is advised this Development Permit application has garnered approximately 50 public submissions in opposition. Key concerns include potential:

- incompatibility with the existing neighbourhood character;
- inappropriate density, building massing, and height;
- shadowing impacts on adjacent parcels;
- negative impact on adjacent parcels' privacy;
- worsening of traffic/ pedestrian/ cyclist safety due increased on-street parking and traffic congestion;
- negative impact on visibility at the intersection of the cul-de-sac and Varsity Estates Dr NW;
- negative impact on visibility, safety, and the already limited on-street parking along Varsity Estates Dr NW due to excessive number of waste and recycle bins;
- incompatibility with current infrastructure capacity

The applicant is strongly encouraged to engage in meaningful dialogue with the community.

Comments on Relevant City Policies

Municipal Development Plan (MDP) (Statutory 2009)

According to the MDP's Urban Structure Map 1, the subject parcel is located within an Established Developed Residential Area. Established Areas are a type of Developed Residential Area and comprise of residential communities that were planned and developed between the 1950s and 1990s.

The following cited policy aligns with the applicant's proposed land use amendment.

3.5.3 Established Areas

Land Use Policy 3.5.3 a.

Encourage modest redevelopment of Established Areas.

South Shaganappi Communities Local Area Plan (Statutory – 2011)

According to the South Shaganappi Communities Local Area Plan's Urban Form Map (Map 3), the subject parcel is located within the Urban Form category Neighbourhood Flex. Urban form categories direct land use and built form in the South Shaganappi Communities. The Housing-Grade Oriented (H-GO) District can be designated on parcels located within a Neighbourhood Flex Urban Form category.

The **Low** Building Scale Modifier applies to the subject parcel and accommodates developments that are six stories or less.

The subject parcel is located within the Dalhousie Transition Zone. The LAP envisions this area will provide diverse housing types and choices for residents of different ages and lifestyles.

2.5.4.4 Dalhousie Station Area

The subject parcel is also located within a cul-de-sac (100 Varsity Estates Place NW). The following cited policy provides direction for developments located within a cul-de-sac.

2.5.4 Transit Station Areas

Transit Station Areas Policy 2.5.4 q.

Development located within a cul-de-sac that is not grade-oriented and greater than three storeys should:

i. be comprehensively planned and consolidate parcels within the cul-de-sac for greater development potential;
ii. incorporate road closure of the cul-de-sac;
iii. provide building stepback at the third storey or below along the shared property line or lane with Limited Scale modifier; and,
iv. explore opportunities to provide publicly accessible open space that integrates with the existing community.

Bylaw Discrepancies

Regulation	Standard	Provided
1404 Planting Requirements	(4) The requirement for the provision of 1.0 tree is met where: (a) a deciduous tree has a minimum calliper of 60mm; or	Plans indicate 3 of the provided deciduous trees have a minimum calliper of 30mm. *It should be noted that under the Alberta Horticulture Guidebook, Siberian Larch is a deciduous tree.* **Resolved as per DR 2 Amended Plans:** *The Larch trees have been replaced with Bristlecone Pine.*
1406 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall.	Plans do not indicate the height of the proposed retaining wall. **Resolved as per DR 2 Amended Plans:** *Address monuments are now 1.2m in height as shown on 3/DP-03.*

Prior to Decision Requirements

The following issues must be addressed by the Applicant through a written submission and amended plans prior to a decision by the Approving Authority:

Planning

1. GENERAL
Submit a complete digital set of the amended plans in PDF format and a separate PDF response letter that provides a point-by-point explanation as to how each of the Prior to Decision conditions were addressed and/or resolved. If Prior to Release conditions have been addressed in the amended plans, include a point-by-point explanation for these items as well. The submitted plans must comprehensively address the Prior to Decision conditions as specified in the DTR document. Ensure that all plans affected by the revisions are amended accordingly. To arrange the digital submission, please contact the File Manager directly.

   This information must be received, in its entirety, no later than 60 days from the date this DTR form was sent to the applicant and owner. If a complete submission is not received within the 60 day time frame, the development permit may be inactivated. Upon inactivation, the applicant and owner will receive written notice of the inactivation and of a further 30 day time frame within which the application may be reactivated subject to a reactivation fee. If the development permit application is not reactivated as per the written notification, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1.

   In the event that the application needs to be recirculated, a recirculation fee may be applied.

2. General
The approval of this Development Permit 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.

3. **DR 2 Update** - ENMAX
Submit a letter from ENMAX Corporation indicating that the following issues are resolved:

   Proposed shrubs inside the URW conflict with existing ENMAX underground cables per attached plan. Please locate the shrubs at least 1m away from the underground alignment if planting them along the side of the URW is not possible.

   Please contact the undersigned at EPC_Permits@enmax.com (Attention: Rodel Santiago or 403-514-2066) to resolve the issues.

   Until the above noted safety concerns are adequately addressed, this Development permit is not acceptable to ENMAX Power Corporation.

4. **DR 2 Update** - LANDSCAPING
Amend plans to indicate snow storage area (to accommodate snow cleared from the driveway) for each unit.

Utility Engineering

5. Submit a fire flow letter, prepared by a qualified professional engineer under seal and permit to practice stamp to the satisfaction of Development Engineering, Utility Specialists. The fire flow letter shall identify the type of the development, address of the development, DP application and the fire flow required for the developing property using the Fire underwriters Survey Calculations (FUS). Letters can be submitted via email to:

   WA-ResourcesDevelopmentApprovals@calgary.ca.

   The available fire flow in the City's public water network is 10,000 LPM (2 hydrant flow) with 15m residual pressure under normal operating conditions. If the City water network does not have the flows available to meet the fire flow requirements of the developing property, the design of the building may need to be altered or the public water system may need to be upgraded at the developer's expense. If a fire sprinkler / standpipe system is to be installed, please provide the design flow/pressure requirement in the required fire flow letter, so Utility Specialists can evaluate if the existing public system can support the fire sprinkler/ standpipe system design.

6. Amend the plans to:

   Waste & Recycling Services - General
   a. Reduce the number of containers to 5. Multi-family residential dwelling units produce 0.23 m3 of combined waste per week. This application of 5 dwelling units is expected to produce 1.15 m3 of material per week. To reduce the number of carts in the lane, multi-family parcels (more than four dwelling units) may not be eligible to receive 3 carts for each unit from the City of Calgary.
   b. Relocate the proposed waste bins onto a shared common area.
   c. Ensure each waste stream can be maneuvered independently of the other two.

   DR2 Update
   This is acceptable, however please be aware that the Waste Bylaw states that multi-family parcels (more than four dwelling units) may not be eligible to receive the standard residential 3 carts for each unit service from the City of Calgary.

Mobility Engineering

7. The proposed development includes five individual driveways onto a collector road, which introduces multiple conflict points and compromises safety for all road users. Revise plans to include the following:

- Consolidate or reduce the number of driveways to minimize access points on the collector road.
- This could be achieved by flipping two of the five units to face the adjacent residential street to reduce traffic exposure and improve pedestrian safety.

DR2 Update
Amend the plans to further consolidate the driveways serving Units 3, 4, and 5. At a minimum, consolidation of the driveways for Units 3 and 4 should be considered, with the objective of maximizing the separation distance from the intersection of Varsity Estate Drive NW and Varsity Estate Place NW.

8. Varsity Estate Dr NW is classified as a Collector Street and Varsity Estate Place NW is classified as a Residential Street; in accordance with the City's Design Guideline for Subdivision Servicing, a 2.0m wide sidewalks on collectors and 1.5m wide sidewalks on residentials are to be provided.

- Amend plans to show removal and replacement of any substandard sidewalks to meet the minimum requirement and ensure existing and proposed dimensions are shown on plans. Indicate the proposed sidewalk (s) on the plan with adequate linework and hatching, so it can be distinguished between proposed and existing. Please note that for 1.5m monolithic sidewalk with standard curb the actual sidewalk width is 1.61m, and for 2.0m sidewalks the dimension is 2.11m. Dimension the back of walk accordingly. Refer to Roads Construction 2021 Standard Specifications, Figure 37, File No 454.1013.009. Include a label for each street that says "Removal and replacement of the sidewalk will be constructed at the full expense of the developer."

Note: Curb and gutter are to be replaced with rolled curb and gutter as per the current Residential Street Standards. Where significant trees are to be retained, existing sidewalk width can remain within the drip line and transition to new width clear of the drip line.

DR2 Update
Amend the plans to provide 1.5m sidewalk along Varsity Estate Place NW which is classified as a Residential Street; in accordance with the City's Design Guideline for Subdivision Servicing, a 1.5m wide sidewalks on residentials are to be provided.

- Indicate the proposed sidewalk (s) on the plan with adequate linework and hatching, so it can be distinguished between proposed and existing. **Please note that for 1.5m monolithic sidewalk with standard curb the actual sidewalk width is 1.61m**. Dimension the back of walk accordingly. Refer to Roads Construction 2021 Standard Specifications, Figure 37, File No 454.1013.009, when standard curb.

- Include a label for each street that says "The sidewalk will be constructed at the full expense of the developer."

- Provide a corner wheelchair ramp at the south-east corner of the intersection of Varsity Estate Drive NW and Varsity Estate Place NW , in accordance with Roads Construction 2021 Standard Specifications, Figure 42, File No. 454.1013.001. In addition, provide a receiving wheelchair ramp on the north side of Varsity Estate Drive NW, opposite to the one mention above, for the north-south pedestrian crossing (and future crosswalk) across Varsity Estates Drive NW.

9. Amend the site plans to provide cross sections with geodetic elevations through the adjacent public road, Varsity Estate Dr NW, and into the site. Provide geodetic elevations at top of curb, back of sidewalk and property line. The cross sections shall demonstrate how the site will tie-into approved road and boulevard grades. Minimum 2 cross sections (in addition to the driveway cross sections) are required at critical locations. Ensure that the boulevard is sloped-up at 2% from property line to top of curb. No retaining walls will be permitted within City right-of-way.

DR2 Update
Amend the plans to provide minimum 2 boulevards cross-sections (in addition to the driveway cross sections) through the adjacent public road, Varsity Estate Dr NW, and into the site, ensuring the boulevard is sloped-up at 2% from property line to top of curb.

- Amend the plans to update the Driveway Cross-sections for Unit 1 and Unit 2 with the new monolithic sidewalk required to be constructed.

- Please confirm if the direct vehicular accesses to the subject property to be provided as low-profile rolled curbs instead of standard residential driveway with flares.

10. Amend the plans to maintain a minimum grade of 2.0% for garage floor, toward the overhead garage door. The current configuration of 1.04% is not acceptable.

DR2 Update
Mobility acknowledges that the City of Calgary Land Use Bylaw and National Building Code of Canada (AB version, 2020) do not explicitly prescribe a numeric minimum slope of 2.0% for garage floors. However, while the City¿s Building Code requires garage floors to be sloped to drain toward the outdoors, widely adopted international building code provide guidance on what constitutes adequate positive drainage and indicate that impervious surfaces within 3.0 m (10 ft) of a building foundation should be sloped a minimum of 2.0% away from the structure. Slopes below 2.0% are generally insufficient to function effectively and frequently result in unintended water ponding. This is particularly problematic in garage environments, where snow and ice are routinely tracked in by vehicle tires. In addition, routine activities such as garage cleaning with water increase the risk of moisture retention, concrete deterioration (spalling), and slippery or hazardous walking conditions for residents accessing parked vehicles.

As such a minimum 2.0% garage floor slope toward the overhead garage door is a widely accepted and consistently applied standard in the building industry in Calgary. Mobility reviews apply this minimum slope requirement at the Development Permit stage to ensure proper drainage, durability of construction materials, and safe day?to?day use of garage spaces.

Please amend the plans to maintain a minimum grade of 2.0% for garage floor, toward the overhead garage door.

Prior to Release Requirements

The following requirements shall be met prior to the release of the permit. All requirements shall be resolved to the satisfaction of the Approving Authority:

Planning

11. The Prior to Release Requirements will be finalized at the time of Development Authority decision.

Utility Engineering

12. Submit a Development Site Servicing Plan for review and acceptance from Utility Specialists, as required by Section 5 (2) of the Utility Site Servicing Bylaw 33M2005. Contact Utility Specialists for additional details. For further information, refer to the following:

    Development Site Servicing Plan Webpage
    https://www.calgary.ca/uep/water/specifications/water-development-resources/development-site-servicing-plans.html

    Development Site Servicing Plans CARL (requirement list)
    http://www.calgary.ca/PDA/pd/Pages/Permits/carl-building-development-permit-search.aspx

13. Amend the plans to:

    Waste & Recycling Services - General
    a. Provide metric dimensions and scale on all drawings for waste facilities.

14. After the Development Permit is approved but prior to its release, the landowner shall make payment of off-site levies pursuant to Bylaw 1H2024.
    The off-site levy is based on a 2025 development approval date and on the following:
    Phase Description Unit(s)
    1132 VARSITY ESTATES PL NW Existing Single: 1/New Grade: 5

    Based on the information above, the preliminary estimate is $18,762.00.
    Final estimate and payment instructions will be sent via email upon Development Permit approval.
    Should the landowner wish to defer the payment of the offsite levies to Development Completion Permit (DCP), an Offsite Levy Agreement will be required.

    To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist (DANIELA PAUL-GUTIERREZ at 587-215-6525 or daniela.paul-gutierrez@calgary.ca).

SDAB2026-0166

Mobility Engineering

15. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Roads Business Unit. The amount of the deposit is calculated by Roads and is based on 100% of the estimated cost of construction. The developer is responsible to arrange for the construction of the infrastructure with their own forces and to enter into an Indemnification Agreement with Roads at the time of construction (the security deposit will be used to secure the work).

    a. Construction of new driveway crossing on Varsity Estate Drive NW and Varsity Estate Place NW (number of crossings to be confirmed after receiving amended plans),
    b. Removal of existing sidewalk and construction of a new monolithic sidewalk (2.0m) on Varsity Estate Drive NW,
    c. Removal of existing sidewalk and construction of a new monolithic sidewalk (1.5m) on Varsity Estate Place NW,
    d. Construction of a new wheelchair ramp at the south-east corner of the intersection of Varsity Estate Dr and Varsity Estate Place NW,
    e. Construction of a receiving wheelchair ramp on the north side of Varsity Estate Drive NW, opposite to the one mention in d, for the north-south pedestrian crossing (and future crosswalk) across Varsity Estates Drive NW,
    f. Closure and removal of existing driveway crossing on Varsity Estate Place NW,
    g. Rehabilitation of existing driveway crossings, sidewalks, tree trenches, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

16. Remit payment (certified cheque, bank draft) for street light upgrades adjacent to site, if required within the public right-of-way to address the requirements of the Roads Business Unit. The amount is calculated by Roads the respective Business Unit and is based on 100% of the estimated cost of construction.

    The developer is responsible to coordinate the timing of the construction by City forces. The payment is non-refundable.

Permanent Conditions

The following permanent conditions shall apply:

Planning

17. The Permanent Conditions will be finalized at the time of Development Authority decision.

18. All rules of Land Use Bylaw 1P2007 apply, subject to any relaxations approved by the Development Authority in this development permit.

19. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.

20. No changes to the approved plans shall take place unless authorized by the Development Authority. If changes to the development occur or are proposed, a new development permit or revised plan application may be required.

21. A development completion permit must be issued for the development before the use is commenced or the development occupied. A development completion permit is independent from the requirements of City of Calgary Building Regulations inspections and permission for occupancy. Request a development completion permit inspection by visiting inspections.calgary.ca or call 403-268-5311.

22. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector Jackie Swartz at 403-620-3216 for an inspection.

    Any surface or subterranean damage to public parks resulting from the installation of building construction tiebacks or other construction practices requires remediation at the developer's expense, to the satisfaction of the Director, Parks. All materials associated with the encroachments must be removed and any subterranean and surface disturbances to the parcel must be remediated. All site remediations must be approved by the Parks Development Inspector. Contact the Development Inspector for an inspection.

23. No stockpiling or dumping of construction materials is permitted on the adjacent park / natural area / boulevard.

24. There shall be no construction access through the adjacent park / natural area (VAR678).

25. In order to ensure the integrity of existing public boulevard, no grade changes are permitted in the boulevard.

26. Point source drainage from the development site onto the adjacent park / natural space is not permitted, as such drainage will compromise the integrity of the site.

27. Stormwater or other drainage from the development site onto the adjacent park / natural area parcel is not permitted. Any drainage from private lots onto the adjacent park / natural area must be resolved to the satisfaction of the Director, Parks upon development completion of the subject site. Any damage resulting from unauthorized drainage will require restoration at the developer's expense. Resolution of drainage issues must be approved by the Parks Development Inspector. Contact the Development Inspector for an inspection.

Utility Engineering

28. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which comply with Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control. Any amendments to the ESC documents must comply with the requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control.

    For other projects where an erosion and sediment control report and/or drawings have not been required at the Prior to Release stage, the developer, or their designates, shall, as a minimum, develop an erosion and sediment control drawing and implement good housekeeping practices to protect onsite and offsite storm drains, and to prevent or mitigate the offsite transport of sediment by the forces of water, wind and construction traffic (mud-tracking) in accordance with the current edition of The City of Calgary Guidelines for Erosion and Sediment Control. Some examples of good housekeeping include stabilization of stockpiles, stabilized and designated construction entrances and exits, lot logs and perimeter controls, suitable storm inlet protection and dust control.

    For all soil disturbing projects, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions. The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/ud (under publications).

29. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
    a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment and Protected Areas and The City of Calgary (311).
    b. on City of Calgary lands or utility corridors, The City of Calgary, Climate and Environment (Contaminated Sites Section) must be immediately notified (311).

30. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Coordinator, Utility Specialist.

31. The grades indicated on the approved Development Site Servicing Plan must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.

32. After approval of the Development Permit but prior to issuance of a Development Completion Permit or any occupancy of the building, payment shall be made for off-site levies pursuant to Bylaw 1H2024.

33. Pursuant to Bylaw 1H2024, off-site levies are applicable.

Mobility Engineering

34. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Development Engineering. All work performed on public property shall be done in accordance with City standards.

35. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager, Development Engineering, at the applicant's expense, upon completion of the foundation. Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at roadsia@calgary.ca

36. The approved driveway(s) required for this development must be constructed to the ramp grades as shown on the approved Development Permit plans. Negative sloping of the driveway within the City boulevard is not acceptable. If actual grades do not match the approved grades, the developer/owner shall be responsible for all costs to remove and reconstruct the entire driveway ramp in accordance with approved grades.

Advisory Comments

The following advisory comments are provided as a courtesy to the Applicant and registered property owner. The comments represent some, but not all of the requirements contained in the Land Use Bylaw that must be complied with as part of this approval.

Planning

37. The Advisory Comments will be finalized at the time of Development Authority decision.

38. The Applicant may appeal the decision of the Development Authority, including any of the conditions of the development permit. If you decide to file an appeal, please refer to the notification of decision letter for the appropriate appeal body and appeal process.

39. The approval of this development permit does not limit in any way the application of any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline, nor does it constitute any permit or permission under any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline.

40. In addition to this development permit, building permits may also be required. Building permit applications may be submitted upon approval of the associated development permit. Contact Building Regulations at 403-268-5311 for further information.

41. This development permit has not been reviewed for potential issues with the National Building Code - current Alberta Edition. You may require a Building Permit in addition to this development permit in which case compliance with the Code will be assessed through a Building Permit application. Should a Building Permit review require changes to the approved development permit, the changes must be to the satisfaction of the Development Authority and are potentially subject to a new development permit.

42. There are many types of caveats and other agreements that can be registered on the title of the property that can restrict the ability to develop. The City has not reviewed or considered all instruments registered on the title to this property. Property owners must evaluate whether this development is in compliance with any documents registered on title.

43. ATCO
There are existing ATCO facilities in the area. If it should be necessary to lower, relocate or make any alterations to the existing facilities and/or appurtenances due to this project, please contact ATCO Gas Distribution at calgaryregiongasdesign@atcogas.com with a minimum of one (1) year notice to enable an adequate and timely response. Note that all alteration costs will be borne by the developer / owner.

44. ATCO

There are abandoned ATCO facilities in the work area. Please contact ATCO South Operations Dispatch at 403-245-7220 to confirm status of the gas lines at least 48 hours prior to excavation.

45. ATCO
If gas service is required, to avoid delays, the owner / developer should follow the steps listed on the ATCO website (New Natural Gas Service Line or Changes) or contact ATCO Customer Assistance Centre at 310-5678, or their local ATCO Gas Distribution agency office at their earliest convenience to discuss the service contract, gas load requirements, timing details and any associated costs. To avoid delays a minimum notice of 6 months is recommended. Note, each lot / unit is to have a separate service line.

46. The Streets Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land. No person shall remove, move, cut, or prune a Public Tree or cause a Public Tree to be removed, moved, cut or pruned without prior written authorization from the Director, Parks. A copy of the bylaw can be found at www.calgary.ca. Parks does not permit the removal of public trees to facilitate development unless all options to retain and protect are exhausted.

47. Tree plantings within City of Calgary boulevards and/or right of ways are subject to approval from Utility Line Assignment and Parks. No person shall plant trees or shrubbery on City Lands without prior written authorization from the Manager, Parks and in the case of walkways, medians, boulevards, and road rights of way, without additional prior written authorization from the Manager, Development Engineering.

48. Services should be shown on the plans in accordance with the Grade Slip granted by the City. If the servicing trench will be located within the dripline of an existing public tree, the applicant shall contact Urban Forestry or contact Development Site Servicing through 311 in attempt to avoid this conflict.

Utility Engineering

49. The developer is responsible for ensuring that:

a. The environmental conditions of the subject property and associated utility corridors meet appropriate regulatory criteria and appropriate environmental assessment, remediation, exposure control or risk management is undertaken.

b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan has been prepared, reviewed and accepted by the appropriate regulatory agency(s) including but not limited to Alberta Environment and Protected Areas.

c. The development conforms to any reviewed and accepted Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan.

d. All reports are prepared by a qualified professional in accordance with accepted guidelines, practices and procedures that include but are not limited to

those in the most recent versions of the Canadian Standards Association and City of Calgary Phase I & II Environmental Site Assessment Terms of Reference.

e. The development is in compliance with applicable environmental approvals, for example from Alberta Environment and Protected Areas, Alberta Energy Regulator and/or Natural Resources Conservation Board; as well, any related setback requirements, and landfill setback requirements as set out in the Subdivision and Development Regulation.

If the potential for methane generation or vapours from natural or contaminated soils and groundwater has been identified on the property, the developer is responsible for ensuring appropriate environmental assessment(s) of the property has been undertaken and appropriate measures are in place to protect the building(s) and utilities from the entry of methane or other vapours.

Issuance of this permit does not absolve the developer from complying with and ensuring the property is developed in accordance to applicable environmental legislation.

50. A new water connection is required to service the development and is available from - Varsity Estates DR NW or 100 Varsity Estates PL NW.

51. Show details of servicing and metering on Development Site Servicing Plan. Provide adequate water meter locations (100mm or larger, room adjacent to an exterior wall; 50mm or less, label water meter location) where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter.

52. Redundant services are to be disconnected at the source and new service installed at the owners expense.

53. Each unit must be individually metered.

54. Ensure that the water service separation from the foundation wall or piles is:
a. 4.0m (100mm service or larger), or
b. 3.0m (50mm service or smaller), or
c. 2.0m when the foundation wall or piles extends vertically a minimum of 2.0m below the invert of the water pipe.

55. The applicant must apply for water and sewer connections as per City Standards.

56. A new sanitary connection is required to service the development and is available from - Varsity Estates DR NW or 100 Varsity Estates PL NW.

57. A new storm sewer connection is required to service this development and is available from Varsity Estates DR NW.

58. Best Management Practices (BMPs) are activities or practices that are designed to reduce runoff volume and prevent or reduce the release of pollutants to receiving waters. Operation and maintenance manual and sample maintenance log shall be provided to the owner in case there are any BMPs located within the property as per the current Stormwater Management & Design Manual Section 4.13. Appropriate Source Control Practice checklists must be completed and

submitted to Development Approvals (http://www.calgary.ca/UEP/Water/Pages/Specifications/Submission-for-approval-/Development-Approvals-Submissions.aspx). For more information contact Development Planning at 403-268-6449.

59. The allowable stormwater run-off coefficient shall be 50 L/s/ha.

60. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100-year storm events.

61. Where possible, discharge of roof leaders should be directed onto grassed or pervious areas to help reduce the volume of runoff. Alternatively, the roof leaders may be directed to the on-site storm sewer system.

62. Each building shall be separately serviced from an on-site sanitary main except for ancillary buildings that are required and form an integral part of the development.

63. Ensure elevations of building slab and/or any building openings are 0.3m minimum above trap low spill elevations or the 100-year elevation, whichever is higher. The minimum grade within the lot adjacent to the trap low must be 0.3m higher than the 1:100-year elevation in the trap low or spill elevation, whichever is higher. This minimum grade must be achieved within a 6.0m distance from the common property line of the lot and the road right-of-way.

64. The gravel blanket below footing and basement slab will not be considered a substitute for weeping tile around the building footing.

65. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Utility Specialists prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit http://www.calgary.ca/UEP/Water/Pages/Watersheds-and-rivers/Erosion-and-sediment-control/Report-and-Drawings-Templates-and-Guides.aspx (Drainage Permit applications can be downloaded from this website).

66. Stormwater emergency escape routes must be to a public roadway.

67. The available fire flow in the adjacent City water main is 10,000 LPM with 15m residual pressure under normal operating conditions.

68. A minimum depth of 300mm topsoil for all sodded areas and 600mm for shrub and tree beds is to be used.

69. For questions and concerns regarding waste storage facilities, refer to the Development Reviews: Design Standards for the Storage and Collection of Waste
Found at: http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx

OR

Contact the Waste & Recycling Services Specialist/Development Engineering Generalist at 403-268-8445 for further site specific details.

70. Waste storage enclosures and collection areas shall be maintained and clear of snow and ice.

71. The waste and recycling enclosure shall be kept in a good state of repair at all times and the doors shall be kept closed while the enclosures are not actively in use for delivery or removal of refuse.

72. As the development application has not met the standards in either the current City of Calgary standards - Development Reviews: Design Standards for the Storage and Collection Waste or the current Waste Bylaw, the development may not be eligible to receive collection service from The City of Calgary.

Mobility Engineering

73. The applicant is advised that the proposed driveways are along a Collector Road, Varsity Estate Dr NW, identified for a future on-street bikeway (which would be a continuation of the existing on-street bikeway on the same roadway east of 53 Street NW), , as per the City's 5A Network. Driveway locations and design should minimize potential conflict points with cyclists and maintain cyclist visibility, clear crossing areas and adequate sightlines.

74. Waste & Recycling Services will review the pickup operation of garbage bins and the staging area location to assess potential mobility conflicts.

Richview *Engineering Inc.*
Unit 130, 201 38Ave NE
Calgary AB T2E2M3 Tel: [redacted]

March 23, 2026 Our file#: 2604

City of Calgary

Attn To Who May Concern

Re: Fire Flow Letter for DP2025-05349 .

We provide the following summary of the Required Fire Flow (RFF) for the above referenced project. In accordance with the City of Calgary's instructions, the fire flow demand has been calculated based on the Fire Underwriters Survey (FUS) guideline for Water Supply for Public Fire Protection (2020).

DP Number : DP2025-05349

Project Address : 132 VARSITY ESTATES PL NW

Type of Building : 2 four-story Residential buildings without Sprinkler System.

Available Fire Flow provided from City of Calgary : 10,000 LPM

Required Fire Flow calculated : 11,900LPM

The required fire flow is greater than the available fire flow provided by City.

Should you have any concern or question, please feel free to contact myself @ [redacted]
Yours truly,

PROFESSIONAL ENGINEER ALBERTA
BIN (ROBIN) LI
Member ID:72446
2026-03-23

Robin Li
Richview Engineering Inc

ANDISON
RESIDENTIAL DESIGN

Detailed Review

Written Response (April 16, 2025)

DP2025-05349

DATE: Monday, April 13, 2025
DP#: DP2025-05349
ADDRESS: 132 Varsity Estates Place NW
COMMUNITY: Varsity
LAND USE: H-GO
TO: Reza Bacchus
FROM: Quinn Hibbard
Andison Residential Design

Reza, please accept this as our written response to DR1 for DP. Please feel free to contact me should you have any questions or concerns with the response or amendments to the drawings.

Bylaw Discrepancies

Bylaw Discrepancies		
Regulation	**Standard**	**Provided**
1404 Planting Requirements	(4) The requirement for the provision of 1.0 tree is met where: (a) a deciduous tree has a minimum calliper of 60mm; or	Plans indicate 3 of the provided deciduous trees have a minimum calliper of 30mm. *It should be noted that under the Alberta Horticulture Guidebook, Siberian Larch is a deciduous tree.* Resolved as per DR 2 Amended Plans: The Larch trees have been replaced with Bristlecone Pine.
1406 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall.	Plans do not indicate the height of the proposed retaining wall. Resolved as per DR 2 Amended Plans: Address monuments are now 1.2m in height as shown on 3/DP-03.

Prior to Decision Requirements

The following issues must be addressed by the Applicant through a written submission and amended plans prior to a decision by the Approving Authority:

ANDISON
RESIDENTIAL DESIGN

Detailed Review

Written Response (April 16, 2025)

DP2025-05349

Planning:

1. GENERAL
   Submit a complete digital set of the amended plans in PDF format and a separate PDF response letter that provides a point-by-point explanation as to how each of the Prior to Decision conditions were addressed and/or resolved. If Prior to Release conditions have been addressed in the amended plans, include a point-by-point explanation for these items as well. The submitted plans must comprehensively address the Prior to Decision conditions as specified in the DTR document. Ensure that all plans affected by the revisions are amended accordingly. To arrange the digital submission, please contact the File Manager directly.

   This information must be received, in its entirety, no later than 60 days from the date this DTR form was sent to the applicant and owner. If a complete submission is not received within the 60 day time frame, the development permit may be inactivated. Upon inactivation, the applicant and owner will receive written notice of the inactivation and of a further 30 day time frame within which the application may be reactivated subject to a reactivation fee. If the development permit application is not reactivated as per the written notification, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1.

   In the event that the application needs to be recirculated, a recirculation fee may be applied.
   Please find the new DR drawings attached in PDF form. You will find all changes to the drawings outlined in the Revision Schedule in the Title Block of each page and clouded for your reference.

2. **GENERAL**
   The approval of this Development Permit 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.
   Once Land Use amendments have been approved I will pass all necessary information of the approval your way.

ANDISON RESIDENTIAL DESIGN

Detailed Review

Written Response (April 16, 2025)

DP2025-05349

3. **ENMAX**
   Submit a letter from ENMAX Corporation indicating that the following issues are resolved:
   Proposed shrubs inside the URW conflict with existing ENMAX underground cables per attached plan. Please locate the shrubs at least 1m away from the underground alignment if planting them along the side of the URW is not possible.
   Please contact the undersigned at EPC_Permits@enmax.com (Attention: Rodel Santiago or 403-514-2066) to resolve the issues.
   Until the above noted safety concerns are adequately addressed, this Development permit is not acceptable to ENMAX Power Corporation.
   Landscaping plan has been revised to relocate the shrubs to a minimum of 1.0m from Enmax underground alignment. Rodel has given his approval of the plans given that we contact Utility Safety Partners (1-800-242-3447) to locate the actual ENMAX UG cable location, prior to planting.

4. **DR 2 Update** - LANDSCAPING
   Amend plans to indicate snow storage area (to accommodate snow cleared from the driveway) for each unit.
   Snow storage areas can now be found on landscaping plan beside the driveways.

Utility Engineering

5. Submit a fire flow letter, prepared by a qualified professional engineer under seal and permit to practice stamp to the satisfaction of Development Engineering, Utility Specialists. The fire flow letter shall identify the type of the development, address of the development, DP application and the fire flow required for the developing property using the Fire underwriters Survey Calculations (FUS). Letters can be submitted via email to: WA-ResourcesDevelopmentApprovals@calgary.ca.
   The available fire flow in the City's public water network is 10,000 LPM (2 hydrant flow) with 15m residual pressure under normal operating conditions. If the City water network does not have the flows available to meet the fire flow requirements of the developing property, the design of the building may need to be altered or the public water system may need to be upgraded at the developer's expense. If a fire sprinkler / standpipe system is to be installed, please provide the design flow/pressure requirement in the required fire flow letter, so Utility Specialists can evaluate if the existing public system can support the fire sprinkler/ standpipe system design.
   The engineer will provide a fire flow letter once completed.

ANDISON RESIDENTIAL DESIGN

Detailed Review

Written Response (April 16, 2025)

DP2025-05349

6. Amend the plans to:
   Waste & Recycling Services - General
   a. Reduce the number of containers to 5. Multi-family residential dwelling units produce 0.23 m3 of combined waste per week. This application of 5 dwelling units is expected to produce 1.15 m3 of material per week. To reduce the number of carts in the lane, multi-family parcels (more than four dwelling units) may not be eligible to receive 3 carts for each unit from the City of Calgary.
   b. Relocate the proposed waste bins onto a shared common area.
   c. Ensure each waste stream can be maneuvered independently of the other two.

   DR2 Update
   This is acceptable, however please be aware that the Waste Bylaw states that multi-family parcels (more than four dwelling units) may not be eligible to receive the standard residential 3 carts for each unit service from the City of Calgary.
   Separate bins would be the most ideal situation for the project. However there is an option to do a screened in shared bin area for building 1 if we do not qualify for individual bins.

   Mobility Engineering
7. The proposed development includes five individual driveways onto a collector road, which introduces multiple conflict points and compromises safety for all road users. Revise plans to include the following:
   - Consolidate or reduce the number of driveways to minimize access points on the collector road.
   - This could be achieved by flipping two of the five units to face the adjacent residential street to reduce traffic exposure and improve pedestrian safety.

   DR2 Update
   Amend the plans to further consolidate the driveways serving Units 3, 4, and 5. At a minimum, consolidation of the driveways for Units 3 and 4 should be considered, with the objective of maximizing the separation distance from the intersection of Varsity Estate Drive NW and Varsity Estate Place NW.
   The updated plans now show consolidated driveways for Units 3 and 4.

ANDISON RESIDENTIAL DESIGN

Detailed Review

Written Response (April 16, 2025)

DP2025-05349

8. Varsity Estate Dr NW is classified as a Collector Street and Varsity Estate Place NW is classified as a Residential Street; in accordance with the City's Design Guideline for Subdivision Servicing, a 2.0m wide sidewalks on collectors and 1.5m wide sidewalks on residentials are to be provided.
   - Amend plans to show removal and replacement of any substandard sidewalks to meet the minimum requirement and ensure existing and proposed dimensions are shown on plans. Indicate the proposed sidewalk (s) on the plan with adequate linework and hatching, so it can be distinguished between proposed and existing. Please note that for 1.5m monolithic sidewalk with standard curb the actual sidewalk width is 1.61m, and for 2.0m sidewalks the dimension is 2.11m. Dimension the back of walk accordingly. Refer to Roads Construction 2021 Standard Specifications, Figure 37, File No 454.1013.009. Include a label for each street that says "Removal and replacement of the sidewalk will be constructed at the full expense of the developer."
   Note: Curb and gutter are to be replaced with rolled curb and gutter as per the current Residential Street Standards. Where significant trees are to be retained, existing sidewalk width can remain within the drip line and transition to new width clear of the drip line.

   DR2 Update
   Amend the plans to provide 1.5m sidewalk along Varsity Estate Place NW which is classified as a Residential Street; in accordance with the City's Design Guideline for Subdivision Servicing, a 1.5m wide sidewalks on residentials are to be provided.
   - Indicate the proposed sidewalk (s) on the plan with adequate linework and hatching, so it can be distinguished between proposed and existing. Please note that for 1.5m monolithic sidewalk with standard curb the actual sidewalk width is 1.61m. Dimension the back of walk accordingly. Refer to Roads Construction 2021 Standard Specifications, Figure 37, File No 454.1013.009, when standard curb.
   Plans have a grey hatch pattern to distinguish the proposed sidewalks along with a note depicting whether the sidewalk is proposed/ existing and the size of the sidewalk. The sizes of the sidewalks now reflect what shown in Figure 37, File No 454.1013.009 per your request.

   - Include a label for each street that says "The sidewalk will be constructed at the full expense of the developer."
   Note has been added to the plans on Varsity Estates Drive and Varsity Estates Place.

ANDISON RESIDENTIAL DESIGN

Detailed Review

Written Response (April 16, 2025)

DP2025-05349

- Provide a corner wheelchair ramp at the south-east corner of the intersection of Varsity Estate Drive NW and Varsity Estate Place NW , in accordance with Roads Construction 2021 Standard Specifications, Figure 42, File No. 454.1013.001. In addition, provide a receiving wheelchair ramp on the north side of Varsity Estate Drive NW, opposite to the one mention above, for the north-south pedestrian crossing (and future crosswalk) across Varsity Estates Drive NW.
Although the requested wheelchair ramp is entirely outside our property boundaries and site frontage, we have included it to avoid further delays. Please note the developer will cover the full expense of this off-site infrastructure.

9. Amend the site plans to provide cross sections with geodetic elevations through the adjacent public road, Varsity Estate Dr NW, and into the site. Provide geodetic elevations at top of curb, back of sidewalk and property line. The cross sections shall demonstrate how the site will tie-into approved road and boulevard grades. Minimum 2 cross sections (in addition to the driveway cross sections) are required at critical locations. Ensure that the boulevard is sloped-up at 2% from property line to top of curb. No retaining walls will be permitted within City right-of-way.

DR2 Update
Amend the plans to provide minimum 2 boulevards cross-sections (in addition to the driveway cross sections) through the adjacent public road, Varsity Estate Dr NW, and into the site, ensuring the boulevard is sloped-up at 2% from property line to top of curb.
2 new boulevard cross sections have been provided which indicate that a consistent 2% slope will be achieved outside our property as requested.

- Amend the plans to update the Driveway Cross-sections for Unit 1 and Unit 2 with the new monolithic sidewalk required to be constructed.
Unit 1 & 2 now show the proposed 1.5m sidewalk in their section.

- Please confirm if the direct vehicular accesses to the subject property to be provided as low-profile rolled curbs instead of standard residential driveway with flares.
Low-profile rolled curbs were the intent rather than residential driveway flares. A note has been added to the site plan to indicate this.

ANDISON RESIDENTIAL DESIGN

Detailed Review

Written Response (April 16, 2025)

DP2025-05349

10. Amend the plans to maintain a minimum grade of 2.0% for garage floor, toward the overhead garage door. The current configuration of 1.04% is not acceptable.

DR2 Update

Mobility acknowledges that the City of Calgary Land Use Bylaw and National Building Code of Canada (AB version, 2020) do not explicitly prescribe a numeric minimum slope of 2.0% for garage floors. However, while the City¿s Building Code requires garage floors to be sloped to drain toward the outdoors, widely adopted international building code provide guidance on what constitutes adequate positive drainage and indicate that impervious surfaces within 3.0 m (10 ft) of a building foundation should be sloped a minimum of 2.0% away from the structure. Slopes below 2.0% are generally insufficient to function effectively and frequently result in unintended water ponding. This is particularly problematic in garage environments, where snow and ice are routinely tracked in by vehicle tires. In addition, routine activities such as garage cleaning with water increase the risk of moisture retention, concrete deterioration (spalling), and slippery or hazardous walking conditions for residents accessing parked vehicles.

As such a minimum 2.0% garage floor slope toward the overhead garage door is a widely accepted and consistently applied standard in the building industry in Calgary. Mobility reviews apply this minimum slope requirement at the Development Permit stage to ensure proper drainage, durability of construction materials, and safe day?to?day use of garage spaces.

Please amend the plans to maintain a minimum grade of 2.0% for garage floor, toward the overhead garage door.

We have updated the garage floor configuration to reflect a minimum 2.0% slope toward the overhead door as requested. While we acknowledge the City's clarification that neither Bylaw 1P2007 nor the National Building Code explicitly mandates this specific numerical gradient, we have adjusted the design to align with the City's preferred industry standard. This change is intended to address your concerns regarding secondary drainage performance and to ensure the Development Permit application proceeds without further delay.

Prior to Release Requirements

The following requirements shall be met prior to the release of the permit. All requirements shall be resolved to the satisfaction of the Approving Authority:

Planning

11. The Prior to Release Requirements will be finalized at the time of Development Authority decision.

ANDISON RESIDENTIAL DESIGN

Detailed Review

Written Response (April 16, 2025)

DP2025-05349

Utility Engineering

12. Submit a Development Site Servicing Plan for review and acceptance from Utility Specialists, as required by Section 5 (2) of the Utility Site Servicing Bylaw 33M2005. Contact Utility Specialists for additional details. For further information, refer to the following:

    Development Site Servicing Plan Webpage

    https://www.calgary.ca/uep/water/specifications/water-development-resources/development-site-servicing-plans.html

    Development Site Servicing Plans CARL (requirement list)

    http://www.calgary.ca/PDA/pd/Pages/Permits/carl-building-development-permit-search.aspx

    Engineers have been engaged to provide a DSSP.

13. Amend the plans to:

    Waste & Recycling Services - General

    a. Provide metric dimensions and scale on all drawings for waste facilities.
       Waste area is now dimensioned on the floor plans.

14. After the Development Permit is approved but prior to its release, the landowner shall make payment of off-site levies pursuant to Bylaw 1H2024.

    The off-site levy is based on a 2025 development approval date and on the following:

    Phase Description Unit(s)

    1 132 VARSITY ESTATES PL NW Existing Single: 1/New Grade: 5

    Based on the information above, the preliminary estimate is $18,762.00.

    Final estimate and payment instructions will be sent via email upon Development Permit approval.

    Should the landowner wish to defer the payment of the offsite levies to Development Completion Permit (DCP), an Offsite Levy Agreement will be required.

    To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist (DANIELA PAUL-GUTIERREZ at 587-215-6525 or daniela.paul-gutierrez@calgary.ca). DP2025-05349

ANDISON RESIDENTIAL DESIGN

Detailed Review

Written Response (April 16, 2025)

DP2025-05349

Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311. Page 11 of 19

Payment will be made by the developer.

Mobility Engineering

15. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Roads Business Unit. The amount of the deposit is calculated by Roads and is based on 100% of the estimated cost of construction. The developer is responsible to arrange for the construction of the infrastructure with their own forces and to enter into an Indemnification Agreement with Roads at the time of construction (the security deposit will be used to secure the work).

    a. Construction of new driveway crossing on Varsity Estate Drive NW and Varsity Estate Place NW (number of crossings to be confirmed after receiving amended plans),

    b. Removal of existing sidewalk and construction of a new monolithic sidewalk (2.0m) on Varsity Estate Drive NW,

    c. Removal of existing sidewalk and construction of a new monolithic sidewalk (1.5m) on Varsity Estate Place NW,

    d. Construction of a new wheelchair ramp at the south-east corner of the intersection of Varsity Estate Dr and Varsity Estate Place NW,

    e. Construction of a receiving wheelchair ramp on the north side of Varsity Estate Drive NW, opposite to the one mention in d, for the north-south pedestrian crossing (and future crosswalk) across Varsity Estates Drive NW,

    f. Closure and removal of existing driveway crossing on Varsity Estate Place NW,

    g. Rehabilitation of existing driveway crossings, sidewalks, tree trenches, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

    Once a quote has been provided the developer will make the payment.

16. Remit payment (certified cheque, bank draft) for street light upgrades adjacent to site, if required within the public right-of-way to address the requirements of the Roads Business Unit. The amount is calculated by Roads the respective Business Unit and is based on 100% of the estimated cost of construction.

Detailed Review

Written Response (April 16, 2025)

DP2025-05349

The developer is responsible to coordinate the timing of the construction by City forces. The payment is non-refundable.

If required, please provide a quote and the developer will make the payment.

If you have any questions with the response above and revisions made to the drawings, please feel free to contact me via phone or email.

Regards,

Quinn Hibbard
Architectural Technologist

P. [redacted]
E.
W

220 - 739 11 Ave SW T2R 0E5
DESIGNING HOW YOU LIVE

May 28, 2026

Hibbard, Quinn

[redacted]

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2025-05349

Based on the plans received, your application has been reviewed in order to determine compliance with the Land Use Bylaw and applicable City policies. Any variance from the Land Use Bylaw or City policies may require further discussion or revision prior to a decision being rendered.

The City endeavors to render decisions on applications within specific service standards. Please assist us in meeting these targets by ensuring your resubmission is complete and made in a timely manner. Please submit a digital set of the amended plan, in PDF format, along with a detailed response letter on how each of the Prior to Decision and/or Prior to Release conditions have been addressed and/or resolved.

This information must be received, in its entirety, no later than July 27, 2026. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at (587) 891-3895 or by email at Reza.Bacchus@calgary.ca.

Sincerely,

REZA BACCHUS
Planner 1

Detailed Review 3 – Development Permit

Application Number:	**DP2025-05349**
Application Description:	New: Rowhouse Building (2 buildings)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	132 VARSITY ESTATES PL NW
Community:	VARSITY
Applicant:	Hibbard, Quinn
Date DR Sent:	May 28, 2026
Response Due Date:	July 27, 2026
Development Applications Review Team	
Planning:	REZA BACCHUS (587) 891-3895 Reza.Bacchus@calgary.ca
Utility Engineering:	BRAD O'KEEFE (403) 966-6846 Brad.O'keefe@calgary.ca
Mobility Engineering:	NABILA HAQUE Nabila.Haque@calgary.ca

General Comments

The applicant is proposing a new Rowhouse Building development consisting of two buildings: one containing two dwelling units, and one containing three dwelling units. Each dwelling unit has its own attached garage.

The subject parcel is located at 132 Varsity Estates Place NW, in the community of Varsity.

The subject parcel is located along a Collector Road (Varsity Estates DR NW), on the corner of a cul-de-sac. The subject parcel is lane less.

The subject parcel is within a Residential – Grade-Oriented Infill (R-CG) land use district. This is a Discretionary Use as per Land Use Bylaw 1P2007. However, there is currently a Land Use Amendment application in progress that proposes to change the subject parcel's land use district from Residential – Grade Oriented Infill (R-CG) District, to Housing – Grade Oriented (H-GO) District. As a result, **this application will be reviewed against the H-GO District rules**.

SDAB2026-0166

The applicant is advised this Development Permit application has garnered approximately 50 public submissions in opposition. Key concerns include potential:

- incompatibility with the existing neighbourhood character;
- inappropriate density, building massing, and height;
- shadowing impacts on adjacent parcels;
- negative impact on adjacent parcels' privacy;
- worsening of traffic/ pedestrian/ cyclist safety due increased on-street parking and traffic congestion;
- negative impact on visibility at the intersection of the cul-de-sac and Varsity Estates Dr NW;
- negative impact on visibility, safety, and the already limited on-street parking along Varsity Estates Dr NW due to excessive number of waste and recycle bins;
- incompatibility with current infrastructure capacity

The applicant is strongly encouraged to engage in meaningful dialogue with the community.

Comments on Relevant City Policies

Municipal Development Plan (MDP) (Statutory 2009)

According to the MDP's Urban Structure Map 1, the subject parcel is located within an Established Developed Residential Area. Established Areas are a type of Developed Residential Area and comprise of residential communities that were planned and developed between the 1950s and 1990s.

The following cited policy aligns with the applicant's proposed land use amendment.

3.5.3 Established Areas

Land Use Policy 3.5.3 a.

Encourage modest redevelopment of Established Areas.

South Shaganappi Communities Local Area Plan (Statutory – 2011)

According to the South Shaganappi Communities Local Area Plan's Urban Form Map (Map 3), the subject parcel is located within the Urban Form category Neighbourhood Flex. Urban form categories direct land use and built form in the South Shaganappi Communities. The Housing-Grade Oriented (H-GO) District can be designated on parcels located within a Neighbourhood Flex Urban Form category.

The **Low** Building Scale Modifier applies to the subject parcel and accommodates developments that are six stories or less.

The subject parcel is located within the Dalhousie Transition Zone. The LAP envisions this area will provide diverse housing types and choices for residents of different ages and lifestyles.

2.5.4.4 Dalhousie Station Area

The subject parcel is also located within a cul-de-sac (100 Varsity Estates Place NW). The following cited policy provides direction for developments located within a cul-de-sac.

2.5.4 Transit Station Areas

Transit Station Areas Policy 2.5.4 q.

Development located within a cul-de-sac that is not grade-oriented and greater than three storeys should:

i. be comprehensively planned and consolidate parcels within the cul-de-sac for greater development potential;
ii. incorporate road closure of the cul-de-sac;
iii. provide building stepback at the third storey or below along the shared property line or lane with Limited Scale modifier; and,
iv. explore opportunities to provide publicly accessible open space that integrates with the existing community.

Bylaw Discrepancies

Regulation	Standard	Provided
1404 Planting Requirements	(4) The requirement for the provision of 1.0 tree is met where: (a) a deciduous tree has a minimum calliper of 60mm; or	Plans indicate 3 of the provided deciduous trees have a minimum calliper of 30mm. *It should be noted that under the Alberta Horticulture Guidebook, Siberian Larch is a deciduous tree.* **Resolved as per DR 2 Amended Plans:** *The Larch trees have been replaced with Bristlecone Pine.*
1406 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall.	Plans do not indicate the height of the proposed retaining wall. **Resolved as per DR 2 Amended Plans:** *Address monuments are now 1.2m in height as shown on 3/DP-03.*

Prior to Decision Requirements

The following issues must be addressed by the Applicant through a written submission and amended plans prior to a decision by the Approving Authority:

Planning

1. General
   The approval of this Development Permit 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.

Prior to Release Requirements

The following requirements shall be met prior to the release of the permit. All requirements shall be resolved to the satisfaction of the Approving Authority:

Planning

2. The Prior to Release Requirements will be finalized at the time of Development Authority decision.

Utility Engineering

3. Submit a Development Site Servicing Plan for review and acceptance from Utility Specialists, as required by Section 5 (2) of the Utility Site Servicing Bylaw 33M2005. Contact Utility Specialists for additional details. For further information, refer to the following:

   Development Site Servicing Plan Webpage
   https://www.calgary.ca/uep/water/specifications/water-development-resources/development-site-servicing-plans.html

   Development Site Servicing Plans CARL (requirement list)
   http://www.calgary.ca/PDA/pd/Pages/Permits/carl-building-development-permit-search.aspx

4. Amend the plans to:

   Waste & Recycling Services - General
   a. Provide metric dimensions and scale on all drawings for waste facilities.

5. After the Development Permit is approved but prior to its release, the landowner shall make payment of off-site levies pursuant to Bylaw 1H2024.
   The off-site levy is based on a 2025 development approval date and on the following:
   Phase Description Unit(s)
   1132 VARSITY ESTATES PL NW Existing Single: 1/New Grade: 5

   Based on the information above, the preliminary estimate is $18,762.00.
   Final estimate and payment instructions will be sent via email upon Development Permit approval.
   Should the landowner wish to defer the payment of the offsite levies to Development Completion Permit (DCP), an Offsite Levy Agreement will be required.

   To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist (DANIELA PAUL-GUTIERREZ at 587-215-6525 or daniela.paul-gutierrez@calgary.ca).

Mobility Engineering

6. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Roads Business Unit. The amount of the deposit is calculated by Roads and is based on 100% of the estimated cost of construction. The developer is responsible to arrange for the construction of the infrastructure with their own forces and to enter into an Indemnification Agreement with Roads at the time of construction (the security deposit will be used to secure the work).

   a. Construction of new driveway crossing on Varsity Estate Drive NW and Varsity Estate Place NW (number of crossings to be confirmed after receiving amended plans),
   b. Removal of existing sidewalk and construction of a new monolithic sidewalk (2.0m) on Varsity Estate Drive NW,
   c. Removal of existing sidewalk and construction of a new monolithic sidewalk (1.5m) on Varsity Estate Place NW,
   d. Construction of a new wheelchair ramp at the south-east corner of the intersection of Varsity Estate Dr and Varsity Estate Place NW,
   e. Construction of a receiving wheelchair ramp on the north side of Varsity Estate Drive NW, opposite to the one mention in d, for the north-south pedestrian crossing (and future crosswalk) across Varsity Estates Drive NW,
   f. Closure and removal of existing driveway crossing on Varsity Estate Place NW,
   g. Rehabilitation of existing driveway crossings, sidewalks, tree trenches, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

7. Remit payment (certified cheque, bank draft) for street light upgrades adjacent to site, if required within the public right-of-way to address the requirements of the Roads Business Unit. The amount is calculated by Roads the respective Business Unit and is based on 100% of the estimated cost of construction.

   The developer is responsible to coordinate the timing of the construction by City forces. The payment is non-refundable.

Permanent Conditions

The following permanent conditions shall apply:

Planning

8. The Permanent Conditions will be finalized at the time of Development Authority decision.

9. All rules of Land Use Bylaw 1P2007 apply, subject to any relaxations approved by the Development Authority in this development permit.

10. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.

11. No changes to the approved plans shall take place unless authorized by the Development Authority. If changes to the development occur or are proposed, a new development permit or revised plan application may be required.

12. A development completion permit must be issued for the development before the use is commenced or the development occupied. A development completion permit is independent from the requirements of City of Calgary Building Regulations inspections and permission for occupancy. Request a development completion permit inspection by visiting inspections.calgary.ca or call 403-268-5311.

13. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector Jackie Swartz at 403-620-3216 for an inspection.

    Any surface or subterranean damage to public parks resulting from the installation of building construction tiebacks or other construction practices requires remediation at the developer's expense, to the satisfaction of the Director, Parks. All materials associated with the encroachments must be removed and any subterranean and surface disturbances to the parcel must be remediated. All site remediations must be approved by the Parks Development Inspector. Contact the Development Inspector for an inspection.

14. No stockpiling or dumping of construction materials is permitted on the adjacent park / natural area / boulevard.

15. There shall be no construction access through the adjacent park / natural area (VAR678).

16. In order to ensure the integrity of existing public boulevard, no grade changes are permitted in the boulevard.

17. Point source drainage from the development site onto the adjacent park / natural space is not permitted, as such drainage will compromise the integrity of the site.

18. Stormwater or other drainage from the development site onto the adjacent park / natural area parcel is not permitted. Any drainage from private lots onto the adjacent park / natural area must be resolved to the satisfaction of the Director, Parks upon development completion of the subject site. Any damage resulting from unauthorized drainage will require restoration at the developer's expense. Resolution of drainage issues must be approved by the Parks Development Inspector. Contact the Development Inspector for an inspection.

Utility Engineering

19. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which comply with Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control. Any amendments to the ESC documents must comply with the requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control.

    For other projects where an erosion and sediment control report and/or drawings have not been required at the Prior to Release stage, the developer, or their designates, shall, as a minimum, develop an erosion and sediment control drawing and implement good housekeeping practices to protect onsite and offsite storm drains, and to prevent or mitigate the offsite transport of sediment by the forces of water, wind and construction traffic (mud-tracking) in accordance with the current edition of The City of Calgary Guidelines for Erosion and Sediment Control. Some examples of good housekeeping include stabilization of stockpiles, stabilized and designated construction entrances and exits, lot logs and perimeter controls, suitable storm inlet protection and dust control.

    For all soil disturbing projects, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions. The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/ud (under publications).

20. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
    a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment and Protected Areas and The City of Calgary (311).
    b. on City of Calgary lands or utility corridors, The City of Calgary, Climate and Environment (Contaminated Sites Section) must be immediately notified (311).

21. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Coordinator, Utility Specialist.

22. The grades indicated on the approved Development Site Servicing Plan must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.

23. After approval of the Development Permit but prior to issuance of a Development Completion Permit or any occupancy of the building, payment shall be made for off-site levies pursuant to Bylaw 1H2024.

24. Pursuant to Bylaw 1H2024, off-site levies are applicable.

Mobility Engineering

25. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Development Engineering. All work performed on public property shall be done in accordance with City standards.

26. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager, Development Engineering, at the applicant's expense, upon completion of the foundation. Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at roadsia@calgary.ca

27. The approved driveway(s) required for this development must be constructed to the ramp grades as shown on the approved Development Permit plans. Negative sloping of the driveway within the City boulevard is not acceptable. If actual grades do not match the approved grades, the developer/owner shall be responsible for all costs to remove and reconstruct the entire driveway ramp in accordance with approved grades.

Advisory Comments

The following advisory comments are provided as a courtesy to the Applicant and registered property owner. The comments represent some, but not all of the requirements contained in the Land Use Bylaw that must be complied with as part of this approval.

Planning

28. The Advisory Comments will be finalized at the time of Development Authority decision.

29. The Applicant may appeal the decision of the Development Authority, including any of the conditions of the development permit. If you decide to file an appeal, please refer to the notification of decision letter for the appropriate appeal body and appeal process.

30. The approval of this development permit does not limit in any way the application of any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline, nor does it constitute any permit or permission under any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline.

31. In addition to this development permit, building permits may also be required. Building permit applications may be submitted upon approval of the associated development permit. Contact Building Regulations at 403-268-5311 for further information.

32. This development permit has not been reviewed for potential issues with the National Building Code - current Alberta Edition. You may require a Building Permit in addition to this development permit in which case compliance with the Code will be assessed through a Building Permit application. Should a Building Permit review require changes to the approved development permit, the changes must be to the satisfaction of the Development Authority and are potentially subject to a new development permit.

33. There are many types of caveats and other agreements that can be registered on the title of the property that can restrict the ability to develop. The City has not reviewed or considered all instruments registered on the title to this property. Property owners must evaluate whether this development is in compliance with any documents registered on title.

34. ATCO
There are existing ATCO facilities in the area. If it should be necessary to lower, relocate or make any alterations to the existing facilities and/or appurtenances due to this project, please contact ATCO Gas Distribution at calgaryregiongasdesign@atcogas.com with a minimum of one (1) year notice to enable an adequate and timely response. Note that all alteration costs will be borne by the developer / owner.

35. ATCO

There are abandoned ATCO facilities in the work area. Please contact ATCO South Operations Dispatch at 403-245-7220 to confirm status of the gas lines at least 48 hours prior to excavation.

36. ATCO
If gas service is required, to avoid delays, the owner / developer should follow the steps listed on the ATCO website (New Natural Gas Service Line or Changes) or contact ATCO Customer Assistance Centre at 310-5678, or their local ATCO Gas Distribution agency office at their earliest convenience to discuss the service contract, gas load requirements, timing details and any associated costs. To avoid delays a minimum notice of 6 months is recommended. Note, each lot / unit is to have a separate service line.

37. The Varsity Community Association has reviewed the application and provided a response letter dated May 26, 2026. Their comments have been included as a separate attachment.

38. The Streets Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land. No person shall remove, move, cut, or prune a Public Tree or cause a Public Tree to be removed, moved, cut or pruned without prior written authorization from the Director, Parks. A copy of the bylaw can be found at www.calgary.ca. Parks does not permit the removal of public trees to facilitate development unless all options to retain and protect are exhausted.

39. Tree plantings within City of Calgary boulevards and/or right of ways are subject to approval from Utility Line Assignment and Parks. No person shall plant trees or shrubbery on City Lands without prior written authorization from the Manager, Parks and in the case of walkways, medians, boulevards, and road rights of way, without additional prior written authorization from the Manager, Development Engineering.

40. Services should be shown on the plans in accordance with the Grade Slip granted by the City. If the servicing trench will be located within the dripline of an existing public tree, the applicant shall contact Urban Forestry or contact Development Site Servicing through 311 in attempt to avoid this conflict.

Utility Engineering

41. The developer is responsible for ensuring that:

a. The environmental conditions of the subject property and associated utility corridors meet appropriate regulatory criteria and appropriate environmental assessment, remediation, exposure control or risk management is undertaken.

b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan has been prepared, reviewed and accepted by the appropriate regulatory agency(s) including but not limited to Alberta Environment and Protected Areas.

c. The development conforms to any reviewed and accepted Remedial Action Plan, Exposure Control Plan and/or Risk Management Plan.

d. All reports are prepared by a qualified professional in accordance with accepted guidelines, practices and procedures that include but are not limited to those in the most recent versions of the Canadian Standards Association and City of Calgary Phase I & II Environmental Site Assessment Terms of Reference.

e. The development is in compliance with applicable environmental approvals, for example from Alberta Environment and Protected Areas, Alberta Energy Regulator and/or Natural Resources Conservation Board; as well, any related setback requirements, and landfill setback requirements as set out in the Subdivision and Development Regulation.

If the potential for methane generation or vapours from natural or contaminated soils and groundwater has been identified on the property, the developer is responsible for ensuring appropriate environmental assessment(s) of the property has been undertaken and appropriate measures are in place to protect the building(s) and utilities from the entry of methane or other vapours.

Issuance of this permit does not absolve the developer from complying with and ensuring the property is developed in accordance to applicable environmental legislation.

42. A new water connection is required to service the development and is available from - Varsity Estates DR NW or 100 Varsity Estates PL NW.

43. Show details of servicing and metering on Development Site Servicing Plan. Provide adequate water meter locations (100mm or larger, room adjacent to an exterior wall; 50mm or less, label water meter location) where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter.

44. Redundant services are to be disconnected at the source and new service installed at the owners expense.

45. Each unit must be individually metered.

46. Ensure that the water service separation from the foundation wall or piles is:
a. 4.0m (100mm service or larger), or
b. 3.0m (50mm service or smaller), or
c. 2.0m when the foundation wall or piles extends vertically a minimum of 2.0m below the invert of the water pipe.

47. The applicant must apply for water and sewer connections as per City Standards.

48. A new sanitary connection is required to service the development and is available from - Varsity Estates DR NW or 100 Varsity Estates PL NW.

49. A new storm sewer connection is required to service this development and is available from Varsity Estates DR NW.

50. Best Management Practices (BMPs) are activities or practices that are designed to reduce runoff volume and prevent or reduce the release of pollutants to receiving waters. Operation and maintenance manual and sample maintenance log shall be provided to the owner in case there are any BMPs located within the property as per the current Stormwater Management & Design Manual Section 4.13. Appropriate Source Control Practice checklists must be completed and submitted to Development Approvals (http://www.calgary.ca/UEP/Water/Pages/Specifications/Submission-for-approval-/Development-Approvals-Submissions.aspx). For more information contact Development Planning at 403-268-6449.

51. The allowable stormwater run-off coefficient shall be 50 L/s/ha.

52. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100-year storm events.

53. Where possible, discharge of roof leaders should be directed onto grassed or pervious areas to help reduce the volume of runoff. Alternatively, the roof leaders may be directed to the on-site storm sewer system.

54. Each building shall be separately serviced from an on-site sanitary main except for ancillary buildings that are required and form an integral part of the development.

55. Ensure elevations of building slab and/or any building openings are 0.3m minimum above trap low spill elevations or the 100-year elevation, whichever is higher. The minimum grade within the lot adjacent to the trap low must be 0.3m higher than the 1:100-year elevation in the trap low or spill elevation, whichever is higher. This minimum grade must be achieved within a 6.0m distance from the common property line of the lot and the road right-of-way.

56. The gravel blanket below footing and basement slab will not be considered a substitute for weeping tile around the building footing.

57. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Utility Specialists prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit http://www.calgary.ca/UEP/Water/Pages/Watersheds-and-rivers/Erosion-and-sediment-control/Report-and-Drawings-Templates-and-Guides.aspx (Drainage Permit applications can be downloaded from this website).

58. Stormwater emergency escape routes must be to a public roadway.

59. The available fire flow in the adjacent City water main is 10,000 LPM with 15m residual pressure under normal operating conditions.

60. A minimum depth of 300mm topsoil for all sodded areas and 600mm for shrub and tree beds is to be used.

61. For questions and concerns regarding waste storage facilities, refer to the Development Reviews: Design Standards for the Storage and Collection of Waste
Found at: http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx

    OR

    Contact the Waste & Recycling Services Specialist/Development Engineering Generalist at 403-268-8445 for further site specific details.

62. Waste storage enclosures and collection areas shall be maintained and clear of snow and ice.

63. The waste and recycling enclosure shall be kept in a good state of repair at all times and the doors shall be kept closed while the enclosures are not actively in use for delivery or removal of refuse.

64. As the development application has not met the standards in either the current City of Calgary standards - Development Reviews: Design Standards for the Storage and Collection Waste or the current Waste Bylaw, the development may not be eligible to receive collection service from The City of Calgary.

Mobility Engineering

65. The applicant is advised that the proposed driveways are along a Collector Road, Varsity Estate Dr NW, identified for a future on-street bikeway (which would be a continuation of the existing on-street bikeway on the same roadway east of 53 Street NW), , as per the City's 5A Network. Driveway locations and design should minimize potential conflict points with cyclists and maintain cyclist visibility, clear crossing areas and adequate sightlines.

66. Waste & Recycling Services will review the pickup operation of garbage bins and the staging area location to assess potential mobility conflicts.

Revised R-CG Application

Written Rationale (July 17, 2026)

DP2025-05349

DATE:	Wednesday July 17, 2026
DP#:	DP2025-05349
ADDRESS:	132 Varsity Estate Drive NW
COMMUNITY:	Varsity
LAND USE:	R-CG
TO:	Reza Bacchus
FROM:	Quinn Hibbard Andison Residential Design

Dear Reza,

Please accept this updated written rationale outlining the revisions made to our proposed development plan to ensure full compliance with the R-CG Land Use Bylaw guidelines.

Our team has diligently reworked the building envelope and site grading to respect the R-CG district's intent while maintaining a high-quality architectural standard. The primary revisions are detailed below:

To meet the R-CG maximum building height restriction of 11.0 metres (reduced from the previous 12.0-metre H-GO allowance), we systematically optimized the internal structural depths. By reducing floor joist depths and refining ceiling heights, we successfully lowered the overall building profile without compromising the external architectural aesthetic previously supported.

To achieve the remaining necessary height reduction, a comprehensive regrading plan was implemented.

- **Driveway Design:** The site features negative-sloping driveways (ranging from 5% to 8%), which seamlessly integrate with the existing 2% boulevard and sidewalk slopes outside the property line. Detailed cross-sections of these driveways are provided on Sheet DP-02.
- **Drainage Mitigation:** To ensure robust stormwater management and eliminate any risk of water ingress, we have integrated a highly resilient drainage system. High-capacity trench drains have been strategically positioned 2 feet clear of the garage doors, supported by a 2% positive slope in the immediate threshold area to divert runoff effectively.
- **Height Measurement:** Building height has been calculated from grade at the building corners rather than the recessed driveway entries. You can find our measurements clearly labeled in red on all elevations. The North and West elevations clearly illustrate the average grade lines utilized for these calculations, demonstrating strict alignment with City bylaws.
- **Chamfering (East Unit):** To ensure full alignment with the R-CG angular height guidelines and to completely eliminate the need for any relaxation requests, we have strategically chamfered the roof parapet on the East unit. This targeted architectural modification brings the entire

Revised R-CG Application

Written Rationale (July 17, 2026)

DP2025-05349

structure into strict, absolute compliance with the land use bylaw, respecting the property's interface with adjacent lots.

The private outdoor amenity spaces have been successfully redesigned. All balconies have been reduced in scale to fully comply with the general balcony rules specified under the Low Density Residential land use guidelines, ensuring appropriate privacy screening and massing relative to adjacent lots.

We believe these revisions demonstrate a highly compliant, context-focused approach that aligns perfectly with the goals of the R-CG designation.

Should you require any further clarification or additional details, please do not hesitate to contact me.

Warm regards,

Quinn Hibbard
Architectural Technologist,
P [redacted]
E
RESIDENTIAL DESIGN
220 - 739 11Ave SW T2R 053
DESIGNING HOW YOU LIVE

170

District Title:	Residential – Grade-Oriented Infill (R-CG) (R-CGex) District

The information contained herein is intended for information purposes only. Please refer to the Calgary Land Use Bylaw 1P2007 for a complete list of rules and regulations. This form has no legal status and cannot be used as an official interpretation of the Land Use Bylaw 1P2007.

Date:	August 16, 2026
Date Received:	July 27, 2026
BLC BY:	**Jeff Douglas**
Review Required:	COMPLETE

D.P. #	**2025-05349**

For Internal Distribution Only

Modifier(s):	**F.A.R**		**Height**		**Density**		**ALL MODIFIER(S) ARE COMPULSORY (Cannot be relaxed)**

Floodway/Floodfringe/Overland Flow

DOES NOT APPLY

If applicable Complete Flood Sheet*

Hertiage Guidelines Area

Not Located within Heritage Guideline Area

If Applicable Disregard Contextual Rules*

Public Realm Setbacks					
Rd / St / Av		**Required**		**Provided**	
Rd / St / Av		**Required**		**Provided**	
Rd / St / Av		**Required**		**Provided**	

Main Floor Elevation(S):		***Roof Peak Elevation(s):***	
Unit 1		**Unit 1**	
Unit 2		**Unit 2**	

LDR: For Additions or alterations to existing See Section 358 For Dwellings Deemed Conforming

Notes:
Post August 4th R-CG review on plans July 27 Amended plans

SDAB2026-0166

Part 4 A to Z Use and Use Rules			D.P. # 2025-05349			
Section / Use	**Type**	**Requirements**	**Evaluation**			
153.1 Backyard Suite	Compulsory	(vi) except as otherwise indicated in subsection (vii), (viii) and (ix), must be located on the same parcel as a Contextual Single Detached Dwelling or a Single Detached Dwelling	**C**	**N/C**	**N/A**	**N/I**
		(vii) in the R-CG District or a multi-residential district must be located on the same parcel or bare land unit with a single Dwelling Unit;	**C**	**N/C**	**N/A**	**N/I**
		(ix) may be located on the same parcel as a Dwelling Unit in a Contextual Semi-detached Dwelling or a Semi-detached Dwelling, if approved prior to August 4, 2026;	**C**	**N/C**	**N/A**	**N/I**
170.2 Contextual Semi-detached Dwelling	Compulsory	(i) contains two Dwelling Units located side by side and separated by a common party wall extending from foundation to roof;	**C**	**N/C**	**N/A**	**N/I**
171 Contextual Single Detached Dwelling	Compulsory	(i) meets all of the rules specified for the use in a district;	**C**	**N/C**	**N/A**	**N/I**
		(ii) may contain a Secondary Suite in a district where a Secondary Suite is a listed use and conforms with the rules of the district;	**C**	**N/C**	**N/A**	**N/I**
187 Duplex Dwelling	Compulsory	(a) means a building which contains two Dwelling Units, one located above the other, with each having a separate entrance;	**C**	**N/C**	**N/A**	**N/I**
287 Rowhouse	Compulsory	(i) contains three or more Dwelling Units, located side by side and separated by common party walls extending from foundation to roof;	**C**	**N/C**	**N/A**	**N/I**
		(ii) where one façade of each Dwelling Unit directly faces a public street;	**C**	**N/C**	**N/A**	**N/I**
		(iii) where no intervening building is located between the street facing façade of each Dwelling Unit and the adjacent public street;	**C**	**N/C**	**N/A**	**N/I**
		(iv) where each Dwelling Unit has a separate direct entry from grade to an adjacent public sidewalk or an adjacent public street;	**C**	**N/C**	**N/A**	**N/I**
		(v) where no Dwelling Unit is located wholly or partially above another Dwelling Unit; and	**C**	**N/C**	**N/A**	**N/I**
		(vi) may contain a Secondary Suite within a Dwelling Unit in a district where a Secondary Suite is a listed use and conforms with the rules of the district;	**C**	**N/C**	**N/A**	**N/I**
295 Secondary Suite	Compulsory	(i) contains two or more rooms used or designed to be used as a residence by one or more persons;	**C**	**N/C**	**N/A**	**N/I**
		(ii) contains a kitchen, living, sleeping and sanitary facilities;	**C**	**N/C**	**N/A**	**N/I**
		(iii) is self-contained and located within a Dwelling Unit;	**C**	**N/C**	**N/A**	**N/I**
		(iv) must not be located in a Dwelling Unit where another Dwelling Unit is located wholly or partially above or below the Dwelling Unit containing the Secondary Suite; and	**C**	**N/C**	**N/A**	**N/I**
		(v) is considered part of and secondary to a Dwelling Unit;	**C**	**N/C**	**N/A**	**N/I**
297 Semi-Detached Dwelling	Compulsory	(a) means a use where a building contains two Dwelling Units located side by side and separated by a common party wall extending from foundation to roof;	**C**	**N/C**	**N/A**	**N/I**
319 Townhouse	Compulsory	(i) comprising three or more Dwelling Units;	**C**	**N/C**	**N/A**	**N/I**
		(ii) where each Dwelling Unit has a separate direct entry from grade;	**C**	**N/C**	**N/A**	**N/I**
		(iii) where no Dwelling Unit is located wholly or partially above another Dwelling Unit; and	**C**	**N/C**	**N/A**	**N/I**
		(iv) that does not include a Rowhouse Building;	**C**	**N/C**	**N/A**	**N/I**

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Residential - Grade-Oriented Infill (R-CG) District

D.P. # 2025-05349

Rule	Requirements	Notes	Evaluation: Provided/Variance				
Secondary Suites	If applicable please refer to Secondary Suites Form		See Attached		N/A	N/I	
537 Building Setback from Front Property line	The minimum building setback from a front property line is 3.0m	West Building 1	3.09		0.09		Not Rounded
334 Projections into Setback Areas	(3) Portions of a building below the surface of the ground may extend without any limits into a setback area, with the exception of the required front setback area.		C	N/C	N/A	N/I	
336 Projections Into Front Setback Area	(1) Unless otherwise referenced in subsection (6), bay windows and eaves may project a max. of 0.6 m into the front setback area.		N/A				Rounded
	(2) Landings, ramps other than wheelchair ramps and stairs may project into a front setback area provided: (a) they provide access to the main floor or lower level of the building; and		C	N/C	N/A	N/I	
	(2) Landings, ramps other than wheelchair ramps and stairs may project into a front setback area provided: (b) the area of a landing does not exceed 2.5m²		N/A				Rounded
	(5) In a Developed Area, a porch may project a maximum of 1.8m into a front setback area where:		N/A				Rounded
	(a) it forms an entry to the main floor of a Dwelling Unit of a main residential building;		C	N/C	N/A	N/I	
	(b) the setback of the porch from the front property line is not less than the minimum setback in the district;		C	N/C	N/A	N/I	
	(c) the maximum height of the porch platform is 1.2m measured from grade, excluding stairs and a landing area not exceeding 2.5m²; and		Area (m²): N/A				Rounded
			Height (m):				Not Rounded
	(d) the portion of the porch that projects into a front setback area is unenclosed, other than by a railing, balustrade or privacy walls located on porches between attached units.		C	N/C	N/A	N/I	
	(6) Eaves may project an additional 0.6m from a porch into the front setback area, as described in subsection (5).		N/A				Rounded
335 Length of Portions of a Building in Setback Areas (Front)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade *(Does not apply to decks , eaves, porches, ramps, and stairs)*	PROVIDE LENGTH AND % VALUES	%	Length	%	Length	Rounded
	1st st ____ X 40% = ____		N/A				
	2nd st ____ X 40% = ____						
	(2) The max. length of an individual projection into any setback area is 3.1m						Not Rounded
538 Block Face Requirements	(1) A minimum building setback of 1.2m is required from a side property line at least every 60.0m along the entire length of a block face. Block Face (Property Line) Length (m):		N/A				Not Rounded
	(2) Where subsection (1) applies, the side setback area must be clear of all air conditioning units, window wells and portions of a building measured from grade to a height of 2.4m		C	N/C	N/A	N/I	
539 Building Setback from Side Property Line	(1) Subject to subsections (3) through (9), the minimum building setback from any side property line is 1.2m	South Building 1	1.40		0.20		Not Rounded
		South Building 2	3.05		1.85		
	(2) Subject to subsections (3) through (7), for a laneless parcel, the minimum building setback from any side property line is: (a) 1.2m; or		N/A				Not Rounded
	(2) Subject to subsections (3) through (7), for a laneless parcel, the minimum building setback from any side property line is: (b) 3.0m on one side of the parcel when no provision is made for a private garage on the front or side of a building.		N/A				Not Rounded
	(3) There is no requirement for a building setback from a property line upon which a party wall is located.		Applies		N/A	N/I	

	(6) For a corner parcel, the minimum building setback from a side property line shared with a street is 0.6m		North Building 1	5.17		4.57		Not Rounded
			North Building 2	4.03		3.43		
	(8) Unless otherwise referenced in subsection (9), on a laned parcel the minimum building setback from a side property line for a private garage attached to a main residential building is 0.6m			N/A				Not Rounded
	(9) On a laned parcel, the minimum building setback for a private garage attached to a main residential building that does not share a side or rear property line with a street may be reduced to zero metres where the wall of the portion of the building that contains the private garage is constructed of maintenance-free materials and there is no overhang of eaves onto an adjacent parcel.			Applies		N/A	N/I	
337 Projections Into Side Setback Area	(1.1) Portions of a building greater than or equal to 2.4m above grade may project a max of 0.6m into any side setback area.			N/A				Rounded
	(1.2) Portions of a building less than 2.4m above grade may project a maximum of 0.6m,			N/A				Rounded
	(1.2) (b) for all other uses:	(i) when located on a corner parcel;		C	N/C	N/A	N/I	
		(ii) where at least one side setback area is clear of all portions of the building measured from grade to a height of 2.4m; or		C	N/C	N/A	N/I	
		(iii) where the side setback area contains a private maintenance easement required by this Bylaw and no portion of the building projects into the required private maintenance easement.		C	N/C	N/A	N/I	
	(1.3) Window wells may project a maximum of 0.8m into any side setback area.			N/A				Rounded
	(2) Window wells and portions of a building, other than eaves, must not project into a 3.0m setback required on a laneless parcel.			C	N/C	N/A	N/I	
	(3) Eaves may project a max. of 0.6m into any side setback area.			N/A				Rounded
	(5) Landings, ramps other than wheelchair ramps and stairs may project in a side setback area provided:	(a) they provide access to the main floor or lower level of the building;		C	N/C	N/A	N/I	
		(b) the area of a landing does not exceed 2.5m^2		N/A				Rounded
		(c) the area of any portion of a landing that projects into the side setback area does not exceed 1.8m^2		N/A				
		(d) they are not located in a 3.0m side setback area required on a laneless parcel; and		C	N/C	N/A	N/I	
		(e) they are not located in a side setback area required to be clear of projections, unless pedestrian access from the front to the rear		C	N/C	N/A	N/I	
	(10) Central air conditioning equipment may project a maximum of 1.0m into a side setback area:			N/A				Rounded
	(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade.			N/A				Not Rounded
	(9) Balconies and decks must not project into any side setback area;			C	N/C	N/A	N/I	Not Rounded
335 Length of Portions of a Building in Setback Areas (Side)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade *(Does not apply to decks , eaves, porches, ramps, and stairs)*		PROVIDE LENGTH AND % VALUES	%	Length	%	Length	Rounded
	1st st		X 40% =			N/A		
	2nd st		X 40% =					
	__st		X 40% =					
	__st		X 40% =					
	(2) The max. length of an individual projection into any setback area is 3.1m *(Includes Window Wells)*			N/A				Not Rounded
540 Building Setback from Rear Property Line	(1) Unless otherwise referenced in subsection (2) the minimum building setback from a rear property line is 7.5m			N/A				Not Rounded
	(2) On a laned or corner parcel, the minimum building setback from a rear property line is 1.2m		Building 2 Wood Screen Wall	1.20		0.00		
			Building 2	1.28		0.08		Not Rounded

338 Projections Into Rear Setback Area	(2) Awnings, balconies, bay windows, canopies, chimneys, decks, eaves, fireplaces, fire escapes, landings, porches, and ramps other than wheelchair ramps may project a max of 1.5m into any rear setback area.						N/A		Rounded
	(3) A private garage attached to a building may project without limits into a rear setback area provided it:	(a) does not exceed 4.6m in height, measured from the finished floor of the private garage;					N/A		Not Rounded
		(b) does not exceed 75.0m² in gross floor area for each Dwelling Unit located on the parcel.			Unit 1				Rounded
					Unit 2		N/A		
					Unit 3				
					Unit 4				
		(c) has no part that is located closer than 0.60m to the rear property line; and					N/A		Not Rounded
		(d) has no eave closer than 0.6m to a side property line.					N/A		
	(4) When an attached private garage has a balcony or deck, the balcony or deck must not be located within 6.0m of a rear property line or 1.2m of a side property line.				Rear				
					Side		N/A		
					Side				
335 Length of Portions of a Building in Setback Areas (Rear)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade *(Does not apply to decks , eaves, porches, ramps, and stairs)*				PROVIDE LENGTH AND % VALUES	%	Length	%	Length	Rounded
	1st st			X 40% =		N/A				
	2nd st			X 40% =						
	(2) The max. length of an individual projection into any setback area is 3.1m									Not Rounded
339 Decks	(2) The height of a deck in the Developed Area must not exceed:	(a) 1.5m above grade at any point, except where the deck is located on the same façade as the at-grade entrance to a walkout basement; and				N/A				Not Rounded
		(b) 0.3m above the main floor level of the closest main residential building on the parcel.				N/A				Not Rounded
	(2.1) Unless otherwise referenced in subsection (3), a privacy wall located on a deck:	(a) must not exceed 2.0m in height when measured from the surface of the deck; and				N/A				Not Rounded
		(b) must not be located between the foremost front façade of the main residential building and the front property line.				C	N/C	N/A	N/I	
	(3) A deck attached to a Semi-detached Dwelling, Rowhouse or Townhouse within 1.2m of a party wall must have a solid privacy wall that:		(a) is a min. of 2.0m in height;			N/A				Not Rounded
			(b) is a max. of 3.0m in height; and			N/A				Not Rounded
			(c) extends the full depth of the deck.			C	N/C	N/A	N/I	
340 Balconies	(1) Unless otherwise referenced in this Part, an open balcony must not project more than 1.85m from the building façade to which it is attached.				Unit 1 Rooftop	1.77		-0.08		Not Rounded
					Unit 5 Rooftop	1.77		-0.08		
	(2) Unless otherwise referenced in this Part, the floor area of a recessed balcony must not exceed 10.0m²				Unit 1 2nd Floor	8.82		-1.18		Rounded
					Unit 2 2nd Floor	9.08		-0.92		
					Unit 3 2nd Floor	9.08		-0.92		
					Unit 4 2nd Floor	9.08		-0.92		
					Unit 5 2nd Floor	8.82		-1.18		
					Unit 2 Rooftop	9.64		-0.36		
					Unit 3 Rooftop	9.65		-0.35		
					Unit 4 Rooftop	9.65		-0.35		
	(2.1) Unless otherwise referenced in this Part, a privacy wall located on a balcony:	(a) must not exceed 3.0m in height when measured from the surface of the balcony; and				N/A				Not Rounded
		(b) must not be located between the foremost front façade of the main residential building and front property line.				C	N/C	N/A	N/I	
	(3) A balcony attached to a Contextual Semi-detached Dwelling, Semi-detached Dwelling, Rowhouse Building or Townhouse within 1.2m of a party wall must have a privacy wall that:		(a) is a min. of 2.0m in height;			Party wall functions as the privacy wall		#VALUE!		Not Rounded
			(b) is a max. of 3.0m in height; and							Not Rounded
			(c) extends the full depth of the balcony.			C	N/C	N/A	N/I	

544 Balconies	(1) Where a balcony is located on the roof of the first or second storey of a main residential building and does not overhang any façade of the storey below, the balcony may have a maximum floor area that equals 50.0 per cent of the horizontal cross section of the storey below.			**3rd floor balconies of all units (roof of 2nd floor)**	**Percentage (%)**				Rounded
	79.77 Area of Storey Below Balcony (m²)			**Measured on Unit 4**	**5.15%**		**-44.85%**		
					Area (m²)				
					4.11		**-35.78**		
	(2) A balcony attached to a Contextual Single Detached Dwelling, Contextual Semi-detached Dwelling, or Rowhouse Building that is a permitted use: *Does not apply to Discretionary Uses.*	(a) may be located on a side façade of a building:	(i) where it forms part of the front façade and is not recessed back more than 4.5m from the front façade; or		**N/A**				Not Rounded
			(ii) where it is on the street side of a corner parcel;		**C**	**N/C**	**N/A**	**N/I**	
		(b) may be located on a rear façade of a building where:	(i) it does not form part of the side façade unless the side façade is on the street side of a corner parcel;		**C**	**N/C**	**N/A**	**N/I**	
			(ii) a privacy wall is provided where the balcony is facing a side property line shared with a contextually adjacent building; and		**C**	**N/C**	**N/A**	**N/I**	
			(iii) the privacy wall is a minimum of 2.0m in height and a maximum of 3.0m in height; and	**Minimum**	**N/A**				Not Rounded
				Maximum	**N/A**				
		(c) must not have a balcony on the rear façade with a height greater than 6.0m, when measured vertically at any point from grade to the platform of the balcony.			**N/A**				Not Rounded
543 Amenity Space	(1) For developments of three units or more, each unit and suite must have amenity space that is located outdoors and is labelled on the required landscape plan.				**F/M Discretion**		**N/A**	**N/I**	
	(2) Amenity space may be provided as common amenity space, private amenity space or a combination of both.				**Applies**		**N/A**	**N/I**	
533 At Grade Orientation of Units	(1) All units must provide individual, separate, direct access to grade.				**C**	**N/C**	**N/A**	**N/I**	
	(2) Units with an exterior wall facing a street must provide:	(a) an entrance that is visible from the street; and			**C**	**N/C**	**N/A**	**N/I**	
		(b) sidewalks that provide direct exterior access to the unit.			**C**	**N/C**	**N/A**	**N/I**	
541 Building Height	(1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 10.0m measured from grade.			Buildng 1	**10.97**		**0.97**		Not Rounded
				Building 2	**10.74**		**0.74**		
	(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG District or H-GO District, the max building height:	(a) is the greater of:	(i) the highest geodetic elevation of a main residential building on the adjoining parcel; or		**C**	**N/C**	**N/A**	**N/I**	
			(ii) 7.0m from grade; measured at the shared property line; and						
		(b) increases at a 45 degree angle to a maximum of 10.0m measured from grade.							
	(3) On a corner parcel, the max area of a horizontal cross section through a building at 9.5m above average grade must not be greater than 75.0% of the max area of a horizontal cross section through the building between average grade and 8.6m								Rounded
	1119.14 Prim Bldg Crnr 1	**1119.20** Prim Bldg Crnr 2	**1128.77** Geo 9.5m Abve Avrge Grade						
	1119.22 Prim Bldg Crnr 3	**1119.52** Prim Bldg Crnr 4	**1127.87** Geo 8.6m Abve Avrge Grade						
	171.38 Max. Area	X 75% =	**128.54** Max. Area allowed at 9.5m	Semi-d	**Percentage**				
					Area (m²)				
					44.41				
	(3) On a corner parcel, the max area of a horizontal cross section through a building at 9.5m above average grade must not be greater than 75.0% of the max area of a horizontal cross section through the building between average grade and 8.6m								
	1119.22 Prim Bldg Crnr 1	**1119.38** Prim Bldg Crnr 2	**1128.92** Geo 9.5m Abve Avrge Grade						
	1119.54 Prim Bldg Crnr 3	**1119.54** Prim Bldg Crnr 4	**1128.02** Geo 8.6m Abve Avrge Grade						
	249.05	X 75% =	**186.79**	Rowhouse	**Percentage**				

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	245.83	x 75% =	184.37			
	Max. Area		Max. Area allowed at 9.5m		Area (m²)	
					66.97	
	(4) Where not located on a corner parcel, the maximum building height is 8.6m for any portion of a main residential building located between the rear property line and 60.0% parcel depth or the contextual building depth average, whichever is greater.				N/A	
	Height Required Beyond		m and Rear Property Line			
	C.A.B. #1	C.A.B. #2	Parcel Depth			
349 Roof Equipment Projection	(2) Mechanical equipment may project a maximum of 0.3m from the surface of a roof on a building.				N/A	
532 Façade Width	The minimum width of a street facing façade of a unit is 4.2m				> 4.2	#VALUE!
535 Building Depth and Separation	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit.				Percentage (%)	
					Building Depth (m)	
	65% x	Parcel Depth	= 0.00 Max Bldg Depth		N/A	
	(2) For any development where a development permit application was submitted prior to August 5, 2026 on a laned parcel there is no maximum building depth for a main residential building wholly contained to the rear 40.0 per cent parcel depth where: **(Note: The Main Residential Building exempt from Building Depth must be WHOLLY contained within rear 60.0%; otherwise see subsection (1))	(a) there is more than one main residential building on the parcel;			N/A	
		(b) 50.0% or more of the units on the parcel are contained in main residential buildings located within the first 60.0% of the parcel depth; and			Number of Units within First 60.0% of Parcel Depth	
		Parcel Depth (m)			N/A	
		40% / 60.0% Parcel Depth (m)				
		Total Number of Units				
		Required Number of Units in Front 60.0%				
		(c) where the minimum separation distance of the main residential buildings on the front portion of the parcel and the main residential buildings contained on the rear portion of the parcel is 6.5m			N/A	
	(3) For a main residential building that is located on a corner parcel there is no maximum building depth where the minimum building setback from the side property line shared with another parcel is 3.0m for any portion of the building located between the rear property line and:	(a) 50.0 per cent parcel depth; or			Side Setback Dimension (m)	
		Parcel Depth				
		(b) the building depth of the main residential building on the adjoining parcel;			3.05	0.05
		C.A.B. Building Depth				
		whichever is closer to the rear property line.				
		3.0m Building Side Setback Required beyond				
		0.00 m and the rear property line			Subsection (b) Applies	
529 Density	The maximum density for parcels designated R-CG District is 75 units per hectare.			Units	5	-1
	75 U.P.H	807.47 (m²) / 0.0807470 (ha)	= 6.00 Units	U.P.H	61.92	-13.08
339.1 Porches *(must meet all requirements to be exempt)*	In a Developed Area, a porch is exempt from parcel coverage where:	(a) the porch is located between the façade of the main residential building and:	(i) the front property line; or		C / N/C / N/A / N/I	
			(ii) the side property line on the street side of a corner parcel;		C / N/C / N/A / N/I	
		(b) the porch is unenclosed on a minimum of two sides, other than by a railing, balustrade, or privacy walls located on porches between attached units when the porch is at or exceeds the contextual front setback; and			C / N/C / N/A / N/I	
		(c) there is no enclosed floor area or balcony located directly above the roof of the porch.			C / N/C / N/A / N/I	

Not Rounded
Rounded
Not Rounded
Rounded
Rounded
Not Rounded
Not Rounded

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534 Parcel Coverage	(2) Unless otherwise referenced in subsection (3), the maximum cumulative building coverage over all the parcels subject to a single development permit containing a Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is:	(a) 45.0% of the area of the parcels subject to a single development permit for a development with a density of less than 40 units per hectare;				**Applies**	**Does Not Apply**	
		(b) 50.0% of the area of the parcels subject to a single development permit for a development with a density 40 units per hectare or greater and less than 50 units per hectare;				**Applies**	**Does Not Apply**	
		(c) 55.0% of the area of the parcels subject to a single development permit for a development with a density of 50 units per hectare or greater."				**Applies**	**Does Not Apply**	
	(3) The maximum parcel coverage referenced in subsections (1) and (2), must be reduced by:	(a) 21.0m² where one motor vehicle parking stall is required on a parcel that is not located in a private garage; and				**Applies**	**Does Not Apply**	
		(b) 19.0m² for each required motor vehicle parking stall that is not located in a private garage where more than one motor vehicle parking stall is required on a parcel.				**Applies**	**Does Not Apply**	
	(4) For all other uses, the maximum parcel coverage is 45.0%					**Applies**	**Does Not Apply**	
	Determine correct percentage of parcel coverage and input values below					**%**	**%**	Rounded
	5 Number of Units							
	55.0%	807.47 Parcel Area (m²)	minus	Required Stalls	=	444.11 Max. Coverage	**54.51%**	**-0.49%**
	Parcel Coverage Totals					**m²**	**m²**	
	House	**Proj. > 1.0m**	**Garage(s)**	**Other**	**Total**			
	389.24	**50.89**			**440.13**	**440.13**	**-3.98**	
Accessory Building	If applicable please refer to Accessory Residential Building Form					**See Attached**	**N/A**	**N/I**
542 Landscaping Requirements	(3) All areas of a parcel, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls, garbage facilities, or any purpose allowed by the Development Authority, must be a landscaped area.					**C**	**N/C**	**N/A**	**N/I**
	(4) All setback areas adjacent to a street, except for those portions specifically required for motor vehicle access, must be a landscaped area.					**C**	**N/C**	**N/A**	**N/I**
	(5) Amenity space provided outdoors at grade must be included in the calculation of a landscaped area.					**C**	**N/C**	**N/A**	**N/I**
	(6) Any part of the parcel used for motor vehicle access, motor vehicle parking stalls, loading stalls and garbage or recycling facilities must not be included in the calculation of a landscaped area.					**C**	**N/C**	**N/A**	**N/I**
	(7) A minimum of 30.0% of the landscaped area must be covered with soft surfaced landscaping.					**Percentage (%)**			Rounded
						73.32%		**43.32%**	
	292.23 **Landscaped Area (m²)**					**Area (m²)**			
						214.27		**126.60**	
	(8) All soft surfaced landscaped area must be irrigated by an underground irrigation system, unless otherwise provided by a low water irrigation system.					**C**	**N/C**	**Low H20 Irrig.**	**N/I**
	(9) Mechanical systems or equipment that are located outside of a building must be screened.					**C**	**N/C**	**N/A**	**N/I**
	(4) The requirement for the provision of 1.0 tree is met where:	(a) a deciduous tree has a minimum calliper of 60mm;				**Calliper (mm)**			Not Rounded
		5 # Provided				**60.00**		**0.00**	
		(b) a coniferous tree has a minimum height of 2.0m				**Height (m)**			Not Rounded
		# Provided				**N/A**			
	(5) The requirement for the provision of 2.0 trees is met where:	(a) a deciduous tree has a minimum calliper of 85mm;				**Calliper (mm)**			Not Rounded
		# Provided				**N/A**			
		(b) a coniferous tree has a minimum height of 4.0m				**Height (m)**			Not Rounded
		3 # Provided				**4.00**		**0.00**	

542.2 Planting Requirements	(6) The requirement for the provision of 3.0 trees is met where an existing deciduous tree with a calliper greater than 100mm is preserved.				**Calliper (mm)**			Not Rounded
					N/A			
	# Provided							
	(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0m² of parcel area.				**# of Trees**			Not Rounded
					11	**3**		
	8 Required Trees		**807.47**		**# of Shrubs**			Not Rounded
	23 Required Shrubs		Parcel Area (m²)		**23**	**0**		
	(3) Shrubs must be a minimum height or spread of 0.6m at the time of planting.				**0.76**	**0.16**		Not Rounded
	(7) For landscaped areas with a building below, planting areas must have the following minimum soil depths:	(a) 1.2m for trees;			**N/A**			Not Rounded
		(b) 0.6m for shrubs; an			**N/A**			Not Rounded
		(c) 0.3m for all other planting areas.			**N/A**			Not Rounded
	(8) The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.				**Requires review by planner or technician**		**N/A**	**N/I**
341 Driveways	(1) A driveway must not have direct access to a major street unless:	(a) there is no practical alternative method of vehicular access to the parcel; and			**C**	**N/C**	**N/A**	**N/I**
		(b) a turning space is provided on the parcel to allow all vehicles exiting to face the major street.			**C**	**N/C**	**N/A**	**N/I**
	(2) A driveway connecting a street to a private garage must:	(a) be a min of 6.0m in length along the intended direction of travel for vehicles measured from:	(i) the back of the public sidewalk to the door of the private garage; or		**> 6**		**#VALUE!**	Not Rounded
			(ii) a curb where there is no public sidewalk to the door of a private garage, and		**N/A**			
		(b) contain a rectangular area measuring 6.0m in length and 3.0m in width.			**C**	**N/C**	**N/A**	**N/I**
	(3) A driveway connecting a lane to a private garage must be a min of 0.60m in length along the intended direction of travel for vehicles, measured from the property line shared with the lane to the door of a private garage.				**N/A**			Not Rounded
	(5) That portion of a driveway including a motor vehicle parking stall within 6.0m of a public sidewalk, or a curb on a street where there is no public sidewalk, must not exceed a width of:		(a) 6.0m where the parcel width is 9.0m or less; or		**N/A**			Not Rounded
			(b) 7.0m for parcel width > than 9.0m and < than 15.0m		**N/A**			Not Rounded
	(6) In the developed area a driveway accessing a street must not be constructed, altered or replaced except where:	(a) located on a laneless parcel; (b) located on a laned parcel and 50.0% or more parcels on same block face have an existing driveway accessing a street; or (c) legally existing driveway not being relocated or widened.			**Percentage (%)**			Rounded
				Laneless	**Homes w/ Exst. Driveway**			
					N/A			
		Number of Parcels along Block Face			**Existing Driveway No Changes**			
546 Motor Vehicle Parking Stalls	(1) The minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 1.0 stalls per unit or suite.				**Community (select below)**			
					VARSITY			
	(2) Notwithstanding subsection (1), the minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 0.5 stalls per unit or suite for the area listed in Table 2.1 below.				Parking Rate: **0.50** Stall per Unit & Suite			
	5 Number of Units & Suites				**5**	**2**		Not Rounded
	Stalls Within a Private Garage		**5**					
	Stalls provided on Parking Pad		**0**					
546.2 Bicycle Parking Stalls	(2) Notwithstanding subsection (1), there is no requirement for a bicycle parking stall – class 1 for parcels with two or less Dwelling Units.				**Applies**		**N/A**	**N/I**
	(1) The minimum number of bicycle parking stalls – class 1 is calculated based on the sum of all units and suites at a rate of 1.0 stall per unit or suite where a unit or suite is not provided a motor vehicle parking stall located in a private garage.				**0**	**0**		Not Rounded
	0 Number of Units & Suites							

125 Bicycle Parking Stalls	(1) Bicycle parking stalls – class 1 must be located on hard surfaced areas.		C	N/C	N/A	N/I	Not Rounded
	(4) Bicycle parking stalls must be separated from motor vehicle parking stalls, visitor parking stalls or loading stalls by 2.0m or a physical barrier.		N/A				
	(5) A bicycle parking stall that is not an individual locker must be at least 2.0m in height.		Bicycle Class 1				Not Rounded
			C	N/C	N/A	N/I	
	(6) A bicycle parking stall that is not an individual locker and is attached to the ground must be located at least 0.6m from any physical barrier.		Bicycle Class 1				Not Rounded
			C	N/C	N/A	N/I	
	(7) Rows of bicycle parking devices, when affixed on the floor or grade, must be separated by at least 2.0m.		Bicycle Class 1				Not Rounded
			C	N/C	N/A	N/I	
	(8) Bicycle parking devices, when affixed on the floor or grade, must be separated by at least 0.6m.		Bicycle Class 1				Not Rounded
			C	N/C	N/A	N/I	
342 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall.		C	N/C	N/A	N/I	Not Rounded
	(2) A min horizontal separation of 1.0m must be maintained between retaining walls on the same parcel.		C	N/C	N/A	N/I	Not Rounded
338.1 Patios	(1) Unless otherwise referenced in subsections (2) and (3), a privacy wall may be located on a patio, provided it does not exceed a height of 2.0m from the surface of the patio.		C	N/C	N/A	N/I	Not Rounded
	(2) A privacy wall located on a patio must not exceed 2.0m in height, when measured from grade and when the privacy wall is located within: (a) a side setback area; or (b) 6.0m of a rear property line.		C	N/C	N/A	N/I	Not Rounded
	(3) A privacy wall located on a patio must not exceed 1.2m in height when measured from grade when the privacy wall is located between the foremost front façade of the main residential building and the front property line.		C	N/C	N/A	N/I	Not Rounded
540.1 Fences *Note: Only apply fence rules to proposed fences*	For a Rowhouse Building, the height of a fence above grade at any point along a fence line must not exceed:	(a) 1.2 metres for any portion of a fence extending between the foremost front façade of the immediately adjacent main residential building and the front property line;	C	N/C	N/A	N/I	Not Rounded
		(b) 2.0 metres in all other cases; and	C	N/C	N/A	N/I	Not Rounded
		(c) 2.5 metres at the highest point of a gate that is not more than 2.5 metres in length.	C	N/C	N/A	N/I	Not Rounded
343 Fences *Note: Only apply fence rules to proposed fences*	The height of a fence above grade at any point along a fence line must not exceed:	(a) 1.2 metres for any portion of a fence extending between the foremost front façade of the main residential building and the front property line;	C	N/C	N/A	N/I	Not Rounded
		(b) 2.0m in all other cases, and	C	N/C	N/A	N/I	Not Rounded
		(c) 2.5m at the highest point of a gate that is not more than 2.5m in length.	C	N/C	N/A	N/I	Not Rounded
348 Visibility Setback	Within a corner visibility triangle, buildings, fences, finished grade of a parcel and vegetation must not exceed the lowest elevation of the street by more than 0.75m above lowest elevation of the street.		C	N/C	N/A	N/I	Not Rounded
546.3 Waste, Recycling and Organics	For developments of three or more units, garbage, recycling, and organics must be stored in a screened location approved by the Development Authority.		C	N/C	N/A	N/I	
	1) Unless otherwise specifed, the minimum width and depth of motor vehicle parking stalls are illustrated in Table 2. *Note: The depth of the motor vehicle parking stalls provided within a garage for 2 or more tenants within rowhouse defaults to Table 2.* ***The required depth is 5.4m.***		C	N/C	N/A	N/I	Not Rounded
	(3) The minimum depth of a motor vehicle parking stall is 5.9m where it is required for: (a) a Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling (b) a Dwelling Unit where the stall is provided in a private garage intended to be used for the occupants of only one Dwelling Unit.		C	N/C	N/A	N/I	Not Rounded
	(4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is:						

Page 12 **122 Standards for Motor Vehicle Parking Stalls**	(a) 3.0m where both sides of a stall abut a physical barrier; (b) 2.85m where one side of a stall abuts a physical barrier; and (c) 2.5m in all other		**C**	**N/C**	**N/A**	**N/I**	Not Rounded
	(7) The minimum width of a motor vehicle parking stall for Multi-Residential Development, Multi-Residential Development - Minor, a Townhouse or a Rowhouse Building provided for the exclusive use of a Dwelling Unit is reduced to 2.60m where: (a) the stall is one of two or more motor vehicle parking stalls that are provided in a private garage; (b) the motor vehicle parking stalls in the private garage are for the sole use of the occupants of the Dwelling Unit; and (c) the motor vehicle parking stalls are not counted towards fulfilling the minimum motor vehicle parking stall requirements for that Dwelling Unit.		**C**	**N/C**	**N/A**	**N/I**	Not Rounded
	(15) Motor vehicle parking stalls for a Backyard Suite, Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling and Single Detached Dwelling must be: (a) hard surfaced; and (b) located wholly on the subject parcel.		**C**	**N/C**	**N/A**	**N/I**	

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FILE: **DP 2026-05349**

DATE RECEIVED: July 27, 2026

Bylaw Discrepancies		
Regulation	**Standard**	**Provided**
541 Building Height	(1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 10.0m measured from grade.	Plans indicate Building 1 as 10.97m (+0.97m) and Building 2 as 10.74m (+0.74m).

ATCO Energy Systems

October 22, 2025

Circulation Package: DP2025-05349

The Distribution Engineering Growth Department of ATCO Gas Distribution has reviewed the above named plan and approves the work provided the following conditions are met:

There are existing ATCO facilities in the area. If it should be necessary to lower, relocate or make any alterations to the existing facilities and/or appurtenances due to this project, please contact ATCO Gas Distribution at calgaryregiongasdesign@atcogas.com with a minimum of one (1) year notice to enable an adequate and timely response. Note that all alteration costs will be borne by the developer / owner. If existing ATCO facilities within a registered easement or URW are being impacted (facility crossing and/or vehicle and equipment crossings), please contact the ATCO Land Group at Crossings@atco.com to obtain a crossing/proximity agreement.

There are abandoned ATCO facilities in the work area. Please contact ATCO South Operations Dispatch at 403-245-7220 to confirm status of the gas lines at least 48 hours prior to excavation.

If gas service is required, to avoid delays, the owner / developer should follow the steps listed on the ATCO website (New Natural Gas Service Line or Changes) or contact ATCO Customer Assistance Centre at 310-5678, or their local ATCO Gas Distribution agency office at their earliest convenience to discuss the service contract, gas load requirements, timing details and any associated costs. To avoid delays a minimum notice of 6 months is recommended. Note, each lot / unit is to have a separate service line.

For further information and requirements for natural gas servicing, please refer to the "Guide to Natural Gas Servicing" found on the ATCO website. Applications for new services residential or commercial please view our ATCO Quick Connect Guide.

There is an existing ATCO service in the area. If it should be necessary to lower, relocate, or make any alteration to our existing service due to this proposal, please view our , please view our ATCO Quick Connect Guide and apply through Quick Connect. Note that all alteration costs will be borne by the developer / owner. If the existing service line requires demolition or cutback please submit a request through Quick Connect or email GasApplicationsCalgary@atco.com for more information.

Due to the expansion/addition, the existing service size, meter space, and main size will need to be reviewed by ATCO. It is recommended that the owner contact **ATCO Customer Assistance Centre** at **310-5678** at their earliest convenience with their existing and future gas load and pressure requirements

to enable adequate lead time to review if a service or main upgrade is required, the associated costs, and if necessary proceed with design and installation process.

This development may benefit from ATCO's Construction Energy Services. Contact NaturalgasSales@atco.com or visit our Construction Energy Webpage for more Information.

There are ATCO stopper fittings in the area. There may be fittings that extend above the pipe.

There are ATCO Gas sensitive mechanical coupling (dresser) fittings in the area. Do not perform any vibratory compaction work within 1.5m of dresser fittings. Contact Brendon Garand, Brendon.Garand@atco.com, to confirm the location of these fittings within the area.

It will always remain the responsibility of the proponent to verify the exact location and depths of nearby facilities by arranging for an in-field location with Utility Safety Partners at 1-800-242-3447 or utilitysafety.ca. Please contact Utility Safety Partners prior to any surface construction.

(1) Utility Safety Partners (1-800-242-3447) for locates to verify the alignment of the existing gas facilities.
(2) Contact ATCO South Operations Dispatch at 403-245-7220 for an inspection of the exposed lines (including hydrovac holes) prior to backfill. Inspection services are available Monday to Friday, 8am – 4pm.
(3) Hydrovac or hand expose facilities to verify horizontal and vertical alignment of all gas mains in conflict areas. This should be done as soon as possible to determine if the main will need to be relocated.
(4) If existing gas mains require lowering or relocation due to the proponent's project, notification must be given to our ATCO Gas Distribution Engineering Department with a minimum of one (1) year notice. Forward plans and requirements to the ATCO Gas Distribution Engineering Department at 909 – 11th Ave. SW Calgary, AB, T2R 1L8.

Please refer to the "Working Around Natural Gas" Safety Handbook found on our website.

These conditions are not meant to contradict any applicable existing law (ie. franchise agreement, bylaw, etc.), and therefore the existing applicable law shall prevail. Should any condition(s) be null or void due to the superseding applicable law, all other conditions shall prevail.

If you have any **questions or concerns regarding this reply**, please contact our engineer: **Shaggy Asomugha**, shaggy.asomugha@atco.com.

Kind regards,

Alix Gregoraschuk (she/her)

Administrative Coordinator, Distribution Engineering Growth
ATCO Gas & Pipelines

P. 403 476 0626
A. 909 11th Ave SW Calgary, AB Canada T2R 1L8

ENMAX Power Corporation
141 – 50 Avenue SE
Calgary, AB T2G 4S7
Tel (403) 514-3000
enmax.com

October 21, 2025

File No: DP2025-05349
Location: 132 VARSITY ESTATES PL NW

We would like to advise you that the proposed development does not meet "Alberta Electrical Utility Code" under the Alberta Safety Codes Act and/or ENMAX Power Corporation requirements.

We have identified the following conflicts:

1. **No tree is allowed to be planted within the URW, only lawn, flower beds, vegetable garden, and low shrubbery. Please consider the location of the underground cables so that adequate clearances are maintained.**
2. **Please confirm that:**
    a. **ENMAX Ground Disturbance Guidelines will be followed**
    b. **There is no grade change exceeding +/-0.3m above ENMAX underground alignment**
    c. **All contractors, prime or sub (excavating company) must contact ENMAX Hot Digs at hotdigs@enmax.com to obtain an ENMAX Permission letter prior to disturbing the ground within 2 metres of any ENMAX underground facilities**

Please contact the undersigned at EPC_Permits@enmax.com **(Attention: Rodel Santiago or 403-514-2066) to further discuss possible resolution options if necessary.**

Until the above noted safety concerns are adequately addressed, this Development permit is not acceptable to ENMAX Power Corporation. Please contact the Project administrator at EPC_Permits@enmax.com if you have any further concerns, or require additional information regarding this Development Permit.

Sincerely,

Rodel Santiago, P.Eng.
Engineer, Standards and Equipment
ENMAX Power Corporation

ENMAX	**ENMAX CORPORATION**		
	GROUND DISTURBANCE GUIDELINES		
	Verify revision is current prior to use.	Effective Date: February 24, 2025	Page 1 of 19

Scan the above QR Code to obtain the most current version.

NOTE: **FOR ALL EMERGENCIES IMMEDIATELY STOP AND CONTACT 9-1-1**

Approved By:	Title	Date Approved
Chris Smith	Director, Safety and Environment	December 18, 2023
Dean Battershill	Manager, Operational Safety	December 18, 2023

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1.0 INTRODUCTION

1.1 PURPOSE

Ground disturbance, or excavations, poses significant hazards to workers, the public, and the environment. This document provides requirements companies and individuals MUST comply with when exposing buried ENMAX facilities. Other sources to comply with include provincial legislation, codes, bylaws, and other utility requirements.

WARNING: Use extreme caution when working near energized cables; consider ALL power cables energized. Contact with cables may cause injury or death; therefore, excavators **MUST** contact their project inspector or access the Temporary Disconnect/Reconnect Form to schedule switching and isolation of energized cables if cable support is needed. Proximity Agreements will be required in Downtown/Network Areas.

NOTE: If energized cables cannot be isolated and grounded, companies must adhere to their own hand exposure and hydrovac safe work practices.

1.2 KEY CONTACTS

The following must be readily available when conducting ground disturbance near ENMAX facilities.

Key Contacts

Contact	Phone Number	Email
Utility Safety Partners	1-800-242-3447	www.utilitysafety.ca
ENMAX Customer Projects		getconnected@enmax.com
ENMAX Field Services (MSO, and anchor and guy removal)		EPCFieldServicesMSOs@enmax.com
ENMAX Hot Digs		HotDigs@enmax.com
ENMAX Line Inspection		lineinspection@enmax.com
ENMAX Transmission	403-514-3679	
ENMAX Trouble Dispatch	403-514-6100	
ENMAX Proximity Agreements		HotDigs@enmax.com

1.3 REFERENCES

All work must be carried out in accordance with the following:

Legislation	Alberta Occupational Health and Safety Code • Part 17 Overhead Power Lines • Part 18 Personal Protective Equipment • Part 32 Excavating and Tunneling Alberta Electrical Utility Code • Section 2- 014 Activities near Overhead Power Lines • Section 2- 018 Moving Equipment or Buildings • Section 2- 020 Excavation Activities in the Vicinity of Underground Power Lines CAN/CSA Standard C22.3 No. 7-10 Underground Systems CAN/ULC-S801-(7.15.6) Standard on Electric Utility Workplace Electrical Safety
ENMAX form	Temporary Disconnect/Reconnect Form
ENMAX Resources	ENMAX Hazardous Electrical Awareness Tutorial NOTE: Available upon request at hotdigs@enmax.com
Other resources	• Canadian Common Ground Alliance • Utility Safety Partners

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1.4 GLOSSARY

Acronyms

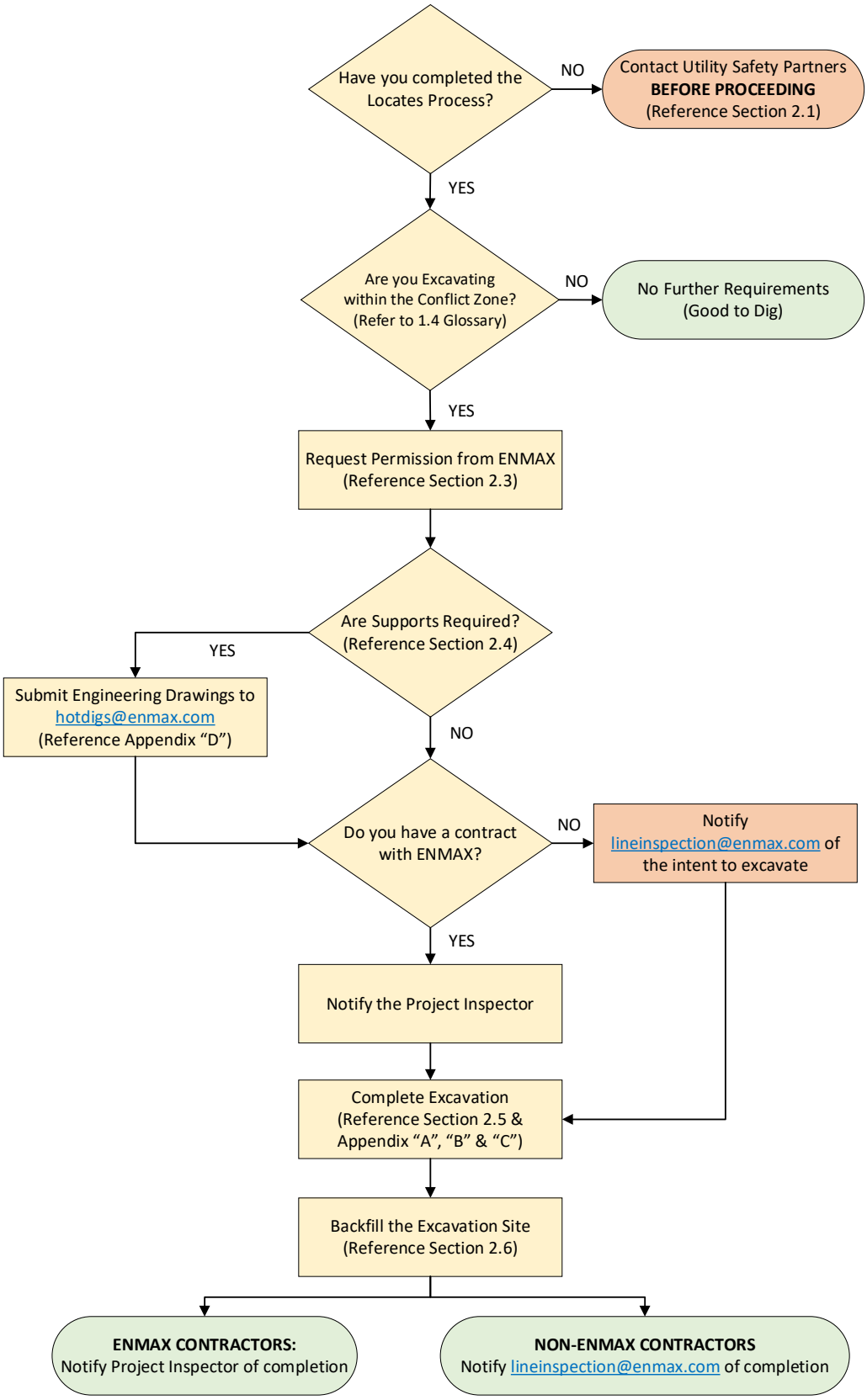
AEUC	Alberta Electrical Utility Code	MSO	Minor Service Order
CSA	Canadian Standards Association	PPE	Personal protective equipment
HRC	Hazard Risk Category	QUE	Qualified Utility Employee
LOA	Limits of Approach (Safety Code)	SWP	Safe Work Practice

Terms

Air excavation / hydrovac equipment	A non-destructive process using pressurized water or air and a vacuum truck to remove earth cover (soil, gravel, stones, rubble, mud).
Competent worker	A worker who is adequately qualified, suitably trained, and with sufficient experience to safely perform work without supervision or with only a minimal degree of supervision.
Conflict zone	At risk locations within the work area for any of the following: • Listed on the locate slip by the Locator • Within **1 m (3'-3")** of any locate marks • Within **2 m (6'-6")** of any ENMAX at-grade facility • Within **3 m** of any Manhole or Vault • Within **5 m** of any ENMAX Underground Transmission 69-kV or 138-kV cables • Within **5 m** of the underside of a Manhole of Vault • As described in **Appendix B - Conflict Zone**
Destructive excavation	An operation using equipment or explosives to move earth, rock, or other material below existing grade.
ENMAX facilities	ENMAX facilities include: • Cables and ducts • Concrete duct banks • Guy wire w/pole anchors • Manholes • Poles • Pull boxes • Switches • Transformers • Transformer vault • Transmission infrastructure • Secondary pedestals and tubs
Excavator	Any contractor, developer, property owner, or other individual performing any work, operation or activity that results in a disturbance of the ground, regardless of depth.
Ground disturbance	Any work, operation, or activity that results in a disturbance of the ground, regardless of depth.
Hot dig	Process of exposing energized cables and facilities using non-destructive methods.
Locate marks	Temporary markings to identify the approximate location of underground infrastructure (buried facility). Examples include pin flags, coloured paint, stake chasers, coloured chalk, chevron.
Non-destructive zone	One (1) metre (3'-3") from either side of the locate marks or flags
Non-destructive excavation	Hand exposure (provided there is a non-conductive handle on shovel), air vacuum or hydrovac equipment.

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2.0 GROUND DISTURBANCE PROCESS



2.1 LOCATES

ENMAX underground facilities

Submit an online locate request at Utility Safety Partners **PRIOR** to any ground disturbance near ENMAX facilities.
Call Utility Safety Partners directly at **1-800-242-3447** for the following:

- Request emergency locates
- Provide damage information

NOTE: Inside property-private owners; includes commercial lots, multi-dwelling, provincial highways/roadways, and utility corridors (streetlighting and fiber) must obtain locates for secondary conductors via private utility locating service provider of choice.

At grade facilities

System ground wires and ground rods are not locatable. They are typically buried below the final grade and encompass a **1 m (3'-3")** area around or adjacent to ENMAX facilities.

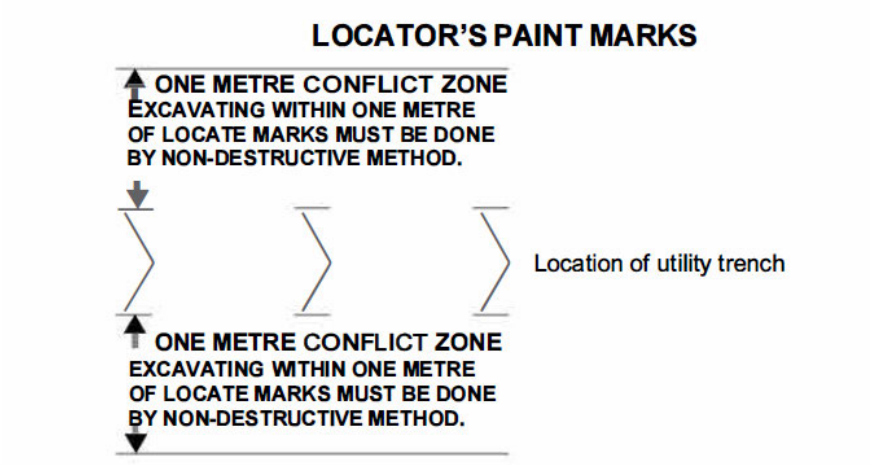
CAUTION: Contacting the ground system may cause damage to the adjacent structures or equipment and/or personal injury or death. Only Non-destructive excavation in accordance with this Guideline may be performed when disturbing the ground within **2 m (6'-6")** of equipment.

2.2 NON-DESTRUCTIVE ZONE

Within the non-destructive zone

MECHANICAL EXCAVATION IS NOT PERMITTED WITHIN NON-DESTRUCTIVE ZONES (refer to Appendix B)

Locate marks (chevron), shown below, depict the location of underground facilities. The conflict zone (non-destructive) extends **1 m (3'-3")** beyond the locate marks. Contact information for **OTHER facility owners** can be found on the **back of the locate** slip provided by the locate service provider.



NOTE: Locate marks are valid for **60 days** from the date provided unless otherwise specified.

Outside the Non-Destructive zone

If the ground disturbance occurs **OUTSIDE** the non-destructive zone, ENMAX has no restrictions on the ground disturbance. Excavation may proceed (subject to requirements of provincial legislation, codes, bylaws, and other utilities).

2.3 ENMAX PERMISSION LETTER

Permission Letter

Obtain an ENMAX Permission Letter PRIOR to performing ground disturbance near ENMAX facilities. The Letter MUST remain on site while exposing ENMAX facilities. **Email** HotDigs@enmax.com to obtain an ENMAX Permission Letter.

Excavator requirements

Excavators MUST comply with the following requirements:

- Create and adhere to own SWPs for ground disturbance (reference Appendix A – Safe Work Practices for minimum requirements)
- Ensure all personnel involved in any ground disturbance are competent workers
- Supervisor of the Excavation has Ground Disturbance Level II training
- Ensure SWP and procedures comply with this guideline, legislation, bylaws, codes
- Ensure a cell phone or other means of contacting ENMAX Trouble Dispatch is always available while at the worksite
- Comply with all requirements contained in the ENMAX Permission Letter

2.4 NOTIFICATIONS FOR EXCAVATION ACTIVITIES

ENMAX Projects – Contract in Place

Contact the ENMAX Project Inspector when performing work for ENMAX and a contract exists between ENMAX and the contractor.

Non-ENMAX projects

Notifications for non-ENMAX projects are outlined below.

If…	Then…
Damage to ENMAX Infrastructure	Call Trouble Dispatch at 403-514-6100 or Project Inspector Reference Section 2.7 Procedure - If Damage Occurs.
Engineering supports are required for pull boxes, transformers, duct banks, poles, cables, and cables in duct of 1.2 m and longer	Submit stamped engineering drawings to hotdigs@enmax.com a minimum of 14 days prior to planned excavation for facility support approval. Reference Appendix D
Working within the Downtown Core or Beltline	Work Scope Plans and Diagrams need to be submitted to hotdigs@enmax.com, 6 months prior to construction starting. Proximity/ Crossing Agreement will also be required.
Work is within **2 m (6’-6”)** of ENMAX facilities	Complete the steps below a minimum of **5 days prior** to planned excavation. i. Notify lineinspection@enmax.com for intent to excavate. ii. If deemed necessary, complete the ENMAX Temporary Disconnect/Reconnect Form for ground grid protection around transformers, rigging and slinging of cables, or isolation and grounding where practicable. iii. If required, request a Minor Service order to schedule ENMAX personnel to complete the request.
Anchor and guy removal	Request a Minor Service Order (MSO) to schedule ENMAX personnel to complete the request. Email the following: • lineinspection@enmax.com • EPCFieldServicesMSOs@enmax.com
Backfill inspection	Follow the process in Section 2.6 Backfill.

2.5 COMPLETE GROUND DISTURBANCE

Perform ground disturbance

Complete ground disturbance in accordance with this Guideline; requirements include:

- Compliance with instructions & restrictions conveyed by the permission letter
- Appendix A – Safe Work Practices
- Appendix B – Conflict Zone
- Appendix C – Excavation Methods

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2.6 BACKFILL

Notification

Notify the following PRIOR to backfilling the site.

If work is for	Then contact the following PRIOR to backfilling…
ENMAX	Project Inspector to arrange for inspection
Other **MON-FRI (06:00 and 16:00)**	Damage Prevention Dept. at LineInspection@enmax.com
After hours	Trouble Dispatch at **403-514-6100** to arrange inspection



The use of unshrinkable fill / fillcrete must be approved by ENMAX civil engineer.

Backfill shall be in accordance with City of Calgary Road specification and ENMAX compaction guideline.

- Common fill shall be compacted to 98% SPMDD in uniform layers not exceeding 300 mm when compacting with hand tamping equipment and 600 mm when using hydraulic equipment.

NOTE: Restore final grade to ensure the burial depth of ENMAX cables has not changed. Contact your ENMAX Inspector if a rise or fall in the final grade exists **PRIOR** to excavation and backfill to record the new grade. For all others, call 403-514-6100

2.7 PROCEDURE – IF DAMAGE OCCURS

Procedure

If damage occurs complete the following steps:

Step	Action
1.	**STOP WORK!**
2.	**Exit** the work site immediately.
3.	**Call 911** if an injury has occurred.
4.	**Secure** the site; use appropriate signs, barriers, or barricades.
5.	**Contact** ENMAX Trouble Dispatch at 403-514-6100, and the Project Inspector if required.
6.	**Call** 1-800-242-3447 to submit a damage ticket and complete online reporting via Utility Safety - Damage Reporting

WARNING: Do **NOT** re-enter the excavation site until clearance has been given and repairs have been completed by an ENMAX QUE.

NOTE: *Repairs can only be completed by ENMAX. All costs will be incurred by the party causing repair requirement.*

APPENDIX A – SAFE WORK PRACTICES

Barriers and barricades

Excavators are responsible for the following:

- **Prevent** exposed energized equipment and cables from public contact
- **Restrict** access to all open excavations during periods of inactivity (unsupervised); may include a cover, barricade, **1.8 m (6') rigid fence**

Personal protective equipment (PPE)

A minimum of the following PPE is required for all ground disturbance activities within the conflict zone; for hand exposing only.

Reference AB OH&S Part 18.

Protective clothing	Fire resistant outer layer clothing, ankle to cuff **NOTE:** HRC 2 (8 Cal/ cm2) minimum
Safety glasses	CSA Z94.3 Eye and Face Protectors with a minimum IR rating of 1.7
Rubber gloves	Tested - Class 3 high voltage rubber insulated gloves (rated at 30,000 volts) with outside leather protectors.
Head protection	CSA Approved Class E Hard Hat
Hearing protection	CSA approved hearing protection (if required)
Footwear	CSA approved dielectric footwear with the following symbols:

Warning signs

If the job site and equipment are left unsupervised, signs in accordance with the excavator's procedures **MUST** be visible. Minimum information to include:

- Caution or Warning of open excavation
- Name of ground disturber
- Emergency contact number

"**DANGER HIGH VOLTAGE**" sign must be located a minimum of **3 m (9'-10")** from the truck to reduce the risk of injury from step and/or touch potential.

WARNING: Do NOT touch any vehicles while excavating is in progress to avoid touch potential (electrocution may occur). A minimum of **2 m** distance should always be maintained.

APPENDIX B – CONFLICT ZONE

Shallow primary and secondary cables



All underground facilities must be fully exposed to sight using non-mechanical / destructive methods. Mechanical excavation is **NOT** permitted within **1 m (3'-3")** of all exposed underground facilities in all directions.

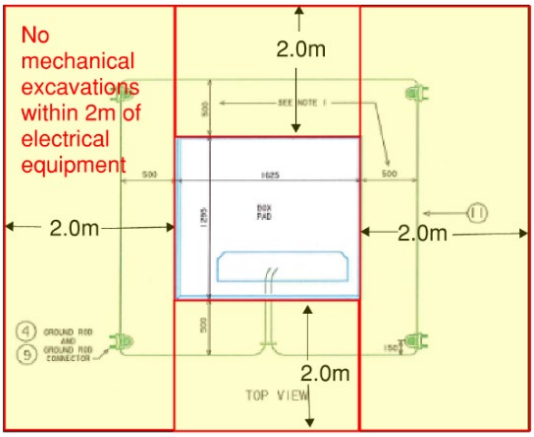
WARNING: Shallow electrical facilities may exist directly underneath the asphalt or concrete sidewalks; therefore, asphalt and concrete cutting and removal directly over a marked facility is **NOT PERMITTED** until the depth of the facility is exposed to sight. Confirm the depth and position under the asphalt **PRIOR** to saw cutting across the facility.

Underground transmission equipment and cables

If an ENMAX disclaimer for "No Clearance" exists on the locate slip, then mechanical excavation work is **NOT** permitted within **5 m (16'-5")** on either side of the locate mark. Contact **ENMAX Transmission Inspector at 403-514-3679.** Reference ENMAX note located on the back of the Utility Safety Partners ticket for direction.

Above Grade facilities

Mechanical excavation is **NOT** permitted within **2 m (6'-6")** of any ENMAX facilities; use non-destructive methods ONLY. Reference ENMAX note located on the back of the Utility Safety Partners slip for direction and notification. Refer to 2.4.





Overhead electrical lines

Ground disturbance may occur near overhead electrical lines. The excavator must ensure safe distances to electrical lines and equipment are adhered to; reference AEUC Table 1 - Safe Limits of Approach Distances from Overhead Power Lines for Persons and Equipment for additional information. This table is also referenced in the following:

- AB OH&S Code - Schedule 4
- AB OH&S Code - Part 17 Overhead Power Lines

NOTE: Personnel and equipment must stay a minimum of **7 m (~23')** from all overhead lines.

Contact one of the following if work is required closer than **7 m (~23')** for LOA**:**

If…	Then contact the following to arrange an inspection
ENMAX Project	Project Inspector
Mon thru Fri 6 AM to 4 PM	Damage Prevention - LineInspection@enmax.com
After hours/weekends	Trouble Dispatch at **403-514-6100**

APPENDIX C – EXCAVATION METHODS

1. AIR EXCAVATION METHOD

Minimum equipment specifications

Air excavation uses pressurized air that is used to slough away soil and is subsequently collected by a vacuum tool such as an Air Spade.

At a minimum, when using air excavation ensure that:

- Air pressure does **NOT exceed 100 psi**
- Vacuum dig tube end has a neoprene lip or equivalent
- Non-conductive wand, tube, and hose extensions



CAUTION: Any air pressure above the listed values is considered a destructive means of excavating.

Potential risks to facilities

Cable damage may occur if falling rocks or sloughing material contact exposed cables or ducts. If damage is suspected, reference Section 2.7 Procedure - If Damage Occurs.

Minimum safety precautions

Ensure the following minimum safety precautions when exposing cables using air excavation:

- Do **NOT** allow the wand to become stationary
- Make a sweeping motion during use perpendicular to the cables (vs. lengthways); this eliminates stationary contact with the cable at the end of each sweep
- After the buried facility is exposed, maintain a minimum distance of **175 mm (7")** between the cable and the wand nozzle
- Avoid positioning the vacuum tube directly over exposed facilities



WARNING: The air wand and vacuum pipe may become energized if faulted conditions exist.

2. HAND EXPOSURE METHOD

Minimum equipment specifications

Ensure the following **minimum** requirements when using shovels to hand expose underground cables:

- Shovels have dry, non-conductive handle
- Pointed probes that may pierce the cables are not used

Potential risks to facilities

Cable damage may occur if the shovel hits the cable. If damage is suspected, reference Section 2.7 Procedure - If Damage Occurs.

Minimum safety precautions

Ensure the following minimum safety precautions when exposing cables with a shovel:

- Use PPE as per APPENDIX A
- Expose cables to sight at regular intervals (minimum of 5 m)
- No mechanical means within 600 mm (24") once line is exposed
- Use extreme caution when working within **1.5 m (≈5')** of any cable splices.
- During business hours notify lineinspection@enmax.com or Project Inspector to arrange for inspection prior to backfilling.
- After hours contact ENMAX Trouble Dispatch at **403-514-6100.**



WARNING: Do not move, walk on, or disturb cable splices while hand exposing cables.

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3. HYDROVAC METHOD

Minimum equipment specifications

At a minimum, when using hydrovac, ensure:

- Water pressure does **not exceed 1500 psi**
- Water temperature does **not exceed 37.8 °C (100 °F)**
- Vacuum pipe end has a neoprene lip or equivalent to protect the cable/facilities
- There is a single oscillating tip nozzle
- The wand is always moving



CAUTION: Any pressure or temperature variances above the listed values is considered a destructive means of excavating.

Potential risks to facilities

A combination of the water temperature and pressure may damage cables. Damage may appear as a slice in the cable sheath of an unknown depth, or as though the outer sheath has been torn and pulled outward. If damage is suspected, reference Section 2.7 Procedure - If Damage Occurs.

Minimum safety precautions

Ensure the following minimum safety precautions when exposing cables with hydrovac:

- Expose cables to sight with Test Holes
- at a minimum of **5 m (~16')** intervals to verify line orientation and depth consistency
- Direct the high-pressure nozzles in a circular motion
- Do NOT allow the wand to become stationary
- Make a sweeping motion during use perpendicular to the cables (vs. lengthways); this eliminates stationary contact with the cable at the end of each sweep
- After the buried facility has been exposed, maintain a distance of at least **175 mm (7")** between the cable and the oscillating head of the water wand
- Avoid positioning the vacuum tube directly over exposed facilities
- Avoid leaving excess water in the trench



WARNING: The water, wand, and vacuum pipe may become energized if faulted conditions exist.

4. DESTRUCTIVE EXCAVATION AND DIRECTIONAL CORING

Equipment

Includes the following equipment after a facility has been exposed to sight:

- Auger
- Directional drills
- Ditch witch
- Dozer, grader
- Hammer (electric, hydraulic)
- Plows
- Pneumatic jack hammers
- Post pounders
- Saw (asphalt, concrete)
- Scrapers
- Skid steers
- Track or rubber tire hoe

Potential risks to facilities

Destructive excavation methods have the potential to damage underground equipment and buried facilities. If damage is suspected, reference Section 2.7 Procedure.

WARNING: If any part of the equipment contacts an energized cable, the equipment operator MUST remain on the machine (if safe to do so) until given a clearance from an ENMAX QUE.

Minimum safety precautions

Ensure the following minimum safety precautions when directional coring or using other destructive excavation methods:

- Observe the payload when pulling back through the excavation
- Maintain **1 meter** of separation / clearance above, below, and parallel to the cable / facility
- Expose cables to sight with Test Holes at sufficient intervals to maintain separation (typically every 5 m but it may vary based on site specific conditions)
- Spotters MUST always be present when using excavation equipment
- Calibrate all tools and ensure strike indicator is operational
- At no point, exposed or not, can you use mechanical tools on ducts with energized cable...No chipping of ducts/duct banks.



Shallow Cables in Downtown Network

CAUTION: When crossing all facilities expose the facilities to sight **AND** a minimum of **1 m (3'-3")** exposed on the drill side PRIOR to coring or drilling. This allows the operator time to stop the task if the drill head approaches the cable/duct.

APPENDIX D – ENGINEERED SUPPORT REQUIREMENTS

Cable/duct bank support

SUPPORT SYSTEM REQUIREMENTS FOR ENMAX CABLES is available here. See NOTES below:

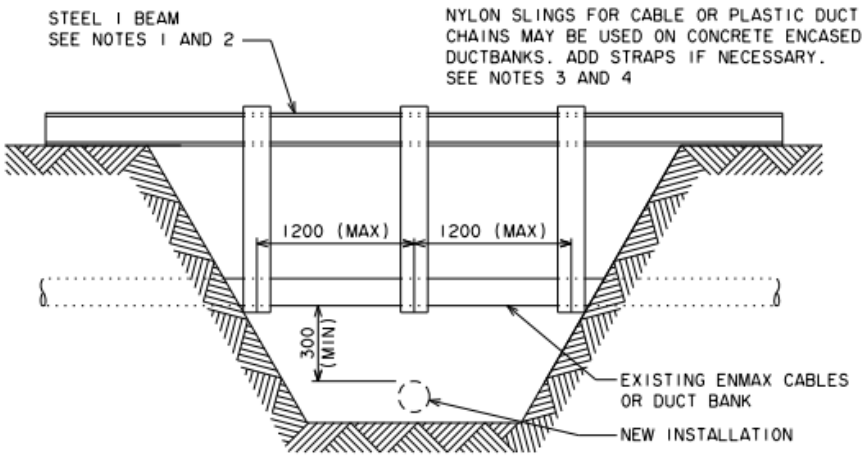


FIGURE I
CABLE & DUCTBANK SUPPORT

NOTES:

1. The actual size of support beams and slings shall be the responsibility of the contractor. The support system shall be designed to prevent sag, bending or deflection in cables or duct banks.
2. The contractor shall be responsible for ensuring no damage to cables, ducts or duct banks takes place while employing the support system. Any damage shall be reported to the ENMAX inspector immediately. Work shall not commence until submitted drawings have been approved by ENMAX Civil Engineer.
3. The beam shall be in the form of a steel “I” beam set across the excavation running parallel with ENMAX cables or ducts. The beam must adequately support the cable or duct bank.
4. The contractor shall be responsible for supplying all material. Labour and equipment required to implement an adequate support system.
5. The engineer who stamped and approved the drawing is obligated to inspect and verify all work completed by the contractor is compliant.

Underground facilities

Excavators supply the following to support cables, duct banks, transformers, switches, manholes, vaults and pull boxes in underground facilities subject to ENMAX's approval.

Supports	Requirements
Beams	• Steel "I" beam (excavator to determine the size) **NOTE:** Submit stamped engineering drawings to Hotdigs@enmax.com • Place across the excavation parallel with the undermined facility • Design to prevent sag, bending, and deflection • Sufficient length to reach a minimum of 3 m (9'-10") beyond the edge of the excavation (on both sides) • Supporting structure will not slough into the excavation due to unstable soil conditions
Chains	• Support concrete encased duct banks
Slings	• Direct buried cable or ducts must be supported by nylon slings • Must be properly rated to hold the structure
Transformers, switches, manholes, vaults and pull boxes	• Must NOT be undermined and must be supported • Contact lineinspection@enmax.com to determine next steps. • Engineered support system may be required as a submission to brace / support







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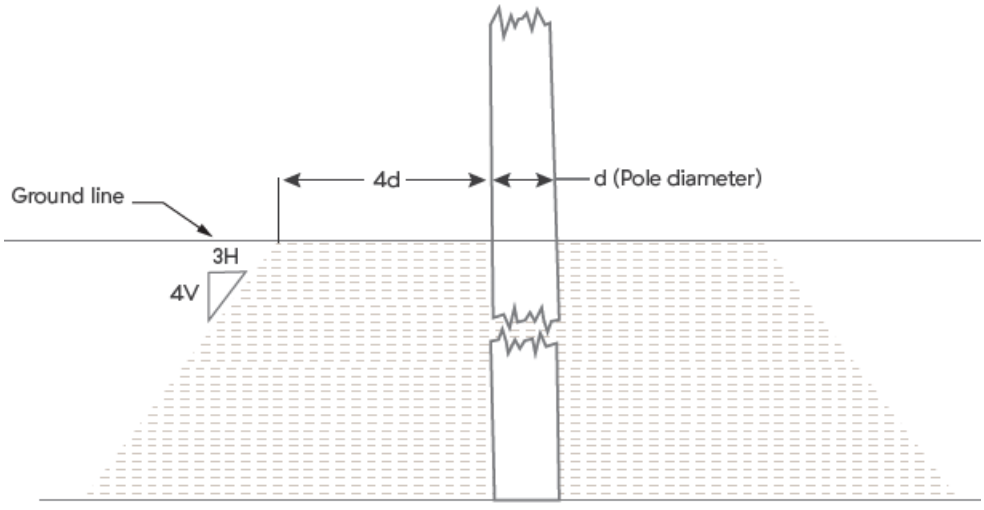
Power poles

ENMAX requires excavators to stabilize poles and associated equipment, where required below, prior to any ground disturbance.

WARNING: The collapse of a power pole could expose individuals to a crush hazard or electrocution.

Poles must be supported if:

- The soil is not firm
- Excavation occurs within the **shaded protected zone** shown in the illustration below



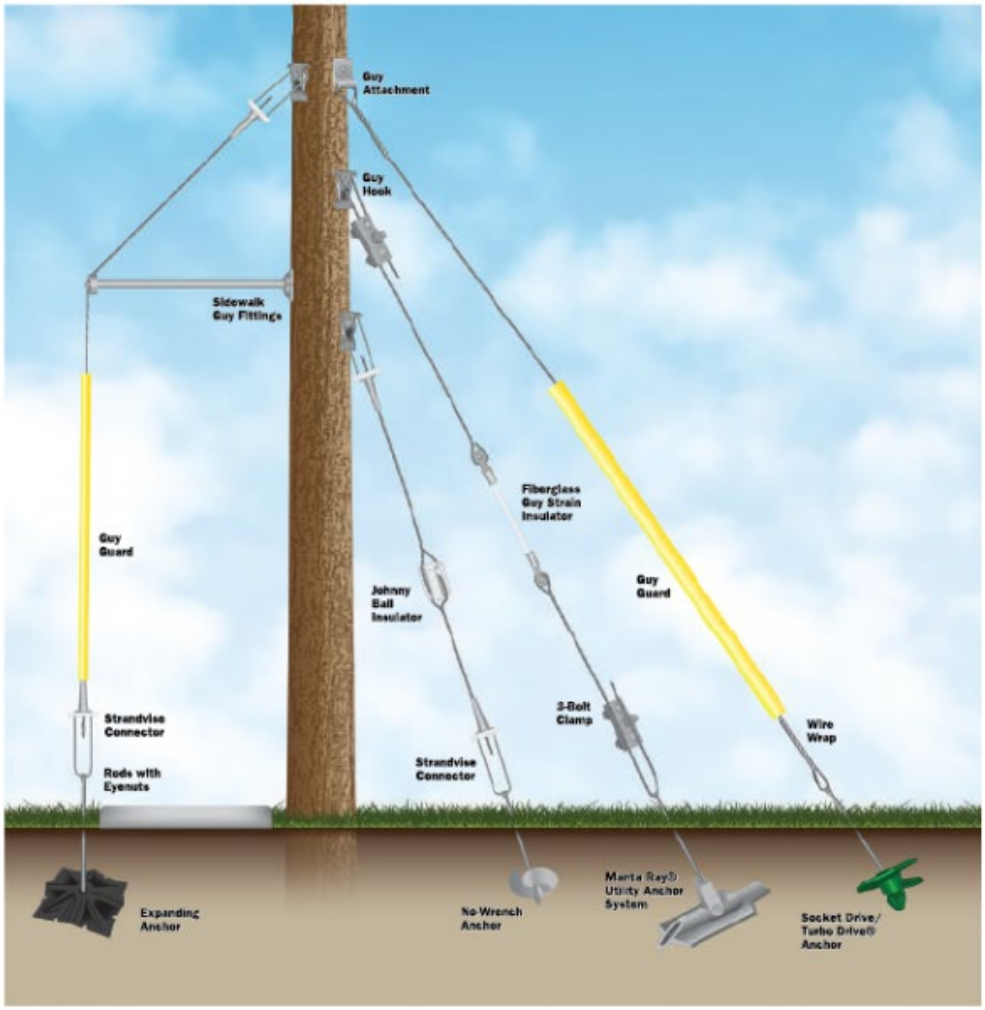
NOTE: The **shaded protected zone** encompasses the following area:

- At grade: 4d (4 times the pole diameter) away from the pole
- Below grade (cut angle): **3 m (9'-10")** horizontal to every **4 m (~13')** depth

All excavations and slope cuts must be in accordance with the following AB OH&S Code:

- Part 17 Limits of Approach
- Part 32 Pole Support

Guy Wires and Anchors



- Guys and/or anchors need to be temporarily removed and replaced (contact LineInspection@enmax.com)

Requirements

Excavators must contact the following:

- ENMAX approved pole tie back vendor for availability and cost
- Damage Prevention Dept. at LineInspection@enmax.com during business hours
- For after hours - Trouble Dispatch at **403-514-6100** if questions/concerns arise

NOTE: A QUE must complete all pole tie backs.

Pole tie back vendors

ENMAX approved pole tie back vendors with an ENMAX approved QUE are listed below.

Tie-back Vendor	Phone Number	Email
Iconic Power Systems	403-899-8318 403-542-4670	info@iconicpowersystems.ca; jmackay@iconicpowersystems.com
Primary Engineering	403-333-7099	RCoulter@primaryeng.com
Valard Construction	403-700-0982 403-710-7099	KRyan@Valard.com; mchappell@valard.com

APPENDIX E - REVISION HISTORY

This document is reviewed a minimum of **every year** or as required.

Rev.	Date	Revision History
1.0	October 11, 2017	New document
2.0	March 30, 2020	Reviewed by stakeholders; updated format
3.0	January 15, 2021	• Added reference to Primary Switch Disconnect Reconnect Form • Minor edits
3.1	June 15, 2021	• Updated Section 2.5 • Replaced Senior Line Inspector with Damage Prevention Dept. • Added QR Code • Updated "Pole tie-back vendors"
4.0	February 1, 2022	• Updated references in Appendix B section "Overhead electrical lines" • Added a link to AEUC
5.0	December 22, 2022	• Stakeholder review November 10th, 2022 • Updated Alberta One-call to Utility Safety Partners • Updated the term Conflict zone to include "…of any ENMAX Underground Transmission 69-kV or 138-kV cables" • Updated the Primary Switch Disconnect Reconnect Form to Temporary Disconnect/Reconnect Form • Updated NOTE in Section 2.1. • Updated CAUTION in Section 2.1. • Added Step i to Section 2.4 to notify lineinspection@enmax.com • Added Step #6 to 2.7 PROCEDURE – IF DAMAGE OCCURS • Added a requirement to safety glasses - minimum IR rating of 1.7 • Updated WARNING in Appendix B Conflict Zones • Removed Altec from the Pole tie back vendors list • Added APPENDIX E - ENMAX CONSTRUCTION STANDARDS
5.1	February 2, 2023	• Updated Section 2.4 (shown highlighted for this revision only) • Updated Section 2.6 replaced "During business hours" with specific days and hours
5.2	June 15, 2023	• Removed Liam Preston & added new contact for Iconic Pole tie back
5.3	Oct 2023	• Added photos in Appendices B, C and D • Added, "to verify line orientation and depth consistency" in minimum Safety precautions. • Added," of 1.2 m and longer" to Section 2.4 Notification for Excavation Activities • Appendix B- changed Distribution Facilities to Above Grade facilities • Changed Appendix E from Engineered Supports to Engineered Requirements. • In 4. DESTRUCTIVE EXCAVATION AND DIRECTIONAL CORING changed to "Maintain **1 metre** of separation / clearance above, below, and parallel to the cable / facility" as well as changed to "Expose cables to sight at sufficient intervals to maintain separation (typically every 5 m but it may vary based on site specific conditions)" to allow for leeway on expensive driveways
	Dec 18, 2023	• Added "unless otherwise specified" to the end of the NOTE in Section 2.2

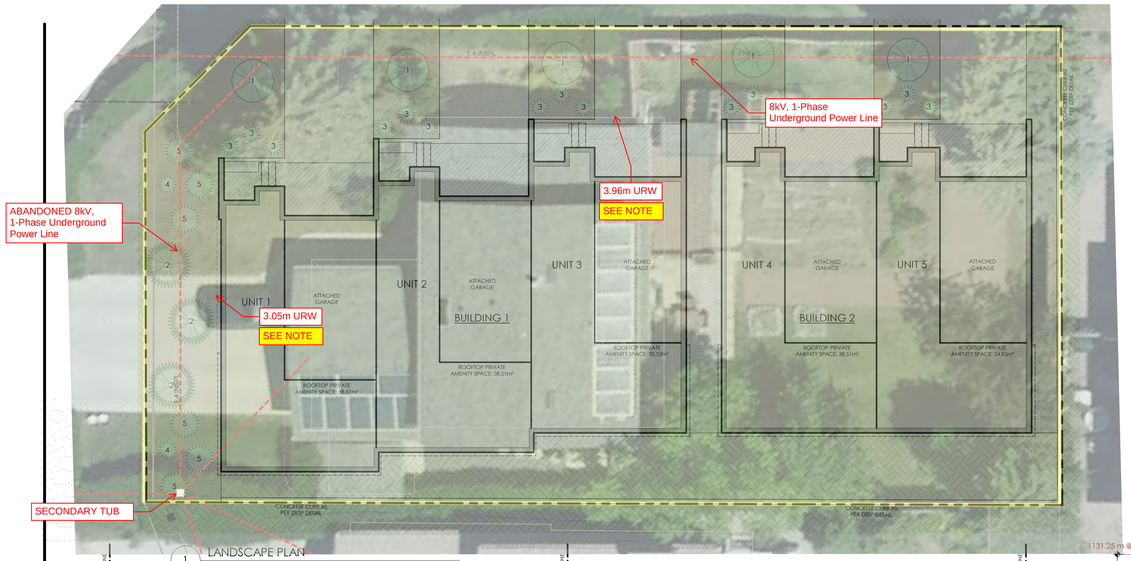
SDAB2026-0166

		• Updated Flowchart for Section 2.8 *(moved to beginning of Sect. 2 – Dec 2024)* • Highlight in Grey- Section 2.4 ENMAX Projects- Contract in Place • Moved plan revision history to updated Appendix E. • Moved information note: re – contacting 911 for emergencies to front cover. • Updated support requirements for ducts and duct banks with notes. • Updated backfill requirements with notes. • Added Anchor and Guy Wire diagram to Appendix D. • Updated procedure in section 2.7 – step #6
6.0	August 19, 2024	• Updated supplier list for Pole Tie Back Vendors

7.0	December 4, 2024	• Updated flowchart errors- Email address and remove “Buffer Zone”
		• Removed “Buffer Zone” and utilized either “Conflict Zone” or “Hand Expose Zone”
		• Update Backfill Section
		• Inserted Proximity Agreement
		• Update 2.7 If Damage Occurs
		  ○ Only ENMAX to Repair
		  ○ Cost will be responsibility of Company responsible
		• Update 2.8 Conflict Zone verbiage
		  ○ Remove Buffer Zone with hand Exposure Zone
		  ○ Change “No Clearance to Dig” sticker to disclaimer of “No Clearance”
		• Update Appendix C – Excavation Methods
		  ○ Add “At no point, exposed or not, can you use mechanical tools on ducts with energized cable...No chipping of ducts/duct banks.”

8.0	December 12, 2024	• Moved Disturbance Guideline chart to beginning of section 2. • Updated exposure guidelines for shallow duct banks.
9.0	February 24, 2025	• Removed reference to 2.1 – Asphalt • Updated 2.0 Ground Disturbance Process flow to reference “conflict zone” opposed to “non-destructive zone”.

205



PLANTING REQUIREMENTS

• A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0 m2 of parcel area.
Parcel Area = **807.47 m² / 110.00 = 7.34**
7.34 x 1.0 = **8 trees**
7.34 x 3.0 = **22 shrubs**

DP2025-05349

• Shrubs must be a minimum of 0.6 meters at the time of planting.

• The requirements for the provision of 1.0 tree is met where:
- a deciduous tree has a minimum calliper of 60 mm; or
- a coniferous tree has a minimum height of 2.0 m.

• The requirements for the provision of 2.0 trees is met where:
- a deciduous tree has a minimum calliper of 85 mm; or
- a coniferous tree has a minimum height of 2.0 m.

• The requirements for the provision of 3.0 trees is met where an exisitng deciduoud tree with a calliper grater than 100 mm is preserved.

All plant materials must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.

LANDSCAPED AREA: 285.61 m²

Minimum 30% of the landscape area must be covered with soft surfaced landscaping.
285.61 m² x 0.3 = 85.68 m²

All soft surfaced landscaped area must be irrigated by an underground irrigation system.

NOTE: Tree and shrub areas to be irrigated w/ low water underground sprinkler system c/w ExactET monitoring & bounded by concrete curb. All sodded areas are planted with a drought tolerant grass species.

A minimum depth of 0.3m of topsoil is required for sod areas.
A minimum depth of 0.6m of topsoil is required shrub and tree beds.

LANDSCAPING LEGEND

SOFT / PERMEABLE LANDSCAPING

- GRASS — SOIL DEPTH 300mm MIN.
- MULCH — SOIL DEPTH 600mm MIN.

HARD / NON-PERMEABLE LANDSCAPING

- CONCRETE
- GRAVEL / ROCKS

NON-LANDSCAPED AREAS

- BUILDING FOOTPRINT
- NEIGHBORING BUILDING FOOTPRINT
- COVERED

PLANTING LEGEND

- Coniferous Tree
- Deciduous Tree
- Area of Tree Protection
- Shrub / Bush

All trees and shrubs will be of a species capable of healthy growth in Calgary and will conform to the standards of the Canadian Nursery Landscape Association.

New matured trees to be planted after construction as required by Land Use Bylaw

PLANTING SCHEDULE

PROPOSED TREES

TREE NO.	TREE TYPE	SPECIES	CALIPER	CANOPY DIA	HEIGHT	QTY
1.	DECIDUOUS	ROSTHERN CRABAPPLE	0.6M	2M	4M	5
2.	CONIFEROUS	SIBERIAN LARCH	0.3M	2M	4M	3

PROPOSED SHURBS

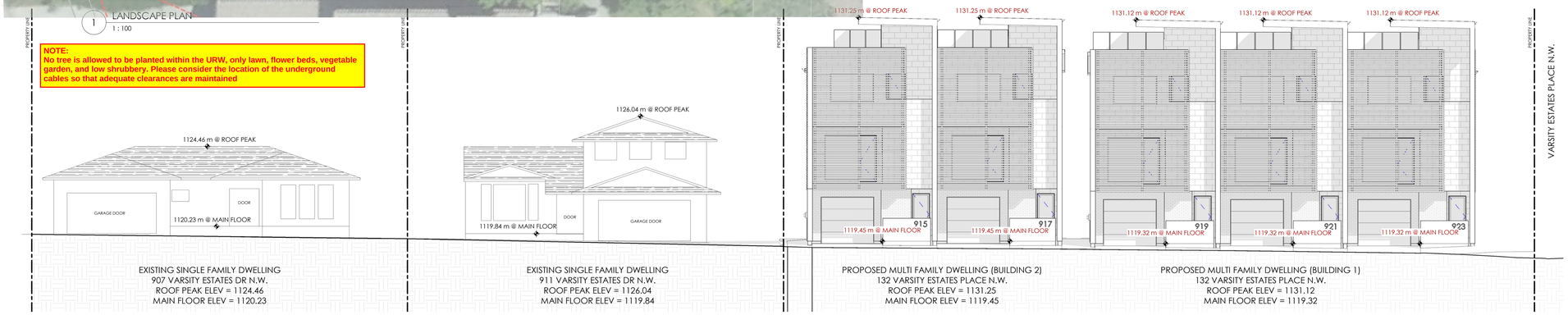
SHRUB NO.	SHRUB TYPE	SPECIES	CALIPER	CANOPY DIA	HEIGHT	QTY
3.		MUGO PINE	SHRUB	.08M	.76M	1.22M	15
4.		POTENTILLA	SHRUB	.08M	.76M	1.22M	2
5.		DWARF LILAC	SHRUB	.08M	1M	1.22M	6

Name	Imperial	Metric
Soft Landscape Surface		
GRASS	928 SF	86.26 m²
MULCH	1294 SF	120.23 m²
	2223 SF	206.48 m²
Hard Landscape Surface		
CONCRETE	337 SF	31.35 m²
GRAVEL	514 SF	47.77 m²
	852 SF	79.12 m²
Gross Landscape Area		
LANDSCAPE AREA	3074 SF	285.61 m²
	3074 SF	285.61 m²

SOFT LANDSCAPING SURFACE COVERAGE = 72.29%

1 LANDSCAPE PLAN
1 : 100

NOTE:
No tree is allowed to be planted within the URW, only lawn, flower beds, vegetable garden, and low shrubbery. Please consider the location of the underground cables so that adequate clearances are maintained



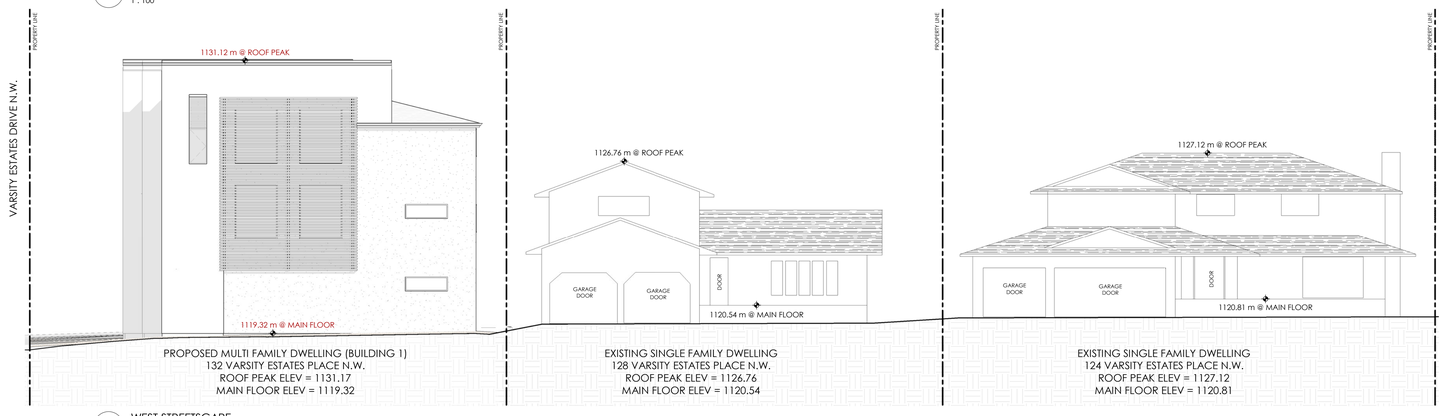
EXISTING SINGLE FAMILY DWELLING
907 VARSITY ESTATES DR N.W.
ROOF PEAK ELEV = 1124.46
MAIN FLOOR ELEV = 1120.23

EXISTING SINGLE FAMILY DWELLING
911 VARSITY ESTATES DR N.W.
ROOF PEAK ELEV = 1126.04
MAIN FLOOR ELEV = 1119.84

PROPOSED MULTI FAMILY DWELLING (BUILDING 2)
132 VARSITY ESTATES PLACE N.W.
ROOF PEAK ELEV = 1131.25
MAIN FLOOR ELEV = 1119.45

PROPOSED MULTI FAMILY DWELLING (BUILDING 1)
132 VARSITY ESTATES PLACE N.W.
ROOF PEAK ELEV = 1131.12
MAIN FLOOR ELEV = 1119.32

2 NORTH STREETSCAPE
1 : 100

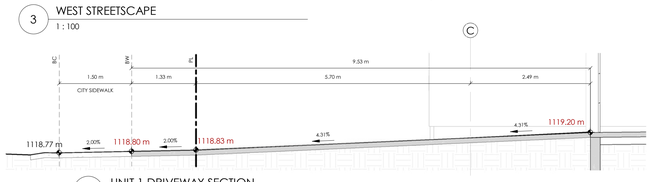


PROPOSED MULTI FAMILY DWELLING (BUILDING 1)
132 VARSITY ESTATES PLACE N.W.
ROOF PEAK ELEV = 1131.17
MAIN FLOOR ELEV = 1119.32

EXISTING SINGLE FAMILY DWELLING
128 VARSITY ESTATES PLACE N.W.
ROOF PEAK ELEV = 1126.76
MAIN FLOOR ELEV = 1120.54

EXISTING SINGLE FAMILY DWELLING
124 VARSITY ESTATES PLACE N.W.
ROOF PEAK ELEV = 1127.12
MAIN FLOOR ELEV = 1120.81

3 WEST STREETSCAPE
1 : 100



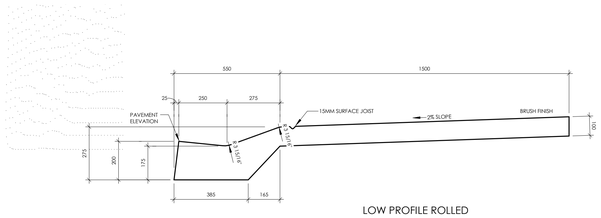
4 UNIT 1 DRIVEWAY SECTION
1/4" = 1'-0"

5 UNIT 2 DRIVEWAY SECTION
1/4" = 1'-0"

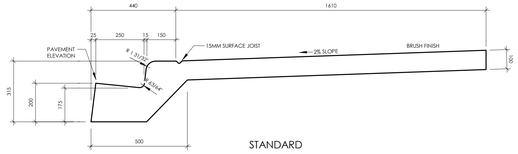
6 UNIT 3 DRIVEWAY SECTION
1/4" = 1'-0"

7 UNIT 4 DRIVEWAY SECTION
1/4" = 1'-0"

8 UNIT 5 DRIVEWAY SECTION
1/4" = 1'-0"



LOW PROFILE ROLLED



STANDARD

NOTE: CONTRACTOR TO CONFIRM EXISTING SIDEWALK WIDTHS AND REPLACE ALL SIDEWALKS LESS THAN 1.5M WIDE.

MONOLITHIC SIDEWALK DETAILS
1" = 1'-0"

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SDAB2026-0166

ANDISON RESIDENTIAL DESIGN
220 739 11 Ave SW, Calgary, Alberta T2R 0E3
T. 403.461.6481 | INFO@ANDISONDESIGN.COM
ANDISONDESIGN.COM

SEPTEMBER 12, 2025

VARSITY ROWHOUSE

REVISION SCHEDULE

#	REVISION DATE	REVISION DESCRIPTION
2	2025.09.12	Issued For DP

GENERAL NOTES

It is the responsibility of the Contractor to review the Architectural drawings prior to construction and report any discrepancies to Andison Residential Design Ltd.. Andison Residential Design Ltd. will not be held responsible for any costs if the Contractor deviates from these Architectural and or Structural drawings.

All Geodetic Elevations provided to Andison Residential Design Ltd. are assumed to be accurate and reflect actual site conditions. Andison Residential Design Ltd. will not be held responsible for any discrepancies between Site condition and the provided Survey

These drawings supercede all previous versions and shall not be used for any construction purposes until approved and signed.

ISSUED FOR

DEVELOPMENT PERMIT

PROJECT LOCATION

132 VARSITY ESTATES PLACE N.W.
CALGARY, ALBERTA

LOT: 4, BLOCK: 21,
PLAN: 7510331

FLOOR AREAS

UNIT 1	
MAIN FLOOR	521 SF
SECOND FLOOR	827 SF
THIRD FLOOR	851 SF
LOFT	58 SF
UNIT 1 TOTAL	2258 SF
UNIT 2	
MAIN FLOOR	521 SF
SECOND FLOOR	825 SF
THIRD FLOOR	852 SF
LOFT	58 SF
UNIT 2 TOTAL	2256 SF
UNIT 3	
MAIN FLOOR	521 SF
SECOND FLOOR	824 SF
THIRD FLOOR	852 SF
LOFT	58 SF
UNIT 3 TOTAL	2256 SF
UNIT 4	
MAIN FLOOR	521 SF
SECOND FLOOR	824 SF
THIRD FLOOR	851 SF
LOFT	58 SF
UNIT 4 TOTAL	2255 SF
UNIT 5	
MAIN FLOOR	522 SF
SECOND FLOOR	824 SF
THIRD FLOOR	852 SF
LOFT	58 SF
UNIT 5 TOTAL	2256 SF

NOT FOR CONSTRUCTION

LANDSCAPE PLAN & STREETSCAPE

DP-02

206

PLANTING REQUIREMENTS

- A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0 m2 of parcel area.
  Parcel Area = **807.47 m² / 110.00 = 7.34**
  7.34 x 1.0 = **8 trees**
  7.34 x 3.0 = **23 shrubs**
- Shrubs must be a minimum height or spread of 0.6 meters at the time of planting.
- The requirements for the provision of 1.0 tree is met where:
  - a deciduous tree has a minimum calliper of 60 mm; or
  - a coniferous tree has a minimum height of 2.0 m.
- The requirements for the provision of 2.0 trees is met where:
  - a deciduous tree has a minimum calliper of 85 mm; or
  - a coniferous tree has a minimum height of 2.0 m.
- The requirements for the provision of 3.0 trees is met where an existing deciduous tree with a calliper grater than 100 mm is preserved.

All plant materials must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.

LANDSCAPED AREA: 285.61 m²

Minimum 30% of the landscape area must be covered with soft surfaced landscaping.
285.61 m² x 0.3 = 85.68 m²

All soft surfaced landscaped area must be irrigated by an underground irrigation system.

NOTE: Tree and shrub areas to be irrigated w/ low water underground sprinkler system c/w ExactET monitoring & bounded by concrete curb. All sodded areas are planted with a drought tolerant grass species.

A minimum depth of 0.3m of topsoil is required for sod areas.
A minimum depth of 0.6m of topsoil is required shrub and tree beds.

LANDSCAPING LEGEND

SOFT / PERMEABLE LANDSCAPING

- GRASS — SOIL DEPTH 300mm MIN.
- MULCH — SOIL DEPTH 600mm MIN.

HARD / NON-PERMEABLE LANDSCAPING

- CONCRETE
- GRAVEL / ROCKS
- COVERED

NON-LANDSCAPED AREAS

- BUILDING FOOTPRINT
- NEIGHBORING BUILDING FOOTPRINT

DP2025-05349
RECIRCULATION

PLANTING LEGEND

- Coniferous Tree
- Deciduous Tree
- Area of Tree Protection
- Shrub / Bush

All trees and shrubs will be of a species capable of healthy growth in Calgary and will conform to the standards of the Canadian Nursery Landscape Association.

New matured trees to be planted after construction as required by Land Use Bylaw

PLANTING SCHEDULE

PROPOSED TREES

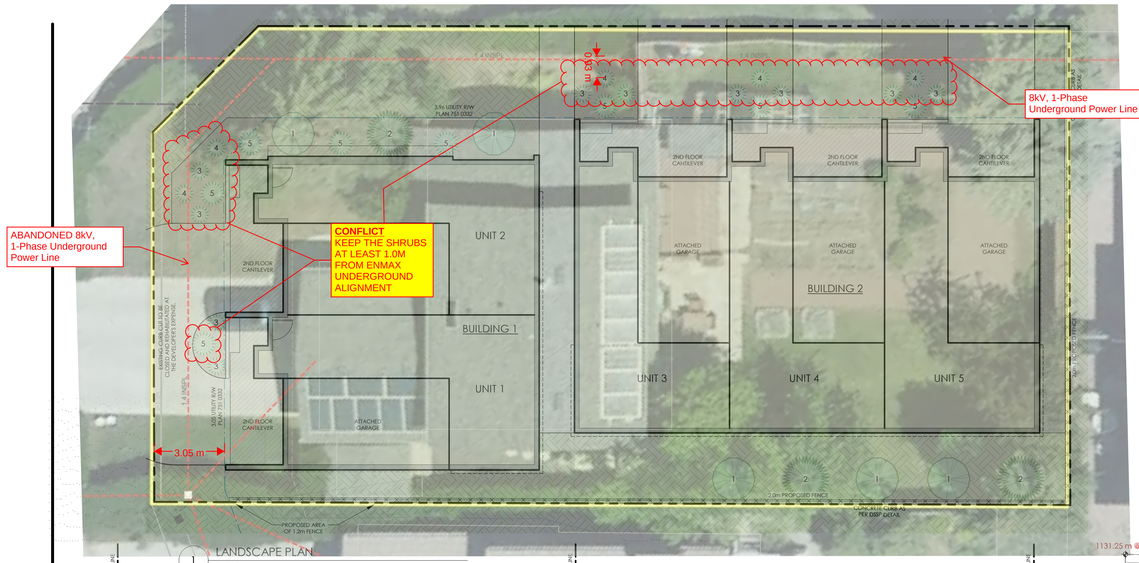
TREE NO.	TREE TYPE	SPECIES	SCIENTIFIC	CALIPER	CANOPY DIA	HEIGHT	QTY
1.	DECIDUOUS	ROSTHERN CRABAPPLE	MALUS BACCATA	0.6M	2M	4M	5
2.	CONIFEROUS	BRISTLECONE PINE	PINUS ARISTATE	0.3M	2M	4M	3

PROPOSED SHURBS

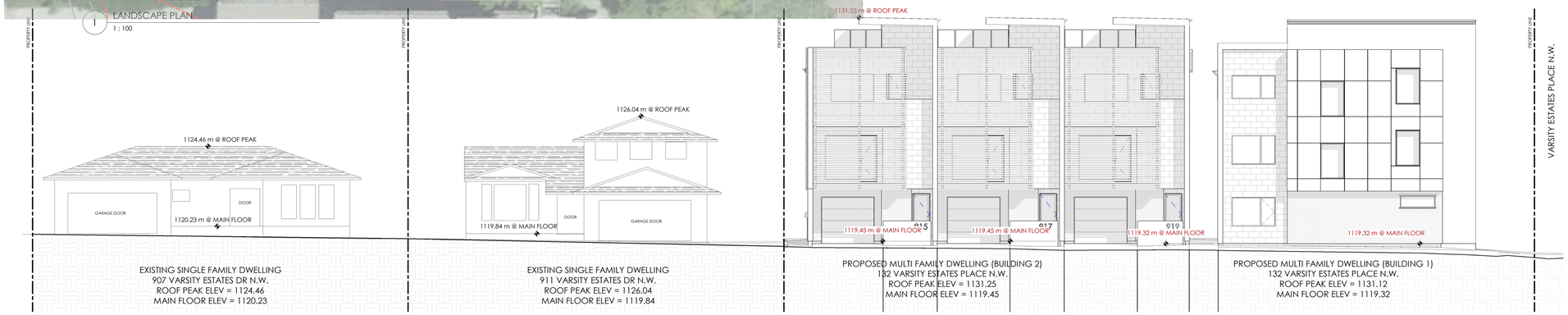
SHRUB NO.	SPECIES	SCIENTIFIC	CALIPER	CANOPY DIA	HEIGHT	QTY
3.	MUGO PINE	PINUS MUGO	.08M	.76M	1.22M	10
4.	POTENTILLA	DASIPHORA FLORIBUNDA	.08M	.76M	1.22M	5
5.	DWARF LILAC	SYRINGA MEYERII	.08M	1.00M	1.22M	8

Name	Imperial	Metric
Soft Landscape Surface		
GRASS	1607 SF	149.26 m²
MULCH	750 SF	69.68 m²
	2357 SF	218.94 m²
Hard Landscape Surface		
CONCRETE	622 SF	57.82 m²
GRAVEL	216 SF	20.04 m²
	838 SF	77.85 m²
Gross Landscape Area		
LANDSCAPE AREA	3195 SF	296.79 m²
	3195 SF	296.79 m²

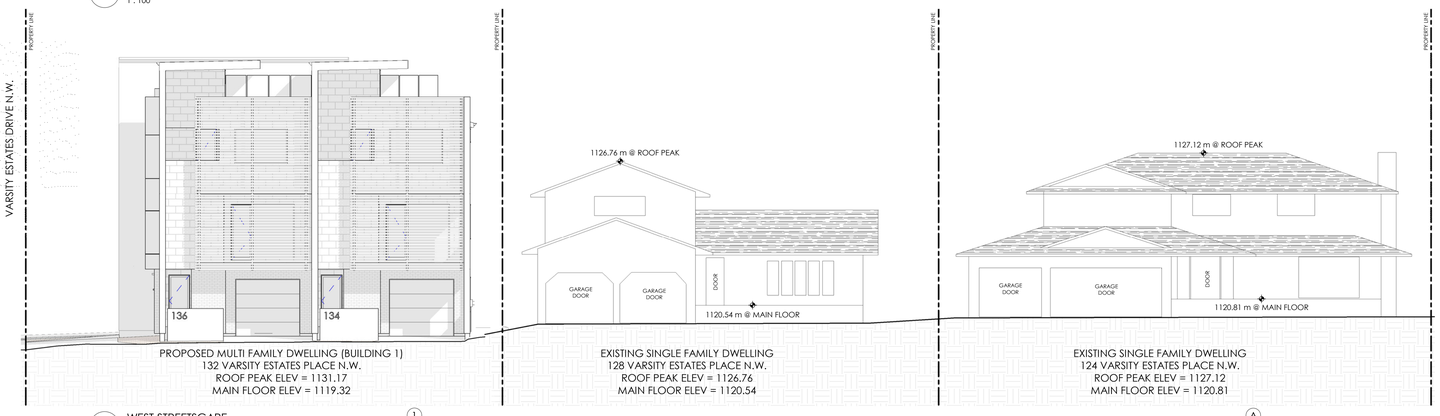
SOFT LANDSCAPING SURFACE COVERAGE = 73.77%



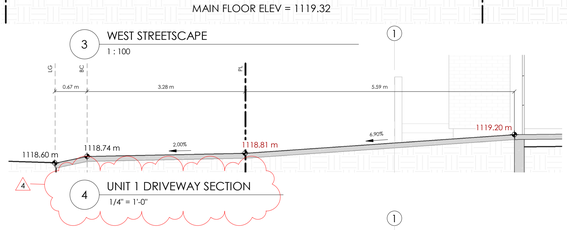
1 LANDSCAPE PLAN
1 : 100



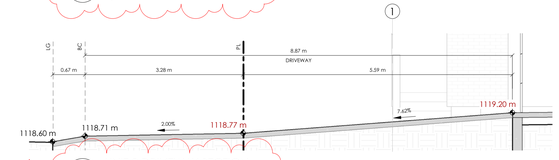
2 NORTH STREETSCAPE
1 : 100



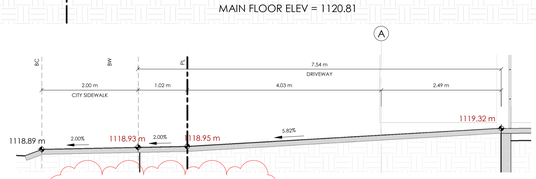
3 WEST STREETSCAPE
1 : 100



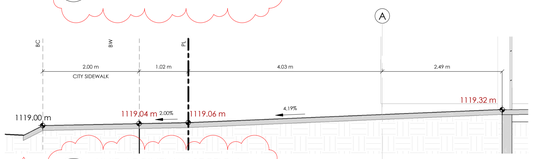
4 UNIT 1 DRIVEWAY SECTION
1/4" = 1'-0"



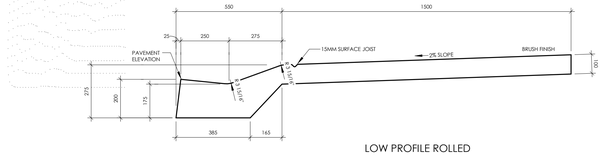
5 UNIT 2 DRIVEWAY SECTION
1/4" = 1'-0"



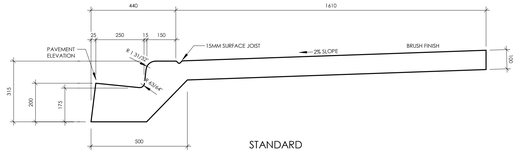
6 UNIT 3 DRIVEWAY SECTION
1/4" = 1'-0"



7 UNIT 4 DRIVEWAY SECTION
1/4" = 1'-0"



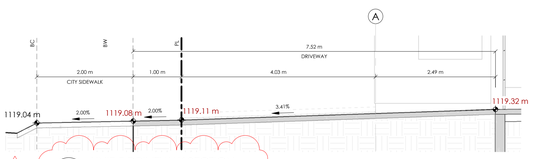
LOW PROFILE ROLLED



STANDARD

NOTE: CONTRACTOR TO CONFIRM EXISTING SIDEWALK WIDTHS AND REPLACE ALL SIDEWALKS LESS THAN 1.5M WIDE.

MONOLITHIC SIDEWALK DETAILS
1" = 1'-0"



8 UNIT 5 DRIVEWAY SECTION
1/4" = 1'-0"

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SDAB2026-0166

ANDISON
RESIDENTIAL DESIGN
220 739 11 Ave SW, Calgary, Alberta T2R 0E3
T. 403.461.4481 | INFO@ANDISONDESIGN.COM
ANDISONDESIGN.COM

FEBRUARY 13, 2026

VARSITY ROWHOUSE

REVISION SCHEDULE

#	REVISION DATE	REVISION DESCRIPTION
2	2025.09.12	Issued For DP
3	2026.02.06	DR1 - Bylaw Discrepancies
4	2026.02.06	DR1 - Prior to Decision Requirements
5	2026.02.06	DR1 - Prior to Release Requirements

GENERAL NOTES

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All Geodetic Elevations provided to Andison Residential Design Ltd. are assumed to be accurate and reflect actual site conditions. Andison Residential Design Ltd. will not be held responsible for any discrepancies between Site condition and the provided Survey

These drawings supercede all previous versions and shall not be used for any construction purposes until approved and signed.

ISSUED FOR

DEVELOPMENT PERMIT

PROJECT LOCATION

132 VARSITY ESTATES PLACE N.W.
CALGARY, ALBERTA

LOT: 4, BLOCK: 21,
PLAN: 7510331

FLOOR AREAS

UNIT 1	
MAIN FLOOR	521 SF
SECOND FLOOR	827 SF
THIRD FLOOR	851 SF
LOFT	58 SF
UNIT 1 TOTAL	2258 SF
UNIT 2	
MAIN FLOOR	521 SF
SECOND FLOOR	825 SF
THIRD FLOOR	852 SF
LOFT	58 SF
UNIT 2 TOTAL	2256 SF
UNIT 3	
MAIN FLOOR	521 SF
SECOND FLOOR	824 SF
THIRD FLOOR	852 SF
LOFT	58 SF
UNIT 3 TOTAL	2256 SF
UNIT 4	
MAIN FLOOR	521 SF
SECOND FLOOR	824 SF
THIRD FLOOR	851 SF
LOFT	58 SF
UNIT 4 TOTAL	2256 SF
UNIT 5	
MAIN FLOOR	522 SF
SECOND FLOOR	824 SF
THIRD FLOOR	852 SF
LOFT	58 SF
UNIT 5 TOTAL	2256 SF

NOT FOR CONSTRUCTION

LANDSCAPE PLAN & STREETSCAPE

DP-02

ENMAX Power Corporation
141 – 50 Avenue SE
Calgary, AB T2G 4S7
Tel (403) 514-3000
enmax.com

March 3, 2026

File No: DP2025-05349 RECIRCULATION
Location: 132 VARSITY ESTATES PL NW

We would like to advise you that the proposed development does not meet "Alberta Electrical Utility Code" under the Alberta Safety Codes Act and/or ENMAX Power Corporation requirements.

We have identified the following conflict:

Proposed shrubs inside the URW conflict with existing ENMAX underground cables per attached plan. Please locate the shrubs at least 1m away from the underground alignment if planting them along the side of the URW is not possible.

Please contact the undersigned at EPC_Permits@enmax.com **(Attention: Rodel Santiago or 403-514-2066) to further discuss possible resolution options if necessary.**

Until the above noted safety concerns are adequately addressed, this Development permit is not acceptable to ENMAX Power Corporation. Please contact the Project administrator at EPC_Permits@enmax.com if you have any further concerns, or require additional information regarding this Development Permit.

Sincerely,

Rodel Santiago, P.Eng.
Engineer, Standards and Equipment
ENMAX Power Corporation

DP2025-05349

SITE INFORMATION

LEGAL ADDRESS:

LOT: 4, BLOCK: 21,
PLAN: 751 0331

MUNICIPAL ADDRESS:

132 VARSITY ESTATES PLACE NW
CALGARY, ALBERTA

LAND USE DESIGNATION:
H-GO

COMMUNITY: VARSITY

SURVEY INFORMATION

Survey completed by:

HORIZON LAND SURVEYS INC.
130 BOWNESS CENTRE NW CALGARY AB
Phone: (403) 719-0272
Dated: 11 20 2024

Note: Unless otherwise specified, all dimensions relate to distances form property boundary to foundation walls are from the date of the survey. Spot elevations are approximately located.

LIGHTING NOTE

EXTERIOR WALL SCONCES @ 2.74M FROM GROUND FLOOR. 100 WATT INCANDESCENT OR EQUIV. MAX (TYP)

GRADE MARKER LEGEND

1079.38 EXISTING GRADE
1079.38 ASSUMED GRADE
1079.38 PROPOSED GRADE

LINE TYPE LEGEND

SUBJECT PROPERTY LINES
ADJACENT PROPERTY LINES
EAVES / CANOPIES
UTILITY LINES - POWER
UTILITY LINES - OVERHEAD
UTILITY LINES - WATER
UTILITY LINES - SANITARY
UTILITY LINES - GAS
UTILITY LINES - STORM
EXISTING BUILDING TO BE REMOVED
EXISTING FENCE
PROPOSED PRIVACY SCREEN/ FENCE

WINDOW & DOOR LOCATIONS

LOFT DOORS & WINDOWS
3RD FLR DOORS & WINDOWS
2ND FLR DOORS & WINDOWS
MAIN DOORS & WINDOWS

SITE LEGEND

NON-LANDSCAPED AREAS

BUILDING FOOTPRINT
NEIGHBORING BUILDING FOOTPRINT
MAIN FLOOR CANTILEVER
SECOND FLOOR CANTILEVER
PROPOSED ADDITION FOOTPRINT
DECKS
ASPHALT
COVERED

FLOOR AREA RATIO

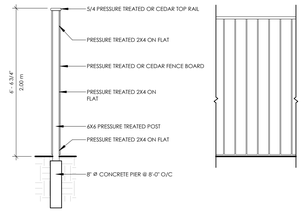
Name	Imperial	Metric
MAIN FLOOR	2607 ft²	242.15 m²
SECOND FLOOR	4125 ft²	383.24 m²
THIRD FLOOR	4259 ft²	395.69 m²
LOFT	289 ft²	26.87 m²
	11280 ft²	1047.95 m²

1047.95 / 807.47 = 1.30 **F.A.R. = 1.30**

PARCEL COVERAGE AREA

Name	Imperial	Metric
Coverage		
COVERED ENTRY	94 ft²	8.71 m²
BUILDING FOOTPRINT	2626 ft²	244.94 m²
ATTACHED GARAGE	1543 ft²	143.36 m²
	4273 ft²	397.01 m²
SITE AREA	8692 ft²	807.47 m²
	8692 ft²	807.47 m²

ACTUAL PARCEL COVERAGE **= 49.17%**



TYPICAL FENCE DETAIL

Drawing Index - DP

SHEET NUMBER	SHEET NAME
DP-01	SITE & BLOCK PLAN
DP-02	LANDSCAPE PLAN & STREETSCAPE
DP-03	EAST & NORTH ELEVATIONS
DP-04	SOUTH ELEVATION & STREETSCAPE
DP-05	MAIN & SECOND FLOOR PLANS
DP-06	THIRD & LOFT FLOOR PLANS
DP-07	SHADOW STUDY

NOTES:
1. Applicant is required to follow ENMAX Ground Disturbance Guidelines

2. All contractors, prime or sub (excavating company) must contact ENMAX Hot Digs at hotdigs@enmax.com to obtain an ENMAX Permission letter prior to disturbing the ground within 2 metres of any ENMAX underground facilities

3. No grade change exceeding +/-0.3m on top of ENMAX underground alignment is permitted

4. Applicant is required to notify ENMAX Line Inspection at lineinspection@enmax.com or call (403) 514-3117 for intent to excavate 5 days prior to the commencement of any construction

1 SITE PLAN
1 : 100

ANDISON RESIDENTIAL DESIGN
220 739 11 Ave SW, Calgary, Alberta,T2R 0E3
1.403.461.6481 | INFO@ANDISONDESIGN.COM
ANDISONDESIGN.COM

SEPTEMBER 12, 2025

VARSITY ROWHOUSE

REVISION SCHEDULE

#	REVISION DATE	REVISION DESCRIPTION
2	2025.09.12	Issued For DP

GENERAL NOTES

It is the responsibility of the Contractor to review the Architectural drawings prior to construction and report any discrepancies to Andison Residential Design Ltd. Andison Residential Design Ltd. will not be held responsible for any costs if the Contractor deviates from these Architectural and or Structural drawings.

All Geodetic Elevations provided to Andison Residential Design Ltd. are assumed to be accurate and reflect actual site conditions. Andison Residential Design Ltd. will not be held responsible for any discrepancies between Site condition and the provided Survey

These drawings supercede all previous versions and shall not be used for any construction purposes until approved and signed.

ISSUED FOR

DEVELOPMENT PERMIT

PROJECT LOCATION

132 VARSITY ESTATES PLACE N.W.
CALGARY, ALBERTA

LOT: 4, BLOCK: 21,
PLAN: 7510331

FLOOR AREAS

UNIT 1	
MAIN FLOOR	521 SF
SECOND FLOOR	827 SF
THIRD FLOOR	851 SF
LOFT	58 SF
UNIT 1 TOTAL	2258 SF
UNIT 2	
MAIN FLOOR	521 SF
SECOND FLOOR	825 SF
THIRD FLOOR	852 SF
LOFT	58 SF
UNIT 2 TOTAL	2256 SF
UNIT 3	
MAIN FLOOR	521 SF
SECOND FLOOR	824 SF
THIRD FLOOR	852 SF
LOFT	58 SF
UNIT 3 TOTAL	2256 SF
UNIT 4	
MAIN FLOOR	521 SF
SECOND FLOOR	824 SF
THIRD FLOOR	851 SF
LOFT	58 SF
UNIT 4 TOTAL	2255 SF
UNIT 5	
MAIN FLOOR	522 SF
SECOND FLOOR	824 SF
THIRD FLOOR	852 SF
LOFT	58 SF
UNIT 5 TOTAL	2256 SF

NOT FOR CONSTRUCTION

SITE & BLOCK PLAN

DP-01

2025-09-12 3:03:04 PM

SDAB2026-0166

ENMAX Power Corporation
141 – 50 Avenue SE
Calgary, AB T2G 4S7
Tel (403) 514-3000
enmax.com

March 24, 2026

File No: DP2025-05349 REVISION
Location: 132 VARSITY ESTATES PL NW

ENMAX Power Corporation (EPC) has reviewed the above permit application dated October 2, 2025 and based on the information provided and as of the above noted date the proposed development does not conflict with ENMAX facilities in respect of the requirements set forth in 10-002 Overhead System (Table 7) and 12-002 Underground Systems of the Alberta Electrical Utility Code (AEUC) under the Safety Codes Act (Alberta). This non-conflict letter does not reduce or limit responsibility to comply will all laws and regulations regarding utility facilities and all requirements under the Alberta Occupational Health & Safety Act (OHS) (including any code or regulations thereunder)(OHS) and the applicant shall observe all such laws and regulations when commencing any work related to the permit application. If a situation arises where there is a discrepancy between ENMAX required setbacks and the AEUC or the OHS, the stricter set of requirements shall govern. Please refer to ENMAX Ground Disturbance Guidelines while working near ENMAX Facilities.

Pursuant to Section 225(1) of Part 17 of the OHS Code, anyone working near overhead powerlines must maintain safe limits of approach as provided in Schedule 4, Table 1 of the OHS Code or Table 1 in the AEUC. Anyone excavating must contact Utilities Safety Partners for locations of all buried facilities. All contractors, prime or sub (excavating company) must contact hotdigs@enmax.com to obtain a permission letter prior to disturbing the ground within 2 metres of any ENMAX underground facility. As a condition of this no-conflict letter, and despite any existence of a permit, the applicant must contact EPC Lineinspection@enmax.com or call (403) 514-3117 prior to the commencement of any construction where any workers or equipment will be within 7.0m of existing overhead EPC facilities. If EPC is contacted in accordance with the above, no construction work shall be commenced thereafter unless and until EPC determines the minimum safe limit of approach distance in relation to the overhead facilities present at the project site.

CONFLICT RESOLVED:
Based on information (File Name: 2026 03 10 - 132 Varsity Estate Place NW - DR2 - Landscaping.pdf), provided on March 10, 2026, by the applicant, ENMAX agrees to release the applicant from previously noted conflict.

**NOTE: This letter provided by ENMAX Power Corporation is intended for information purposes only and is not in any manner intended to nor shall be construed to derogate from applicant's obligations to follow any applicable law. The provision of this no-conflict letter is not a representation that work will meet any legislative or regulatory obligations. This no-conflict letter is provided as of the date first note above – the applicant is still required to perform their own due diligence prior to any development activities and resolve any conflicts (new or existing) at the Developer's sole expense. ENMAX expressly disclaims any liability related to applicant's responsibility to comply with such laws and regulations and ENMAX's required setbacks.

SDAB2026-0166

210

If you require any additional information regarding this Development Permit, please contact the undersigned at EPC_Permits@enmax.com (Attn: Rodel Santiago) or call (403)514-2066.

Sincerely,

Rodel Santiago, P.Eng.
Engineer, Standards and Equipment
ENMAX Power Corporation

Comments re: DP2025-05349 – Rowhouse Building; Semi-detached Dwelling at 132 Varsity Estates Place NW

Date: **August 21, 2026**

To: **Reza Bacchus, File Manager, City of Calgary**

From: **JoAnne Atkins, Varsity Community Association**

Re: **DP2025-05349 – 132 Varsity Estates Place NW**
Request for Refusal - Summary of Concerns

Concurrent Applications

We note that LOC2025-0141 has been withdrawn but not cancelled. DP2025-05349 was submitted concurrently with this land use redesignation application. If the land use redesignation application is not approved, a new development permit application is required. (See **Attachment D**)

We stated in our submission dated May 25, 2026:

"As this development permit has been submitted under H-GO zoning, we understand if the land use redesignation application is refused, that the development permit application will be null and void. If the applicant then wishes to submit an application for a development permit for a rowhouse under R-CG zoning, we understand that this would require a new application with a new DP number and new plans. We note the Development Authority has assessed the development permit application as a discretionary use under H-GO rules.

Detailed Review 2 dated March 5, 2026 states on Page 2: *"The subject parcel is within a Residential – Grade-Oriented Infill (R-CG) land use district. This is a Discretionary Use as per Land Use Bylaw 1P2007. However, there is currently a Land Use Amendment application in progress that proposes to change the subject parcel's land use district from Residential – Grade Oriented Infill (R-CG) District, to Housing – Grade*

Oriented (HGO) District. As a result, ***this application will be reviewed against the H-GO District rules****." "*
There was no verbal or written response from City Administration to indicate these statements were in error.

On July 27, 2026 the Varsity Community Association submitted a letter requesting that the City follow its policy of requiring a new development permit following withdrawal of the concurrent land use redesignation application. On July 29, 2026 a meeting was held with City representatives, the Varsity Community Association, and Chris Davis, legal counsel for affected neighbours, to discuss the file and request that a new DP application be required.

On August 4, 2026, the File Manager indicated they were continuing to review the existing development permit application under R-CG rules instead of requiring a new development permit. The affected neighbours and Varsity Community Association have appealed this decision and an initial "jurisdictional" hearing will be held on September 8, 2026 at the Subdivision and Development Appeal Board to consider this appeal.

On August 5, 2026, a sign was posted at 132 Varsity Estates Place NW asking for comments by August 12, 2026. As the plans were not immediately available on the City's DMAP public engagement tool, the deadline was subsequently extended to August 21, 2026.

Comments on Revised Plans Submitted July 17, 2026

The following comments are submitted without prejudice with respect to the above referenced appeal of the Development Authority's decision not to require a new development permit application.

The most significant amendment to the plans was a reduction in height from 12.0 metres to approximately 11.0 metres. In addition, the size of the balconies was reduced and the roof parapet of the most easterly unit was chamfered. We do not believe these revisions resolve any of the concerns with respect to the context and negative impact on neighbouring properties.

Relaxations

The revised plans under review include a relaxation with respect to height. After August 4, 2026 the maximum height for a rowhouse and a semi-detached dwelling is 10.0 metres. Section 36 of the Land Use Bylaw states:

"**Discretionary Use That Does Not Comply**

36 The ***Development Authority*** may approve a ***development permit*** application for a ***discretionary use*** where the proposed ***development*** does not comply with all of the applicable requirements and rules of this Bylaw if in the opinion of the ***Development Authority***:

(a) the proposed ***development*** would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring properties; and

(b) the proposed ***development*** conforms with a ***use*** prescribed by this Bylaw for that land or ***building***."

Based on input received by affected neighbours and considering the totality of the proposed development application, the VCA has concluded that the proposed development will unduly interfere with the amenities of the neighbourhood and / or it will materially interfere with and affect the use, enjoyment of value of neighbouring properties.

Public Engagement

Detailed Team Review 2 (DTR 2) dated March 5, 2026 states on Page 3 that due to a large number of letters in opposition: *"The applicant is strongly encouraged to engage in meaningful dialogue with the community."*

Two public meetings have been held on these applications, occurring on September 15, 2025 and May 5, 2026. Hundreds of concerned residents attended these meetings (about 500 in September and 240 in May). The residents were consistent and united in their opposition to the proposed rowhouse development for numerous reasons including massing, traffic safety, inadequate parking, loss of mature trees, overlooking, insensitivity to existing homes, etc.

Despite many presentations at the meetings, written letters, and a petition signed by 278 residents, none of the concerns of the community have been addressed by the developer. The only change in the most recent amended plans dated April 14, 2026 was a modification to the driveway pattern as requested by the City. It appears the public meetings were simply a "box to check" and that the residents' concerns have been ignored by the developer.

In 2.3 Creating Great Communities, under Supports, the MDP states: *"Providing citizens with opportunities to become involved in decision-making processes and effectively engaged in shaping their local communities."*

Varsity residents are very engaged and care deeply about their community, however, they are not being listened to and there has been no meaningful dialogue between the developer and the community.

We were disappointed not to receive notification of the withdrawal of the land use redesignation application and amendments to the development permit plans. We would have held a public meeting with respect to these amended plans had we been given the

opportunity. Despite the fact that many people are away over the summer, we understand numerous letters have been submitted in opposition to the amended plans.

Municipal Development Plan

On page 3 of DTR 2 dated March 5, 2026 it states:

"The following cited policy aligns with the applicant's proposed land use amendment. ***"3.5.3 Established Areas*** *Land Use Policy 3.5.3 a. Encourage modest redevelopment of Established Areas"."*

Varsity residents do not believe the proposal is a "modest redevelopment". They have commented that the building will "stick out like a sore thumb". Also, we note there are many sections of the MDP that are relevant to this application and must be taken into consideration when determining whether a land use designation is appropriate for a specific property.

The architecture is unlike anything in the Varsity community and most Varsity residents consider it to be very unattractive. It is almost double the height of the adjacent homes.

2.2.4 Complete Communities

Complete communities are vibrant, green and safe places, where people of all ages, incomes, interests and lifestyles feel comfortable and can choose between a variety of housing types and locations in which to live.

Varsity already meets this goal of the MDP. We have provided more detailed information to support this statement in our previous comments. Varsity currently has a wide range of housing types for all income levels and demographics (see **Attachments A, B, & C**).

Policies

v. Distinctive, resilient and attractive neighbourhoods that feature architectural and natural elements that contribute to a local identity, a strong sense of place and in community pride.

The area of Varsity known as "Varsity Estates" is a very unique and beautiful neighbourhood that meets all of the criteria mentioned above. It is an enclave of large, heavily treed lots with generous front, rear, and side yards. In fact, most side yards are at least 8 feet, well in excess of the City's 4 foot minimum. The overall ambiance is of a country residential neighbourhood. Lot coverage is modest and averages 25-30% resulting in a dense urban tree canopy and extensive soft landscaping. There are no back lanes and the homes have attached front garages. There are several pedestrian pathways behind homes. Site drainage is managed through a combination of concrete gutters and registered legal covenants.

The homes were built in the 1970s-1990s and the majority feature traditional architecture. They have been renovated and well-maintained over the years with a few being replaced with new homes that blend well with the existing homes. This area includes 533 single family homes, a 1-2 storey townhouse development called Chateaux on the Green (166 units), two storey townhouse units at 2200 Varsity Estates Drive (16 units), a 3 storey subsidized seniors' apartment building called Cathedral Manor (218 units), the 2 storey Varsity Execucentre (office space and 3 residential units) and the Silver Springs golf course and club house. All developments in Varsity Estates have large, landscaped setbacks that serve as buffers for adjacent development.

Nearby is the neighbourhood shopping centre, Crowchild Square, which has been rezoned for 12 storeys of mixed use development and the Groves of Varsity which consists of 5 buildings and 508 units (4 storey commercial, 6 storey seniors' residence, and 3 residential towers of 8, 12, and 12 storeys). The existing church and townhouse development to the east are identified for future development of 12-27 storeys. Varsity has significant density located at nodes and corridors. In addition, significant density is being proposed for the LRT parking lot north of Crowchild Trail in Dalhousie.

The population of Varsity has been very stable and has not dropped below the population that was achieved in the 1980s but has steadily increased. The City encourages increased density in established communities to reverse population decline but this is not Varsity's experience. The community is thriving and growing and our schools are overflowing.

The City also encourages redevelopment in established communities as a way to increase the diversity of housing and increase affordability. Varsity has all types of housing at all price points including affordable housing, subsidized seniors housing, and attainable housing. 55% of dwelling units are multi-family while 45% are single family. We want to protect the integrity and uniqueness of our single family areas while at the same time supporting increased density in close proximity to LRT stations and Market Mall. The developer has stated these units will sell for $1.2 million each. This does not add affordable units to the community and conversely risks reducing the property values of adjacent homes through real or perceived damage to their quality of life. This proposal would be more appropriate in another location.

2.2.5 Strong Residential Neighbourhoods

Intensification should be accommodated within existing communities in a sensitive manner.

The City promotes infilling that is sensitive, compatible and complementary to the existing physical patterns and character of neighbourhoods.

Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form…

The proposed land use and development is NOT sensitive, compatible or complementary to the existing physical pattern or to the character of the neighbourhood. This development is not similar in scale or built form. At almost 11 metres in height it towers over adjacent homes and fills the lot, in the process removing several mature trees which cannot be replaced. There is no buffer between the buildings and adjacent homes. For the home to the east, a 1.2 metre side yard replaces a heavily treed spacious back yard. For the home to the south, instead of the current condition of back-to-back adjacent and equivalent tree dominated rear yard amenity spaces, a modest 3.0 metre setback is all that will buffer the adjacent new buildings. The 3 storey buildings extend far in front of both adjacent homes. The combination of lot coverage and 11 metres in height with cantilevers creates a very blocky, industrial looking building. Many residents have expressed the view that the proposal is very unsightly and top-heavy.

This is the crux of the issue. Varsity residents highly value the qualities of the neighbourhood and they will be the ones affected by this development. They believe this development will be very negative for the neighbourhood and in particular for the adjacent homes. Varsity residents are the ones who will be living with the consequences of this development while the developer moves on to other communities. The affected residents are the best judge of compatibility and they resoundingly oppose this development.

2.3.2 Respecting and Enhancing Neighbourhood Character

Objective

Respect and enhance neighbourhood character and vitality.

The identity and character of a neighbourhood is a function of how people interact with the history, built form, landscape, and visual qualities. This interaction defines how people feel about a neighbourhood as a place.

Attention must be paid to ensuring that appropriate local context is considered when planning for intensification and redevelopment.

Varsity residents believe the proposal will detract from neighbourhood character and vitality. They do not believe the developer has shown respect for Varsity Estates and in particular for the immediately impacted neighbours. Other communities may welcome a development of this type but Varsity residents believe it is very inappropriate in this location.

Policies

Ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern.

Varsity residents do not agree that this development complements the established character of the area. Despite the City's definitional inclusion of the "townhouse" and "rowhouse" built forms as part of the "Low Density" portion of the *Land Use Bylaw 1P2007*, merely calling something "low density" does not make an oversized structure into something which it is not. Oversized and otherwise incompatible dwellings – in whatever form they may take (including single-detached) – may not satisfy the test of "sensitive, compatible and complementary" forms for the existing community. There definitely is a dramatic contrast between the proposed rowhouse and semi-detached buildings and the existing streetscape on the cul-de-sacs of Varsity Estates Place and Varsity Estates Court and the homes on Varsity Estates Drive.

Ensure that the preparation of local area plans includes community engagement early in the decision making process that identifies and addresses local character, community needs and appropriate development transitions with existing neighbourhoods.

We will discuss the LAP in more detail below but in our opinion the engagement process was seriously flawed and did not respect the community's perspective. This has been confirmed by the recent KPMG report that was critical of the City's engagement processes. It was, in our opinion, an error by the City that this laneless cul-de-sac was not identified as Neighbourhood Local in the LAP.

A rowhouse/semi-detached development is not a gentle transition in this location and it will destabilize the immediate area due to the negative impact on nearby homes.

2.3.7 Foster Community Dialogue and Participation in Community Planning

Varsity residents feel their concerns are being ignored by the developer and that this property is not an appropriate location for a rowhouse/semi-detached development. There has been no collaboration or meaningful engagement.

The MDP encourages increased density in established communities but only if it is sensitive to the existing context.

We believe that in considering all of the factors under section 35 of the Calgary *Land Use Bylaw*, the Development Authority should find this application wanting. The Varsity Community Association respectfully requests that the Development Authority responsibly and thoughtfully apply the delegated discretion pursuant to sections 36 to 38 of the Calgary *Land Use Bylaw* and recommend "**REFUSAL**" of the development permit application.

2.2.2 Transit Supportive Land Use Framework

Objective

Establish a land use framework that optimizes population and job growth within walking distance of transit.

This is being accomplished through redevelopment and increased density at the parcels of land that were identified in the Varsity Land Use Study and later the SSCLAP. The dividing line between the mixed use, high density development and the single family residential area is 53 Street and Varsity Estates Drive as illustrated on the attached map (**Attachment A**). Any encroachment of higher intensity development is disruptive to the integrity of the single family community.

Distance

People are most likely to use public transit if it is accessible and convenient for their travel needs. Higher-density development should be focused closest to transit, within a distance that a rider is most likely to walk. This is typically a five minute walk, focused within a 400-metre distance. A compact urban form focused around transit promotes greater mobility choices. Local area plans will determine areas appropriate for intensification

According to Google Maps 132 Varsity Estates Place is 700 metres walking distance from the Dalhousie LRT Station and takes 9 minutes. This is outside the goal of a 5 minute walk. There are a large number of dwelling units closer to the LRT station including 508 units at the Groves of Varsity, 39 units in the Silvera townhouses, 9 units at Varsity Royal, and many more to be developed in the future on both the Varsity and Dalhousie sides of the LRT station.

3.5.3 Established Areas

The Established Area comprises residential communities that were planned and developed between the 1950s and 1990s. They are primarily residential communities containing a mix of low and medium-density housing with support retail in relatively close proximity. The road network is a blend of modified-grid and curvilinear. These are stable residential communities with limited redevelopment potential over the next 30 years. Populations have declined from their peak and housing stock is generally in good condition.

Varsity Estates was built from the 1970s to the 1990s. The area contains a mix of commercial, multi-family, and single family development with density concentrated in close proximity to the Dalhousie LRT station. The single family area is a very stable, well-defined pocket of country residential estate style homes in excellent condition. The road network is curvilinear with many cul-de-sacs and crescents. There are no back lanes but some areas have pedestrian pathways behind homes. Many houses back onto the Silver Springs Golf Course including 100 Varsity Estates Place and Varsity Estates Drive.

Land Use Policies

a. Encourage modest redevelopment of Established Areas.

See our response on Page 2 above.

b. Redevelopment opportunities should be focused on the Neighbourhood Activity Centres, though changes to other sites may provide opportunities for redevelopment over time.

Redevelopment and increased density has focussed on the Neighbourhood Activity Centre immediately northwest of this parcel which is closer to the LRT station.

c. New developments in Established Areas should incorporate appropriate densities, a mix of land uses and a pedestrian-friendly environment to support an enhanced Base or Primary Transit Network.

Increasing this parcel from one single family home to a rowhouse/semi-detached with 5 units is inappropriate and will have a very negative impact on the use, enjoyment and value of the nearby homes. The developer can find many parcels more suited to this type of development but adjacent neighbours cannot easily move and will likely find it hard to sell their homes for their current value.

Higher densities and a mix of land uses that are transit supportive are provided at the Neighbourhood Activity Centre across 53 Street to the northwest of this parcel.

Land Use Bylaw 1P2007

Discretionary Use Development Permit Application

35 When making a decision on a ***development permit*** for a ***discretionary use*** the ***Development Authority*** must take into account:

a. any plans and policies affecting the ***parcel***;
a.1. ***climate mitigation*** and ***climate adaptation****;*
b. the purpose statements in the applicable land use district;
c. the appropriateness of the location and ***parcel*** for the proposed ***development***;
d. the compatibility and impact of the proposed ***development*** with respect to ***adjacent development*** and the neighbourhood;
e. the merits of the proposed ***development***;
f. the servicing requirements;
g. access, parking and transportation requirements;
h. vehicle and pedestrian circulation within the ***parcel***;
i. the impact on the public transit system; and
j. sound planning principles.

The Varsity Community Association believes the proposal is not supported by:

Section 35 (a.1) due to loss of tree canopy and increase in impervious surfaces;

Section 35 (c) due to its location on a cul-de-sac of single family homes;

Section 35 (d) due to its extremely large building envelope and massing; increase in intensity of use and parking; top-heavy, modern architecture lacking articulation and unattractive building design; lack of buffer between the building and the two adjacent single family homes (1.2 metres); overlooking; the lack of soft landscaping and trees;

Section 35 (e) due to the fact the development does not add value to the neighbourhood;

Section 35 (f) due to increased congestion for waste management and potential impact on infrastructure;

Section 35 (g) due to inadequate parking, lack of a back lane, the addition of 3 driveways accessing a busy street close to a very busy intersection that will get busier with future redevelopment of Crowchild Square, the negative impact on safety for pedestrians, cyclists, and motorists;

Section 35 (h) due to the fact using the driveway for parking will create tandem parking which is inconvenient for future occupants and will likely increase the use of the driveways for access across a busy sidewalk;

Section 35 (j) due to the fact that the proposed development will have a very negative impact on adjacent homes and does not respect the principles of the *Municipal Development Plan* and other policy documents.

We understand the Planning Department often has a different view of what is appropriate on a particular parcel however, the residents - who are the affected parties - have been very clear that they believe this development is uncharacteristic of Varsity Estates and will have a negative impact on their quality of life.

These planning documents guide redevelopment. No landowner has an automatic right to rezone their land or to build a discretionary use (in this case a rowhouse or semi-detached dwelling). Context matters and it is for this reason that we ask the Development Authority to judiciously use its discretion to refuse this application.

South Shaganappi Communities Local Area Plan (Bylaw 29P2025, Approved March 26, 2025)

The South Shaganappi Communities Local Area Plan (SSCLAP) was approved on March 4, 2025. Bob Benson, President of the Varsity Community Association (VCA) and JoAnne Atkins, Director of Civic Affairs for the VCA were members of the LAP

Working Group. We have direct knowledge of the discussions and decision making process for the LAP. We have consistently remained opposed throughout the process to the designation of 100 Varsity Estates Place and Varsity Estates Court as Neighbourhood Flex. There was no compelling rationale for this designation and we believed it should remain part of the single family neighbourhood. The dividing line between the commercial/mixed use area is 53 Street at the 3 way stop.

The intention of the planners who were involved with the SSCLAP as explained to us was that this designation would allow a mixed use development to occur many years down the road once the housing stock had aged by replacing all the homes on the cul-de-sac with an apartment building that would have underground parking and one access point onto Varsity Estates Drive.

It was never intended to use the Neighbourhood Flex designation for patchwork rowhouse development. Neighbourhood Connector was the designation generally used for H-GO development and Neighbourhood Local was the designation generally used for R-CG which included single family to rowhouse development (blanket rezoning was in effect during this process).

Council has expressed their intention to amend the recently approved local area plans to take into account the repeal of blanket rezoning. We will be requesting a change to the designation of this cul-de-sac at that time.

DTR 2 dated March 5, 2026 states on Pages 3 & 4:

South Shaganappi Communities Local Area Plan (Statutory – 2011)

According to the South Shaganappi Communities Local Area Plan's Urban Form Map (Map 3), the subject parcel is located within the Urban Form category Neighbourhood Flex. Urban form categories direct land use and built form in the South Shaganappi Communities. The Housing- Grade Oriented (H-GO) District can be designated on parcels located within a Neighbourhood Flex Urban Form category.

*The **Low** Building Scale Modifier applies to the subject parcel and accommodates developments that are six stories or less.*

The subject parcel is located within the Dalhousie Transition Zone. The LAP envisions this area will provide diverse housing types and choices for residents of different ages and lifestyles.

We note this is a policy document that provides guidance but does not confer a guarantee of development when other policies and the specifics of the proposal are taken into account. It states the H-GO District "can" be designated – not "should" be designated in Neighbourhood Flex.

2.5.4.4 Dalhousie Station Area

The subject parcel is also located within a cul-de-sac (100 Varsity Estates Place NW). The following cited policy provides direction for developments located within a cul-de-sac.

2.5.4 Transit Station Areas

Transit Station Areas Policy 2.5.4 q.

Development located within a cul-de-sac that is not grade-oriented and greater than three storeys should:

> *i. be comprehensively planned and consolidate parcels within the cul-de-sac for greater development potential;*
>
> *ii. incorporate road closure of the cul-de-sac;*
>
> *iii. provide building stepback at the third storey or below along the shared property line or lane with Limited Scale modifier; and,*
>
> *iv. explore opportunities to provide publicly accessible open space that integrates with the existing community*

This further clarification of policy in the SSCLAP shows that redevelopment of cul-de-sacs was intended to happen as a comprehensive development including ALL parcels.

Approving a rowhouse/semi-detached development on one parcel on this cul-de-sac essentially **prevents** a comprehensive higher level of mixed use density from occurring in the future and therefore contradicts this policy direction in the LAP.

Parking Requirements

In this location there is very little available on-street parking. There is no parking close to the 3-way stop sign at the intersection of 53 Street and Varsity Estates Drive. There are three existing driveways between this property and the 3-way stop. Across Varsity Estates Drive is a bus stop. There is very little parking available in between driveways on the cul-de-sac.

During the repeal of blanket rezoning, Administration submitted a parking policy that recommended 1 stall per unit for homes built after 1960. That would include this area. The Development Authority has the discretion to make 1 stall per unit a condition of approval. This would preclude the possibility of secondary suites on this parcel which would worsen parking congestion. There is insufficient on-street parking in the area to support this development.

Conclusion

There was recognition during the election that the majority of Calgarians did not believe rowhouses were compatible with single family homes and that they needed to be evaluated on a case by case basis. Context matters. In response to public opinion and the negative impact on nearby property owners, Council has adjusted the rules for rowhouses by reducing height and lot coverage effective August 4, 2026. Further adjustments are under consideration.

Section 617 of the MGA recognizes that, at its heart, planning is about the balancing of the rights of individuals versus the overall greater public interest. The right of a landowner to make a profit through redevelopment should not outweigh the rights of nearby landowners to quality of life and preserving their own property values. The overall greater public interest here should prevail in the consideration of this application, in this case manifest through the voices of the community and its community association. Priority should be given to the protection of the established residential neighbourhood character.

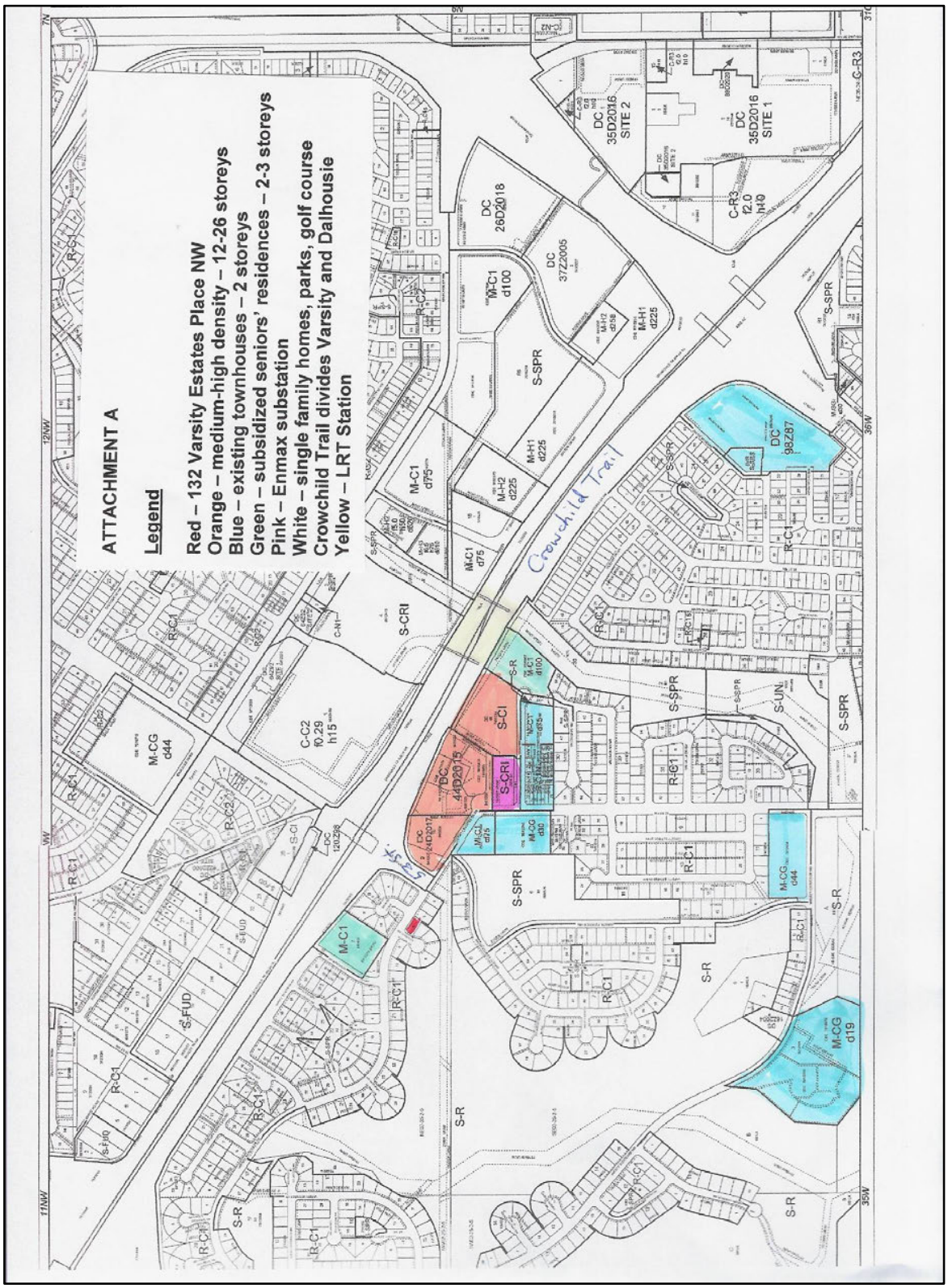
Recommendation

This project does not merit a rubber stamp of approval. **Given all relevant factors, we request that this development permit application DP2025-05349 be "REFUSED".**

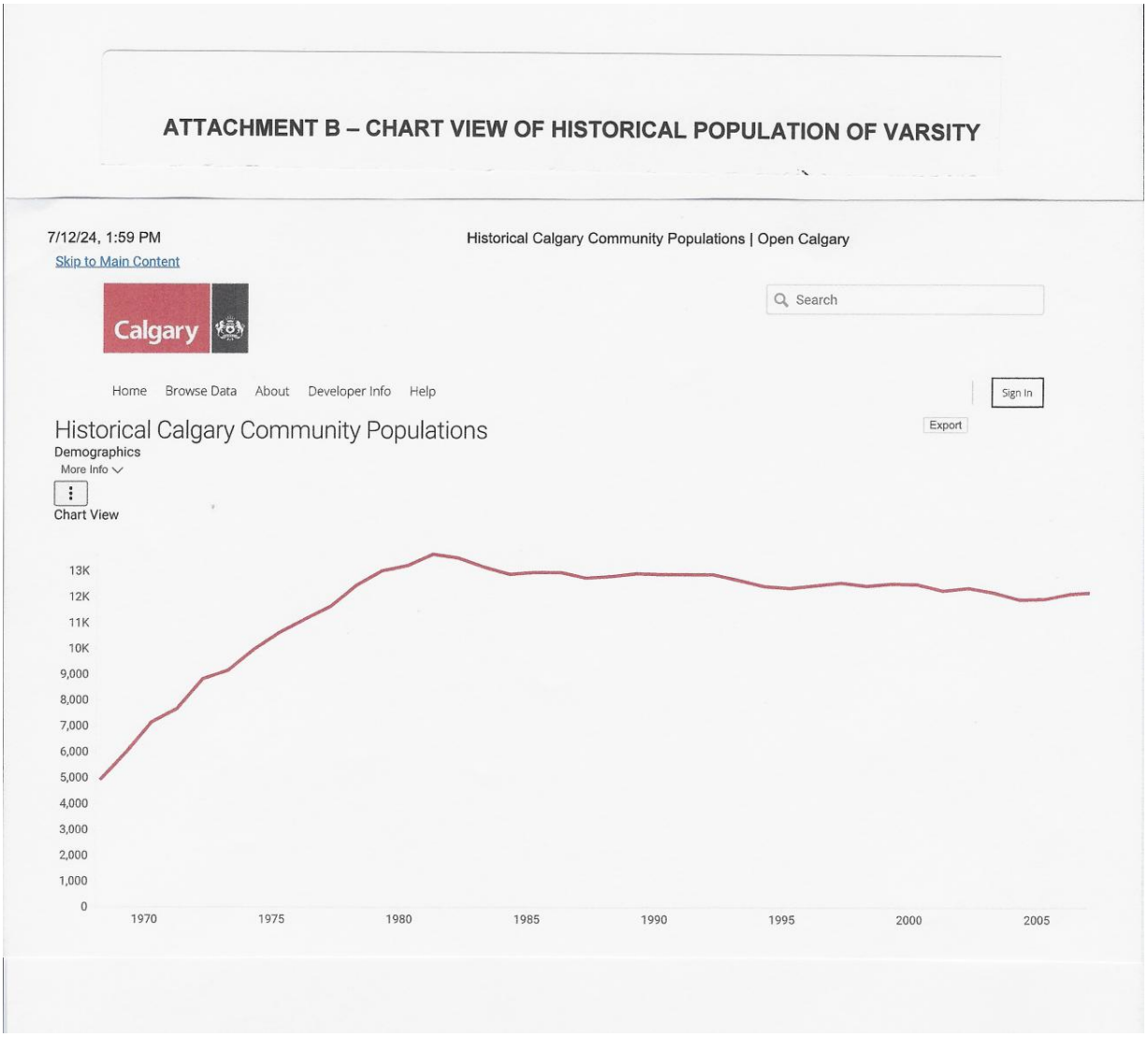
Supporting Documentation:

Attachment A – Land Use Map of Varsity Estates
Attachment B – Chart View of Historical Population of Varsity
Attachment C – 2019 Census – Population Change
Attachment D – Concurrent Application Information

Attachment A – Land Use Map of Varsity Estates



Attachment B – Chart View of Historical Population of Varsity



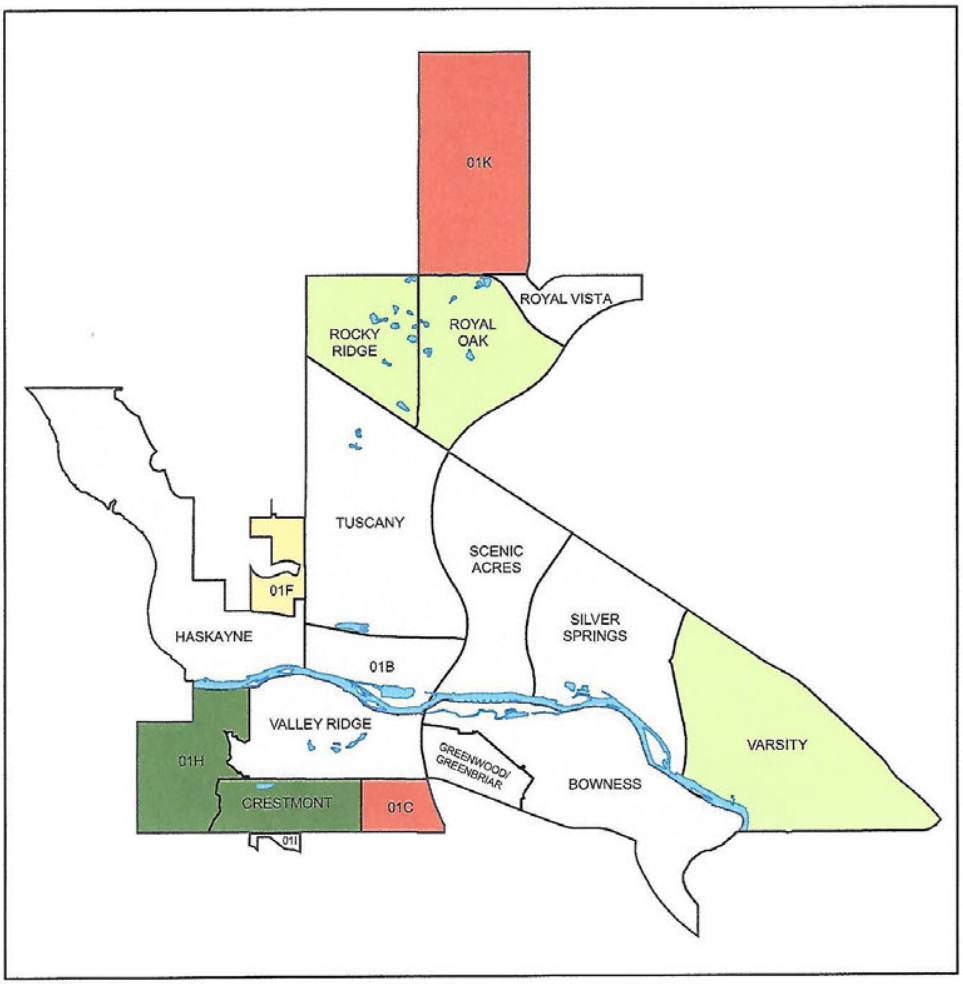
Attachment C – 2019 Census – Population Change

ATTACHMENT C – 2019 CENSUS – POPULATION CHANGE - PAGE 1

Calgary

2019 Census - Population Change

Ward 1 & Community Boundaries

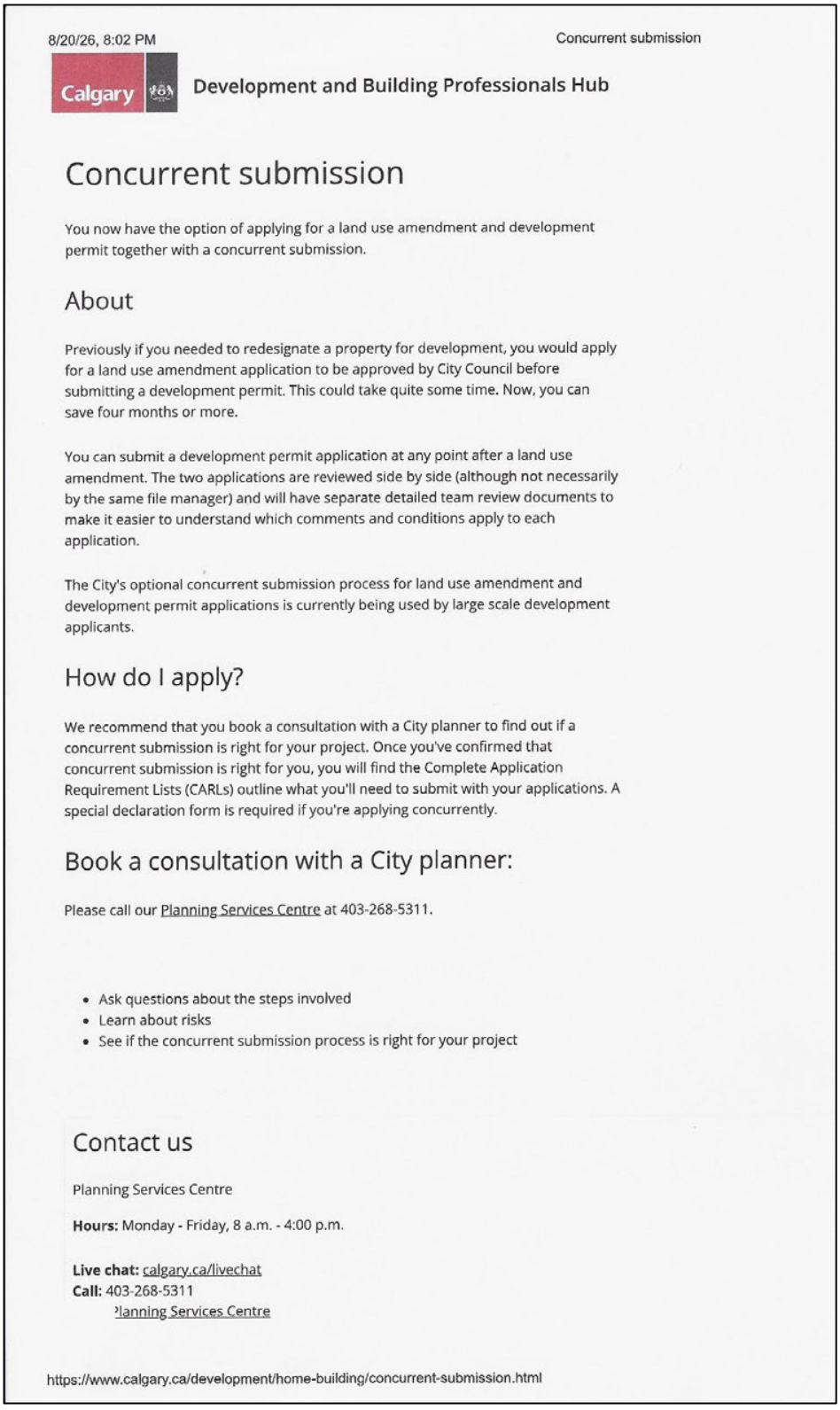


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Date Printed: July 25, 2019 ISC: Protected

40 2019 Civic Census Results

ATTACHMENT D – Concurrent Application Information



8/20/26, 8:02 PM Concurrent submission

Calgary Development and Building Professionals Hub

Concurrent submission

You now have the option of applying for a land use amendment and development permit together with a concurrent submission.

About

Previously if you needed to redesignate a property for development, you would apply for a land use amendment application to be approved by City Council before submitting a development permit. This could take quite some time. Now, you can save four months or more.

You can submit a development permit application at any point after a land use amendment. The two applications are reviewed side by side (although not necessarily by the same file manager) and will have separate detailed team review documents to make it easier to understand which comments and conditions apply to each application.

The City's optional concurrent submission process for land use amendment and development permit applications is currently being used by large scale development applicants.

How do I apply?

We recommend that you book a consultation with a City planner to find out if a concurrent submission is right for your project. Once you've confirmed that concurrent submission is right for you, you will find the Complete Application Requirement Lists (CARLs) outline what you'll need to submit with your applications. A special declaration form is required if you're applying concurrently.

Book a consultation with a City planner:

Please call our Planning Services Centre at 403-268-5311.

- Ask questions about the steps involved
- Learn about risks
- See if the concurrent submission process is right for your project

Contact us

Planning Services Centre

Hours: Monday - Friday, 8 a.m. - 4:00 p.m.

Live chat: calgary.ca/livechat
Call: 403-268-5311
Planning Services Centre

https://www.calgary.ca/development/home-building/concurrent-submission.html

132 Varsity Estates Place – Section 4 Supporting Information - Concurrent Submission
(included in file for DP2025-05349)

	▪ Cross reference with other plans, where applicable
	Include on elevations: ▪ Doors, windows, overhead doors ▪ Projections, service meters, decorative elements, rooftop equipment ▪ Screening (e.g. Service meters, rooftop equipment, privacy screens) ▪ Dimension all doors, windows and overhead doors
	Label finishing materials: ▪ Exterior materials (brick, stucco, vinyl siding, metal siding) ▪ Roof materials (asphalt, cedar shakes, concrete tile) ▪ Colours of all major exterior materials
	Grade: ▪ Plot existing and proposed grade extending to property lines ▪ Plot property lines (extending vertically) ▪ Plot all geodetic datum points required on site plan
	Building height (indicate on all elevations): ▪ Plot line for main floor ▪ Plot line for roof when concealed by parapet ▪ Dimension height of building from existing and proposed grade ▪ Dimension height of main floor from existing and proposed grade ▪ Dimension height of structures (fences, retaining walls) from existing and proposed grade
18	One (1) copy of **Cross-sections**, including: (preferred scale is Metric 1:100 or Imperial scale, minimum 3/16"=1")
	If the parcel is designated M-CG, M-C1 or M-C2, provide two (2) horizontal cross-sections at the distances above average grade prescribed by the Building Height Rule.
	Label width of any roof structure, mechanical rooms, projections
	Dimension to outermost limits of the cross-section
	Calculate the area of the cross-section, including all elements of buildings
	Cross-section of sloping driveways and parkade ramps ▪ Indicate slope and include transition lengths ▪ Provide geodetic datum points at transition points in ramp (including top and bottom) ▪ Dimension overhead clearance

SECTION 4: Supporting Information	
19	**If the site is within the Airport Vicinity Protection Area (AVPA),** please note that additional copies of plans may be required during the review of this application.
20	When the proposal does not comply with council approved policies, bylaw standards or technical guidelines, provide a **written planning rationale** in support of such deficiencies.
21	**If the application is being submitted concurrently with an existing Land Use Amendment, a completed** Concurrent Submission Declaration Form **is required.**
	☒ Yes, this application is being submitted concurrently with a Land Use Amendment, LOC2025 - 0141
	☐ No, this application is not being submitted concurrently with a Land UseAmendment

Concurrent Submission Declaration Form

Calgary

Concurrent Submission Declaration
for Land Use Amendment and Development Permit Applications

PL 1249 (R2016-01)

LOC # _____
DP # _____
For office use only

Site Address: _____

Legal Description: _____

When a proposed development requires both a Land Use Amendment and a Development Permit to proceed, applicants have two submission options. Applicants can wait to submit the Development Permit until after the Land Use Amendment has been approved, or they can submit the Development Permit while the Land Use Amendment is still in progress. The second option is referred to as a "concurrent submission." These two submission options allow the applicant to select the process that best suits the unique conditions of their application.

Planning & Development recommends that an applicant interested in the concurrent submission option request a Pre-Application Meeting before making their submission. At the Pre-Application Meeting, a planner will help the applicant determine which submission option is most appropriate for their application.

Please select from the following:

☐ A Pre-Application Meeting occurred. PE_____-_____.

☐ I am aware a Pre-Application Meeting is recommended but I chose not to request one.

Note: This form is to be signed by the titled owner(s) of the property or their authorized agents or consultants.

I, the ☐owner, ☐authorized agent, hereby declare that I understand my Land Use Amendment and Development Permit applications, as referenced above, will, at my request, be processed concurrently. I understand that my Development Permit application can only be approved by the Development Authority after the Land Use Amendment has been approved by Council.

I am aware that my Land Use Amendment application will be approved or refused at Council's discretion, regardless of the results of my Pre-Application Meeting (if such meeting occurred) and the fact that my applications are proceeding concurrently. I understand that if my Land Use Amendment application is refused, my Development Permit application will be cancelled and any applicable refund will be provided in accordance with the Council-approved fee schedule. Further, I understand that if, after an unsuccessful Land Use Amendment application, I wish to modify my Development Permit application to meet the rules of the existing district, I must apply for a new Development Permit at my expense. Despite these risks, I still wish to proceed with the concurrent application option.

_____
Date (YYYY-MM-DD)

_____
Applicant Signature

_____
Applicant Name (Please Print)

Page 1 of 1

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Comment Summary

Permit #:	DP2025-05349
Address:	132 VARSITY ESTATES PL NW
Job Description:	New: Semi-detached Dwelling, Rowhouse Building

Name:	Matthew	Created Date:	October 3, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	622221427
Address:	1515 Varsity Estates Drive		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Privacy considerations
Site layout

General Comment

This rowhouse will overshadow nearby homes and overlook the backyards of neighbors in an estate Cul de Sac which is completely unacceptable.

Attachments

Name:	Michael Trowell	Created Date:	October 6, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	622427742
Address:	1023 Varsity Estates Drive NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Site layout
Other

General Comment

I am a nearby resident and request that DP2025-05349 be refused unless comprehensively redesigned. As submitted, the application presents several policy and technical issues that, in my view, meet the threshold for non-approval.

Rear setback non-compliance with H-GO
The drawings show a rear setback of approximately 1.20 m to the property line that abuts Varsity Estates Drive NW, with a 3.96 m utility right-of-way beyond. In the H-GO district, the minimum rear setback is 5.0 m unless the site is a corner lot or a laned parcel. This parcel is neither, and the ¿rear¿ faces a street, not a lane. The proposal should be required to

meet the 5.0 m rear setback or be refused.

Poor transition and excessive mass near lot lines
Both buildings concentrate mass close to all boundaries (front ~3.0 m; sides as little as ~1.2 m; rear 1.2 m). Even if the absolute height fits under the 12 m cap, H-GO requires a height plane measured from shared property lines to moderate bulk next to low-density homes. As designed, the interface is abrupt and out of scale with adjacent single-detached dwellings along Varsity Estates. This conflicts with the Municipal Development Plan and the Council-approved South Shaganappi Communities Local Area Plan policies that call for compatible transitions. Substantive stepbacks, terracing of upper floors, reduced building length, and increased setbacks are needed; otherwise, the application should be refused.

Rooftop amenity decks create privacy and overlook impacts
Each unit includes a rooftop private amenity area with only ~2.0 m privacy screens indicated. With very small side and rear setbacks, these decks will directly overlook neighboring backyards and windows. To mitigate unacceptable privacy impacts, rooftop patios facing side/rear yards should be removed or re-oriented, setbacks increased, and privacy screening made taller and fully opaque. Without these changes, approval would be premature.

Waste, recycling, and organics servicing not demonstrated
The submission does not clearly provide a compliant on-site waste/recycling/organics storage and collection area, screened from view, with collection vehicle access and turning movements. City standards require defined facilities and demonstrated servicing for multi-residential developments. Absent a compliant plan, there is a high risk of carts being staged on the sidewalk or boulevard. The application appears incomplete on this point and should be refused or, at minimum, required to provide a fully compliant servicing plan prior to any decision.

Multiple new driveway crossings on a short frontage
Providing separate front driveways for each unit introduces several sidewalk crossings, increasing pedestrian conflict points and degrading the public realm on this cul-de-sac. This is inconsistent with plan policies seeking safer, more comfortable walking environments. Access should be consolidated into a single shared crossing with an internal drive court or relocated; as proposed, the frontage impact is unacceptable.

Proximity to utility right-of-way
With buildings drawn to within ~1.2 m of the rear lot line adjacent to a 3.96 m utility right-of-way, required maintenance clearances and load restrictions may be compromised. Written acceptance from the utility authorities and detailed foundation/clearance information should be secured before any approval. In their absence, refusal is appropriate.

Shadowing and sun access not adequately mitigated
Tall walls placed near property lines will cast appreciable shadows onto neighboring yards, particularly at equinox. Increased setbacks and upper-storey stepbacks are needed to mitigate these effects; without them, approval would undermine reasonable enjoyment of adjacent properties.

Requested decision:
Given the identified rear setback non-compliance, missing servicing details, and unresolved compatibility impacts, I respectfully request that DP2025-05349 be refused.

Attachments

Name:	Lilian Mui	Created Date:	October 7, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	623025690
Address:	6 Varsity Estates Close NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout

Strengths / Challenges

This townhouse design will cast a significant shadow on the neighbouring houses. The two buildings are massive, disproportionate to the land size, which is completely different from the rest of the neighbourhood. The five driveways backing out to the main street, close to a major intersection, is a safety concern.
No back alley for garbage and recycling bins for the five townhouses. Inadequate parking in the cul-de-sac location.

Property Impact

This plan also removed many of the mature trees in the lot, which is an environmental concern and significantly reduces the privacy for the neighbouring houses.

General Comment

Strongly oppose this plan!

Attachments

Name:	Chun Hang Chan	Created Date:	October 7, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	623032448
Address:	Circulation Referee No Address		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout

General Comment

The proposed development raises several concerns. The two townhouse buildings are oversized and out of proportion to the lot, differing significantly from the surrounding neighbourhood¿s character. The absence of a back alley means garbage and recycling bins for the five units would have to be placed at the front, creating potential clutter. Inadequate parking within the cul-de-sac would further add to congestion. Additionally, having five driveways backing directly onto the main street near a busy intersection poses a serious safety risk. The overall design would also cast a significant shadow on neighbouring homes.

Attachments

Name:	Jenni	Created Date:	October 8, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	623137678
Address:	622 Varsity Estates Cres NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Environmental preservation

Privacy considerations
Garbage and recycling facility locations
Site layout
Other

General Comment

I completely disagree with this development. Parking, shade cover, the severe impact to not only the immediate neighbors, but to the neighborhood. I'm not sure why you ask for comments, as you don't do anything with any disagreement, whatsoever. Very disappointed with the city development office right now. Please do not approve this plan.

Attachments

Name:	Jon Glans	Created Date:	October 8, 2025
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	623249293
Address:	1166 Varsity Estates Drive NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)

General Comment

I am very sympathetic to the neighbours of this property who will be brought into this developments shadow and face serious parking concerns. Introducing 5+ families and potentially 10 vehicles without adequate street/cul-de-sac parking is not in the best interest of the community.

Attachments

Name:	Todd Bolianatz	Created Date:	October 9, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	623490475
Address:	622 Varsity Estates Cres. NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout

Strengths / Challenges

The challenges will begin with the construction of a such a large project alongside a very busy road, ie VE Drive. Traffic will be disrupted for months and parking for residents and visitors will be scarce. The end product will continue to bring traffic and parking problems along the drive and in the cul de sac.

Property Impact

This project will not immediately affect the use and enjoyment of my property, however, it sets a dangerous precedent as developers and real estate speculators will now see Varsity Estates as a viable neighbourhood to target with their "greed first community dead last" perspective on home building.
The city has already allowed this type of venture capitalism right next door to me (620 Varsity Estates Cres. NW). A greedy developer tore down a perfectly good house and removed every living thing off that lot (trees, shrubs, grass, etc) and built the biggest possible single detached dwelling that they could. Setbacks were ignored. Our views to the west:BLOCKED! It sticks out like a sore thumb. No buyer waiting, just pure SPECULATION. Not helping the housing crisis in wee bit. Asking $3.25 million and it will sit empty for months.

Community Impact

This project doesn't match our community's goals of spacious lots with lots of green space and sunlight. Having beautiful mature trees and landscaping on very well maintained lots with generous building setbacks is also one of our community's strengths and this project is the complete opposite of that.
Varsity Estates has plenty of townhouses and condominiums interspersed in a thoughtful well designed manner. This project is being placed on the corner of a quiet cul de sac which makes no sense for the residents of that cul de sac or the homeowners in the vicinity. All of those folks pay hefty tax bills and I'm positive they feel that the City doesn't care about their ability to enjoy their properties.

Surrounding Impact

This project's building height is well beyond anything in the immediate vicinity. It will look odd and out of place, it will create shadowing problems and privacy concerns for those in its immediate area. Adding 5 units to where there was only one before creates obvious problems: 5 times more parking needed, 5 times more traffic to handle, 5 times more sewer lines, 5 times more drainage to be properly maintained, etc.

Attachments

Name:	Norb Park	Created Date:	October 9, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	623493591
Address:	1448 Varsity Estates Drive NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)

General Comment

Apart from the fact that the Applicant has no understanding of the character of the Varsity Estates Community the DP stage drawings submitted do not meet the requirements of the Land Use Bylaw.
- The site coverage is 49.17% versus the required 45%
- The building heights exceed 11m
- The rear setback of Unit #2 is only 2.21m and requires 3m as it sides onto the adjacent single family home

Attachments

Name:	Arlene White	Created Date:	October 9, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	623531680
Address:	116 Varsity Estates Place NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)

Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout

General Comment

As a homeowner at 116 Varsity Estates Place NW, I am writing to express my strong and unequivocal opposition to the proposed development permit at 132 Varsity Estates Place NW.
We only recently purchased our home in late June of this year, drawn to the charm and well-established character of this cul-de-sac and proximity to the golf course. Our vision of living here was one of being close to neighbours where we could gather at the end of our driveways and visit. And a place where children could play hockey or toss a basketball on the sidewalk in front of their homes. We are devastated to learn the developer has submitted both a zoning re-designation application, and now this development permit given the impact both of these proposals would have on the peace and safety of our new home.
Had our realtor disclosed this cul de sac¿s ¿Neighbourhood Flex Designation¿ in the South Shaganappi Local Area Plan (SSLAP), and this looming proposal, we would never have purchased this property, nor would countless other potential home buyers. To say we are vehemently opposed is truly an understatement.
1. The Proposal is Architecturally and Contextually Inappropriate
Varsity Estates Place NW was purposefully designed as a low-density, residential cul-de-sac. The introduction of a multi-unit development of this scale is a direct contradiction to everything this street represents.
The proposed development:
¿ Bears no architectural resemblance to the existing homes in terms of height, massing, or design
¿ Would shatter the visual harmony and architectural integrity of a long-established neighborhood
¿ Is unattractive, and far too large for the lot and its surroundings
2. The Development Would Severely Undermine the Rights of Adjacent Homeowners
The oversized footprint, lack of meaningful setbacks, and removal of mature landscaping would significantly impair:
¿ Sunlight access and privacy for neighboring homes
¿ The right of adjacent residents to peacefully enjoy their properties without being overshadowed¿literally and figuratively
3. Parking Deficit: Predictable, Dangerous, and Already Concerning
The parking implications of this project are not merely inconvenient¿they are dangerous.
This plan indicates the construction of five units, which fails to consider the realities of Calgary¿s vehicle culture: families often have two or more vehicles, many of them large trucks or SUVs. The proposed tandem garages and driveways will not meet daily needs¿let alone accommodate visitors, service vehicles, or deliveries.
Safety is also a huge concern. This development would add 5 driveways to an already extremely busy street (Varsity Estates Drive NW), and given its proximity to the 3-way stop intersection at 53rd Ave NW and Varsity Estates Drive, is both dangerous and unconscionable.
On our cul-de-sac:
¿ There is no capacity for overflow parking
¿ Street congestion would block emergency access, impede visibility, and create dangerous conditions for children, cyclists, and pedestrians
¿ Routine services¿like garbage and recycling collection¿would become logistical nightmares when bins are forced to compete with parked vehicles for curb space, and the chaos of a busy 3-way stop just a few hundred meters away.
¿ The result would be chaotic, unsafe, and irreversible
A Plea for Respect and Responsibility
Our plea to the City to deny this development permit is about protecting a community¿a quiet street of homeowners who chose this place for its peacefulness, safety, and sense of shared space, AND the safety of all Varsity residents who use the very busy street, Varsity Estates Drive.
We urge you, in the strongest possible terms, to deny this development permit. It is:
¿ Incompatible with the existing homes and infrastructure
¿ Ethically troubling due to the harm and safety issues it would cause to long-standing residents
¿ Resoundingly opposed by those who live here and would bear the brunt of its consequences

Attachments

Name:	Kirsten Marshall	Created Date:	October 10, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	623840136
Address:	115 Valparaiso Place NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Privacy considerations
Garbage and recycling facility locations
Site layout

General Comment

As a homeowner in Varsity Estates, I strongly oppose the proposed multi-unit development at 132 Varsity Estates Place NW.

This project is incompatible with the neighborhood¿s low-density, single-family character and risks setting a harmful precedent for other cul-de-sacs in Varsity. Varsity already has over 53% multi-family housing, and adding more density on streets designed for single-family homes is unnecessary and damaging to community cohesion. The development would also create significant traffic and parking problems, spreading congestion and safety risks throughout the neighborhood. I urge the City to deny this development permit to protect the stability, character, and safety of Varsity Estates.

Respectfully submitted,
Kirsten Marshall
Varsity Estates Homeowner

Attachments

Name:	Mary Melton	Created Date:	October 10, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	623874707
Address:	25 - 1901 Varsity Estates Drive Nw		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout

General Comment

Five row houses, each with its own driveway backing directly onto Varsity Estates Drive?! Not wise! It¿s just steps away from the already-busy 3-way stop at 53rd Ave NW which is a nightmare at peak hours and increasingly worsening over

time with cut-through traffic.
Additional multi housing and driveways right at that corner are troublesome.
Not only would this significantly change the character of our corner, but we¿re very concerned about the serious safety issues it poses with additional driveways so close to that intersection.

It would also be a notable departure from the single-family nature of the drive, and an eyesore at a prominent entrance to our community.

Varsity Estates is a mature, well-established estate neighbourhood, not one that supports the look of high density.

This is a disgraceful affront to our neighbourhood.

Two thumbs down!!

Attachments

Name:	Frank George	Created Date:	October 10, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	623900963
Address:	810 Varsity Estates Place NW		
Overall:	In opposition of this application		

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Parking or loading zones
Garbage and recycling facility locations
Site layout

General Comment
This proposed development is totally incompatible with the current houses in this area. Parking will be a nightmare and will have a significant negative impact on Varsity Estates Drive in terms of visibility and safety coming up to the intersection with 53rd. Congestion will significantly increase and will be unacceptable. Please ask them to resubmit their plans in the context of the existing neighbourhood.

Attachments

Name:	Jean and Bill Wylie	Created Date:	October 11, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	623910916
Address:	111 Valparaiso Pl NW		
Overall:	In opposition of this application		

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout

General Comment

Re: Concerns Regarding Proposed Multi-Unit Development at 132 Varsity Estates Place NW
Dear City of Calgary Planning Department,
We are writing as residents of Varsity Estates to respectfully share our concerns about the proposed multi-unit development at 132 Varsity Estates Place NW. While we fully support responsible development and thoughtful urban planning, we believe this particular proposal poses several serious issues that could negatively impact our community.
The Proposed Design Does Not Fit the Character of Surrounding Homes:
Varsity Estates Place NW is a quiet, low-density cul-de-sac with a consistent architectural style and well-established homes. The introduction of a large multi-unit building stands in stark contrast to this context. Specifically, the development:

¿ Differs significantly from surrounding homes in height, design, and scale
¿ Risks disrupting the cohesive look and feel of the neighborhood
¿ Appears too large for the available lot and feels out of place among the existing homes

The existing character of the street is a key reason many residents chose to live here, and preserving that sense of place is important to us.
The Development Could Negatively Affect Neighboring Properties:
The scale and footprint of the proposed building raise real concerns for adjacent homeowners. Removing mature landscaping, reducing setbacks, and increasing the mass of the structure would likely impact:

¿ Natural light and privacy for nearby homes
¿ The ability of residents to enjoy their properties without feeling overshadowed

These changes would not just be cosmetic¿they could materially affect people¿s quality of life.
Parking and Traffic Implications Pose Significant Safety Risks:
Parking is already limited in this area, and adding five new units¿each potentially housing multiple vehicles¿could make things significantly worse. The plan currently includes tandem garages and short driveways, but these don¿t reflect how many Calgary families live, especially those with trucks or SUVs.
Some specific concerns include:

¿ Increased congestion near the busy 3-way stop at Varsity Estates Drive NW and 53rd Avenue
¿ Limited visibility and maneuverability for drivers, cyclists, and pedestrians
¿ Potential issues with garbage collection, snow removal, and emergency access

Simply put, the street was not designed for this level of activity or density.
We are asking the City to carefully consider the cumulative impact this development would have on our neighborhood. This request is not about rejecting all change¿but about ensuring that future developments are truly compatible with the unique character, safety needs, and infrastructure of each community.
We respectfully urge you to deny this development permit and encourage the applicant to revisit the design with greater sensitivity to the surrounding environment and those who call it home.
Sincerely,
Jean and Bill Wylie

Attachments

Name:	Renee Farrell	Created Date:	October 11, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	623915177
Address:	1166 Varsity Estates Dr. NW.		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Garbage and recycling facility locations
Site layout

General Comment

There is not enough space on this road for a five row house. It is a highly used road with bikes and more cars on the road. Will make it very challenging for the bikers. I also have concerns about the garbage and recycling bins. As well as the height in terms of shadowing other houses.

Attachments

Name:	Trevor Korsrud	Created Date:	October 12, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	623932698
Address:	61 Varsity Estates View NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout

General Comment

I am a longtime resident of Varsity and am strongly opposed to this application. As you are likely aware, the developer initially sought to rezone this lot for a rowhouse project and encountered very strong community opposition. It appears they are now hoping to build a very similar rowhouse project under the current (inappropriate) zoning. All of the concerns raised by residents in the previous rezoning attempt are still very valid concerns - impact on neighbours, inadequate parking, completely inappropriate project for the location on the corner of an estate cul-de-sac, etc. This application is the direct result of the recent blanket rezoning by-law which has resulted in a free-for-all where developers get to decide and completely ignore impacts on the community. The application should be deferred until after the upcoming election, where a new council will likely have the opportunity to set a new direction for development in established neighbourhoods.

Attachments

Name:	Deanna Antony	Created Date:	October 12, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	623934367
Address:	1133 Varsity Estates Rise NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Signage

General Comment

240

This is a gross misuse of the lot in question. . The size and number of these buildings do not adhere to the over all aesthetics of that street. Varisty already has high density buildings throughout the area. In no way does this fit in with the single family dwellings surrounding those proposed buildings . I feel the city is approving these applications with a ¿ as long as it¿s not in my backyard approach¿.
How are 6 cars backing out onto a main drive so close to a stop sign.
So upset with the Blanket rezoning. !!! .

Attachments

Name:	Dave Antony	Created Date:	October 12, 2025
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	623937064
Address:	1133 Varsity Estates Rise NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Garbage and recycling facility locations
Other

Strengths / Challenges

There are no strengths, the development does meet any of the guidelines the city noted as why multi home developments are good for a neighborhood. This will not hep with affordable housing as the townhomes will all be more than $1M per home (not affordable) it does not increase safety, as with 6 homes in place of 1 home it will increase traffic and parking issues. It does not "fit" into the neighborhood, there are no similar type developments in the entire neighborhood.

Property Impact

It will affect the use and enjoyment of our property in a negative manner. This will project will markedly decrease the enjoyment of our property. The increase in traffic and the issues with parking will decrease the aesthetics and safety of the neighborhood.

Community Impact

This project does not meet any of the goals of the above noted 7 city or community goals, and i think it would be incumbent on both the city and the developer to have to provide the reasoning as to how this project meets any of these goals.

Surrounding Impact

This project will impact all items negatively. 1) the neighbor's quality of life - with 6 units replacing 1 unit it will have negative impact, by adding traffic, the lot is a cul-de-sac, so traffic in both the cul-de-sac and the main street will increase, and this increase will subsequently increase safety for any family living in the area as well parking issues will arise, the design appears to be one parking spot per unit, and with the average home in this area being 2 vehicles per housing unit, this will increase the parking on the street, as well as when there are visitor to the home owners, it will just exasperate the issue, and given the street parking make the street driving more dangerous, 2) type of uses there is a chance this could become a rental property which again increase traffic and safety 3) amount of parking - this will increase the number of vehicles parking in the area significantly, which will affect every person living near the development

General Comment

This development will almost entirely have a negative affect on the neighborhood and the residents of it. The blanket rezoning which is in place is a big part of the issue, we live in a large city and each neighborhood and even within a neighborhood there are different considerations, yet the city council has decided, without meaningful involvement of the actual residents of the city, what is best for all every neighborhood. Changes such as the this development change the underlying fabric of a community and the city council continues to state that community matters and yet continue to make decisions that degenerate many communities.

Attachments

Name:	Tammy Kwan	Created Date:	October 12, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	623941858

SDAB2026-0166

Address:	647 varsity estates cres nw
Overall:	In opposition of this application

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans

General Comment

Not only would this significantly change the character of our corner, but we¿re very concerned about the serious safety issues it poses with additional driveways so close to that intersection. It would also be a notable departure from the single -family nature of our street, and an eyesore at a prominent entrance to our community.

Attachments

Name:	David Lochhead	Created Date:	October 12, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	623942018
Address:	647 varsity estates cres nw		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Garbage and recycling facility locations

General Comment

Not only would this significantly change the character of this corner, but we¿re very concerned about the serious safety issues it poses with additional driveways so close to that intersection. It would also be a notable departure from the single -family nature of our street, and an eyesore at a prominent entrance to our community.

Attachments

Name:	Sarah Kwan	Created Date:	October 12, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	623943146
Address:	647 varsity estates cres nw		
Overall:	In opposition of this application		

Area of Concern

Environmental preservation

General Comment
Don¿t need more houses built there

Attachments

Name:	Sienna Kwan	Created Date:	October 12, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	623943310
Address:	647 varsity estates cres nw		
Overall:	In opposition of this application		

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Parking or loading zones
Landscaping plans
Environmental preservation
Garbage and recycling facility locations

General Comment
Already have high density housing 3 high rise apartment buildings 1-2 blocks away within visual distance from where the house is.

Attachments

Name:	Lily	Created Date:	October 12, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	623962629
Address:	1515 Varsity Estates Drive NW		
Overall:	In opposition of this application		

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout

General Comment
A rowhouse would significantly increase density in our neighborhood, leading to overcrowding and strain on existing infrastructure. It also risks disrupting the area's character by replacing green space and single-family homes with uniform, tightly packed units.

Attachments

Name:	Diane Sura	Created Date:	October 13, 2025
Phone:	[redacted]	Circulation Referee:	N

Email: [redacted]
Number: 623983271
Address:
Overall: In opposition of this application

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout

General Comment
I am highly against this proposed project. Parking is an issue, high traff8c issues. High density does not fit into the area. Showowing on neighboring houses. This should ne single family only.

Attachments

Name: Darrin Drall
Created Date: October 13, 2025
Phone: [redacted]
Circulation Referee: N
Email:
Number: 624010391
Address: 630 Varsity Estates Crescent NW
Overall: In opposition of this application

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout

General Comment
As a homeowner in Varsity Estates, the Proposed Development Permit DP2025-05349 at 132 Varsity Estates Pl NW is totally unacceptable and we vehemently oppose it for the following reasons:
1. Traffic Congestion/Safety: The proposed building(s) is/are right at the entrance to Varsity Estates Drive. The proposed tandem garages and driveways will not accommodate visitors, service vehicles, or deliveries. The units will create backlogs during the morning and afternoon rush due to multiple vehicles taking the place of one. The problem will be even worse on the blue, green, and black bin collection days as the collection trucks will be in the area longer in the morning and given its proximity to the 3-way stop intersection at 53rd Ave NW and Varsity Estates Drive, it will make it extremely dangerous. The congestion will be amplified during the winter months because the collection trucks will make the area much icier and more dangerous because they will spend more time there (due to the greater number of collection bins). This phenomenon is very troubling given that there is a well-established senior¿s residence just around the corner from the proposed development where elderly neighbors walk to the shopping area or the bus. Children in the cul-de-sac will no longer be able to play street hockey or ride their bicycles due to traffic congestion. Has a traffic study been undertaken to address these concerns?
2. Parking Strain: As highlighted above, the neighborhood is very walkable. The proposed units will inevitably bring more parking to the area which will take away people's views of the beautiful green spaces and contribute to the

congestion issues mentioned above. The increased number of parked cars will block emergency access and make it dangerous for the many parents that go cycling with their young families. More parked cars will also be hazardous for the buses that transport people to and from the neighborhood as well as the spring and winter street cleaners.

3. Water and Sewer Issues: Given that the water infrastructure put in place in this neighborhood over 50 years ago was intended for single family housing, has any consideration been given to the impact of a multi-unit housing taking the place of a single-family home? For example, has any consideration been given to water pressure (multiple showers, dishwashers, washing machines running where there used to be one) or plugging issues (multiple toilets flushing where there used to be one)?

4. Electrical Infrastructure Issues: Given that the electrical infrastructure put in place in this neighborhood over 50 years ago was intended for single family housing, has any consideration given to the impact of a multi unit building taking the place of a single-family home? How many brownouts will happen in the winter when multiple washing machines/dishwashers/ranges etc. are turned on where only one was turned on before?

5. Out of Character: The 12m (3 storey) building(s) will block views and sunlight, increase noise and reduce green space that are the coveted aspects of the neighborhood to all those that moved here.

Avenue Magazine has rated Varsity as one of the best neighborhoods in Calgary twice due to its parks, recreation facilities, access to amenities, low density housing, pathway points and walkability. Families continue to move into this quiet neighborhood with its abundance of green space for these reasons. Varsity already has between 55% of the land designated to multi-unit housing (some of the largest in Calgary) and does not need multi-unit structures between single family homes.

Attachments

Name:	Duncan White	Created Date:	October 14, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	624168692
Address:	73 Varsity Estates View NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Site layout

General Comment

Objection to Proposed Development Permit DP2025-05349 at 132 Varsity Estates Place NW

Dear City of Calgary Planning Department,

I am writing as a homeowner in Varsity Estates to strongly oppose the proposed development at 132 Varsity Estates Place NW. This quiet cul-de-sac, surrounded by mature trees and the calming presence of the golf course, was intentionally designed as a low-density residential area. The proposed multi-unit building is incompatible with this character and would undermine the peaceful, safe environment that residents value and chose to invest in.

Beyond aesthetics and community fit, the proposal raises serious concerns around safety, traffic, and infrastructure. The scale of the development would introduce parking shortages, congestion at a nearby three-way stop, and risks to children, pedestrians, and cyclists. The attached letter provides a detailed outline of these issues, but at its core, this project is fundamentally out of step with Varsity Estates and should be denied.

Sincerely,
Duncan White
73 Varsity Estates View NW
Calgary, AB

Attachments

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - CityofCalgary_rezoning.docx

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2025-05349 DMAP Plans (Submitted) 2025-09-16 (3MB).pdf

Name:	David White	Created Date:	October 14, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	624196991
Address:	116 Varsity Estates Place NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Privacy considerations
Site layout

General Comment

See my letter of objection attached.

Attachments

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Objection to DP 132 Varsity Estates Place.docx

Name:	Penny Payne	Created Date:	October 14, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	624288573
Address:	649 Varsity Estates Cres NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Privacy considerations
Garbage and recycling facility locations
Site layout

General Comment

Architecturally and contextually, the proposal is entirely out of place. It bears no resemblance to the existing single-family homes, is far too large for the lot, and would destroy the harmony of a long-established neighbourhood. The proximity of the proposed units to the adjacent home is unacceptable¿regardless of what current setback rules may allow. It is intrusive, disrespectful to neighbouring homeowners, and frankly, offensive. Parking and safety are also major concerns. With five units, tandem garages, and no realistic provision for visitors, this project would push vehicles onto Varsity Estates Drive¿a busy road near a three-way stop¿creating dangerous congestion. This cul-de-sac has no capacity for overflow parking, and emergency and service access would be compromised. There is no opposition to thoughtful development, but this proposal is incompatible with the design, density, and character of Varsity Estates Place. Please deny Development Permit DP2025-05349 in the interest of safety, community integrity, and responsible planning.

Attachments

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2025-05349.docx

Name:	MKT	Created Date:	October 14, 2025

Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	624313478
Address:	1234 none of your business		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Privacy considerations
Garbage and recycling facility locations
Site layout
Other

General Comment

The infrastructure does not support these building plans. We have seen time and time again that Calgary urban planners do not do what is best for the residential community. No more high density in Varsity! No more bending to builders.

Attachments

Name:	Karen Leader	Created Date:	October 14, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	624315265
Address:	1027 Varsity Estates Dr NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Site layout
Other

General Comment

My comments can be generalized into two concerns - impact on the neighbourhood and the integrity of the developer.
IMPACT
- the proposed development/building does not fit with the character of Varsity. Varsity is home to a variety of well thought out and planned residential options from Cathedral Manor to apartments to estate lots. Throwing a 12m 5-unit building on one estate lot is neither well thought out or planned.
- Varsity, and Varsity Estates in particular, is valued for its large lots and low lot coverage. This would take away from those attributes that have significant value and for which we pay significant property taxes.
- the building would overshadow existing homes, taking away the privacy and exposing those residents to "look down" on you. Literally.
- the front of the buildings extend further than existing homes, again destroying the attributes that make Varsity desired.
- there is no room for five driveways facing VE Drive. Heading east at that location you are coming from a blind corner. Not to mention the number of children walking, biking or on scooters who use that sidewalk to get to school. It would be dangerous to say the least.

- the proposed development would destroy the mature landscape that is enjoyed and valued in Varsity.
DEVELOPER
- serious consideration should be given to granting a permit to this developer. Their integrity and ethics are what I would consider questionable. More details can be found in a letter from JoAnne Atkins, VCA Director of Civic Affairs, copied to Teresa Goldstein, Director of Community Planning and Reza Bacchus, File Manager for the Rezoning.
- the developer did not in their large signage (logo of Circle YYC) adhere to by-laws of a 1 sq metre sign. It was significantly larger and ~2 sq metres. If they can't adhere to simple by-laws like that what makes you think they will follow other by-laws (note: the original sign was vandalized with a "no". I do not approve of vandalism and was disappointed to see that).
- a joint information session was held in which the audience was told by the developer's rep that the developer was not in attendance. He was there and later publicly admitted such. When there was such opposition to a rezoning would they not be forthcoming and willing to defend what they feel is right. This action contradicts statements they made. See below.
- the developer stated in a public LinkedIn post (reminder, they did NOT state this at the information session) they were "grateful for the opportunity to connect and engage with the community" and want to "respect the existing community fabric" and "address Calgary's housing needs". You do not identify yourself to answer questions to concerned residents and yet you say you engaged with the community? Building a 5 unit building, next to single family homes, on a lot with greater coverage than existing homes, respects the existing community fabric? By building in a neighbourhood where the average house price is ~$744k vs City of Calgary ~$615k, and current selling prices range from $1.5 million to $3.25 million you are addressing housing needs? The answers to all these questions are NO. It is difficult to believe there is an ounce of truth in any of those statements made by the developer.
- there were several other incorrect statements in their LinkedIn post that were addressed in the aforementioned letter. As an attendee at the information session. I can confirm that the developer did not identify themselves. There were no derogatory or threats made. People were there for answers, which they did not receive as the developer's rep could not provide such information - but, the developers themselves could have answered.

To summarize, this development permit should be denied. It is not respectful of the attributes that make Varsity the desirable neighbourhood that it is and given the significant opposition, it is not at all respectful to the residents.

Attachments

Name:	Maureen Boudreault	Created Date:	October 15, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	624381925
Address:	1311 Varsity Estates Drive NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Privacy considerations
Garbage and recycling facility locations
Site layout
Other

General Comment

Please refer to my concerns noted in the attached document.

Attachments

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Letter to City re DP2025-05349.docx

Name:	Donald Hatch	Created Date:	October 15, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	624456392
Address:	329 Varsity Estates Terrace NW		

Overall: In opposition of this application

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout

General Comment

I strongly oppose the proposed rowhouse development at 132 Varsity Estates Place NW.
Such a structure would be completely out of character with the immediate neighborhood and would negatively impact the homes in the vicinity in a major way.
Parking on Varsity Estates Drive in the vicinity of the property is not easy at the best of times but is virtually impossible in the winter months as the City plows that road which results in a significant high ridge of snow along the side of the road where the property is located with no possibility of parking there at all. The thought of a row house development there with multiple units and the cars and black,blue and green bins that go with them is ludicrous and would be a significant safety issue on the Drive very close to a busy 3Way stop at the intersection with 53rd street.
The proposal for 132 Varsity Estates Drive is simply wrong on many levels and should not be permitted.

Attachments

Name:	Peter Dankers	Created Date:	October 15, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	624553611
Address:	1449 Varsity Estates Drive NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Site layout

General Comment

The proposed development of two buildings of rowhouses is contrary to the principles of establishing and maintaining Estate areas in the city.

Attachments

Name:	Cheryl Pynn	Created Date:	October 15, 2025
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	624559512
Address:	309 Varsity EStates Bay NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)

Parking or loading zones
Landscaping plans
Privacy considerations
Garbage and recycling facility locations
Site layout

General Comment

I am opposed to the development application for this parcel of land for the reasons indicated above as well as the following:
- The proposed development is not in character with the streetscape of the surrounding homes
- There are serious safety issues with the garages of the proposed development exiting directly on to Varsity Estates Drive , very close to a busy intersection
- The lot coverage of these homes is excessive , impacting the tree canopy and green space of the area
- There will be serious shadowing of neighbouring properties as well as privacy concerns from the height of the buildings in the proposed development. This will negatively impact the enjoyment of neighbours' properties
- There is insufficient street space for the large volume of trash, recycling and composting containers
- There is unlikely sufficient infrastructure (water, sewage, and electrical) to support five units on this site.

For the above listed reasons, please do not approve this development.
Respectfully submitted,
Cheryl Pynn

Attachments

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2025-05349 DMAP Plans (Submitted) 2025-09-16 (3MB).pdf

Name:	Holly Swinton	Created Date:	October 15, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	624567844
Address:	1215 varsity estates road nw		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout
Signage
Other

General Comment

This development will not be welcomed in this community. Varsity Estates is one of Calgary's most sought after Estate neighbourhoods and this development allowance sets the precedence for reducing the value and character of one of Calgary's best neighbourhoods. Other parts of Varsity may be more suitable for this type of project. This will devalue the properties within proximity to this rowhouse and ruin the character of a neighbourhood that has stood for 50 years as one of Calgary's best examples of thoughtful Urban planning. The driveways pulling out onto Varisty Dr right by a very busy intersection is a very concerning safety and traffic congestion concern for vehicles and pedestrians. All of this above listed areas of concern are all legitimately in play. The only winner in this situation is the developer, and they can easily find a more suitable location for row housing. This is a disgrace that this type of housing can even be considered for this location.

Attachments

Name:	Janet Bellis	Created Date:	October 15, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	624567987
Address:	6 Varsity Estates View NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Privacy considerations
Garbage and recycling facility locations
Site layout

General Comment

The proposed development is completely inappropriate for the lot in question. The proposed structures are out of character for the neighborhood. The lot is on a corner one block from a very busy intersection, the 3-way stop at 53 Street NW and Varsity Estates Drive NW. The size of the structure will mean the shading from the buildings will cause icier conditions in the winter which is already a significant concern. To have 5 driveways now exit into this small area is definite concern no matter what the weather. The addition of these structures will no doubt stress the infrastructure for the are where are there are water main breaks on a regular occurrence. Add to this the question of where garbage bins are going to be placed. I live across the Street from Cathedral Manor. Emergency vehicles are called to this seniors residence on a regular basis. I am concerned emergency access will be compromised.
Once again I can't imagine the City agreeing that this is the type of development that should be encouraged by the ill thought out blanket rezoning adopted by the city. A responsible developer would not set out to build something that would undoubtedly be opposed by the neighborhood.
Sincerely Janet Bellis

Attachments

Name:	Dave ONeill	Created Date:	October 15, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	624574115
Address:	1019 Varsity Estates Drive NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Environmental preservation
Privacy considerations

General Comment

Please see attached PDF.

Attachments

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Development Permit Rebuttal.pdf

251

Name:	Derek Ou	Created Date:	October 15, 2025
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	624574629
Address:	147 Varsity Estates Terr NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones

General Comment

This new application of 2 buildings is still 5 units and very close the original 5-unit rowhouse design that many neighbors strongly opposed.

Attachments

Name:	Priscilla Chan-Ou	Created Date:	October 16, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	624585736
Address:	147 Varsity Estates Terrace NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Environmental preservation
Garbage and recycling facility locations
Site layout

General Comment

The parking will cuz issue for the drive. It is around the corner, dangerous for cars to get out of that new building.

Attachments

Name:	Dave + Narda Simpson	Created Date:	October 16, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	624645261
Address:	123 Valparaiso Place NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans

Privacy considerations
Garbage and recycling facility locations
Site layout

General Comment
Please see our attached letter

Attachments
SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Letter to City re Development Permit.docx

Name:	Neena Gohill	Created Date:	October 16, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	624854706
Address:	120 Varsity Estates Pl NW		
Overall:	In opposition of this application		

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout

General Comment
Dear City of Calgary Planning & Development Department,
I am writing as a resident of Varsity Estates to express my strong concern regarding the proposed construction of a 5-unit rowhouse at the entrance of our cul-de-sac.
This development would introduce serious safety, infrastructure, and compatibility issues that I urge the City to reconsider.
1. Safety and Traffic Concerns
Varsity Estates Drive is already one of the busiest roads in the area and is frequently used by pedestrians, cyclists (including children), and seniors. Adding five new driveways directly onto this road will significantly increase the risk of accidents.

These increased driveways would increase the number vehicles and limit the visibility for pedestrians and cyclists, who currently use the shoulder of the road due to a lack of dedicated bike paths. With increased on-street parking from the new residents, cyclists ¿ especially children ¿ may be forced to veer into the main traffic lane, greatly increasing the risk of collision.
Additionally, the curve in the road near the entrance to the 100 Varsity Estates cul-de-sac already limits visibility. More cars parked along Varsity Estates Drive will make it extremely difficult for drivers exiting the cul-de-sac to see oncoming traffic, increasing the risk of accidents.
2. Parking Limitations and Overflow
Our cul-de-sac has very limited capacity for overflow parking. Each home has one designated spot, and many of us rely on those spaces for extra drivers or visitors. During recent construction in the area, parking was nearly impossible and created a serious risk of vehicle damage due to tight maneuvering.
A 5-unit development would add significantly more vehicles to the area, with limited on-site parking. This will inevitably spill over into our cul-de-sac and surrounding streets, creating tension, congestion, and safety concerns.
3. Impact on Community Character and Property Values
The scale and design of a 5-plex rowhouse are not consistent with the established character of Varsity Estates. All

surrounding homes are single-family dwellings on large lots with mature trees. The proposed development would disrupt this character, reducing privacy for adjacent properties and casting shadows on neighboring yards.
This type of high-density housing is better suited to lots with rear-lane access, not those opening directly onto major residential roads or into quiet cul-de-sacs.
4. Environmental and Planning Policy Issues
The proposed structure would require removal of mature trees, which currently support local biodiversity and contribute to our community¿s environmental health. This goes against the City¿s own climate resilience goals and tree preservation principles.
Furthermore, the 2007 D.A. Watt traffic study indicated that major infrastructure improvements were needed on Varsity Estates Drive and 53 Street to accommodate any increase in density. To date, those improvements have not been made, and adding new units before addressing infrastructure will make the area even less safe and less functional.
5. Waste Management Strain
A 5-unit building will significantly increase the number of garbage, recycling, and compost bins on Varsity Estates Drive ¿ already a heavily trafficked pedestrian area. These bins will obstruct sidewalks and curb space, further limiting visibility and access.
Conclusion
In summary, the proposed development:
Increases risk for pedestrians, cyclists, and drivers
Exacerbates parking shortages
Disrupts the neighbourhood¿s character
Compromises environmental sustainability
Overburdens an already strained infrastructure system
I urge the City to reject this proposal or require it to be relocated to a more suitable lot with rear-lane access and infrastructure support. Varsity Estates has a distinct character and unique layout that is not compatible with the scale and design of this 5-unit rowhouse.

Attachments

Name:	Livia McCabe	Created Date:	October 17, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	625057406
Address:	631 Varsity Estates Crescent NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Other

General Comment

I have been a resident of Varsity Estates for 20 years and a full-time Realtor for the past 15, serving many Calgary communities, including Varsity. Through this experience, one guiding principle remains steadfast when working with all buyers: location is paramount.
Buyers may compromise on a home to secure the right location, but they will not compromise on location, no matter how attractive the home may be. Location matters not only for your day-to-day enjoyment of the property, but even more so for protecting resale value in the future.
Having an awkward high-density building constructed on a cul-de-sac in an estate community like Varsity Estates would be a clear example of a location to avoid at all costs.
Generally, single-family homes situated adjacent to higher-density developments and row housing are at a disadvantage. Most buyers factor in the negative impacts of increased traffic and congestion, which directly affects both desirability and value. As a result, detached homes positioned beside higher-density buildings and row housing consistently sell for less than comparable homes surrounded exclusively by other single-family properties.
There are some exceptions in established inner-city neighbourhoods where a long-standing mix of housing types¿semi-detached, row houses, low-rise apartments, and single-family homes¿creates an accepted character for the community. However, this is not the case in Varsity Estates.

The proposed development at 132 Varsity Estates Place NW would be entirely out of character with the cul-de-sac and the surrounding community. Beyond the disruption to the established look and feel of the area, such a development would have an immediate and significant negative impact on nearby property values. In my professional opinion, even a duplex would present challenges, though it at least maintains the visual consistency of single-family homes. Anything denser could reduce surrounding property values by 20¿30% or more compared to today¿s levels.
What is particularly troubling is the loss of predictability for homeowners and buyers. In the past, our industry could reassure clients that zoning and community planning regulations protected their investment. Today, those assurances no longer exist. For buyers making one of the largest financial commitments of their lives, and for sellers relying on the value of their property, this lack of protection is deeply concerning and undermines confidence in the real estate market.

Attachments

Name:	Brendan Hughes	Created Date:	October 17, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	625059557
Address:	631 Varsity Estates Crescent NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Other

General Comment

I, along with the entire Varsity community opposed the designation of Neighbourhood Flex in the South Shaganappi Local Area Plan as it was inappropriate for the area. We remain strongly opposed to this classification which we feel isn¿t reflective of the community context. This was a split decision of Council that overrode community concerns and the community will be requesting amendments to the SSLAP after the civic election to correct this error in judgment by the current Council.

2. There is a significant amount of high and medium density development in the immediate area to provide a wide variety of owned and rental housing of varying price points. There are more multi-familiy dwelling units than single family homes in this area.

3. It is important to preserve the integrity of the contiguous single-family area known as Varsity Estates.

How dare the City override the concerns of it's citizens and allow for a ill conceived social experiment that jeopardizes the largest investments that we make in our entire lives - our homes.

Attachments

Name:	Robert (Bob) McLeod	Created Date:	October 17, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	625087529
Address:	911 Varsity Estates Drive NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones

255

Privacy considerations
Garbage and recycling facility locations
Site layout

General Comment

My wife, Shirley, and I are vehemently opposed to this development. We own and live at 911 Varsity Estates Drive NW and this proposed development will back onto about 50% of our side yard. We back onto the golf course - the area behind the 16th tee box - and have lived here since 1976. Adding 5 new residences in such a small area, with 5 new narrow driveways, no back lane for garbage and recycle bins, little street parking availability, into a quiet neighborhood seems inconceivable. We feel there will be a significant increase in danger from 5 to 10 or more additional cars backing onto the street where foot traffic is significant. This area was not designed for this density. We are not opposed to development in Calgary but this proposal is totally inappropriate for this location.

Attachments

Name:	BARRY DAVY	Created Date:	October 19, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	625228826
Address:	1239 Varsity Estates Rd NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout

General Comment

At the outset I am fully endorsing the opposition letter sent by Arlene White, a neighbour in very close proximity. to this proposed development

While I understand that this cul de sac is identified in the South Shaganappi LAP as neighbourhood flex, I cannot determine how this was defined (e.g. is it a transit oriented density) and if the existing owners were apprised of this .
This development is not consistent with the rest of Varsity Estates and would appear to be an example of a wedge development to effect change in community composition. The development wit tower over its existing neighbours, will reduce green space on the lot to almost zero, will add five driveways in close proximity to each other and to the existing primary intersection at 53 th and Varsity
Estates Drive. On street parking is not prevalent or even allowed in some parts of Varsity Estates Drive . This cul de sac does not afford any entitled on street parking for these units.
To-date, most of the development permits on your map are for enhancements and even total replacement of single family dwellings. Prices in the neighbourhood (and property taxes) have increased steadily over more than 30 years that I have lived here. This proposed development does not support this and in fact will have a significant detrimental effect on homes on the the cul de sac.
The only beneficiary seems to be the developer and that is "one and gone".

If this gets approved it sets a negative precedent that cannot be reversed.

Attachments

Name:	Emil Kothari	Created Date:	October 19, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	625244196
Address:	120 Varsity Estates Pl NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout

General Comment

Please see the attached PDF file for my concerns regarding the proposed development permit.

Attachments

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Comment Opposing Development Permit DP2025-053490_ek_final.pdf

Name:	ENMAX Power	Created Date:	October 21, 2025
Phone:	[redacted]	[redacted]	
[redacted]	[redacted]	Number:	625887607
Address:	Circulation Referee No Address		
Overall:	In opposition of this application		

Area of Concern

Landscaping plans
Site layout

General Comment

Conflict

Attachments

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2025-05349_Conflict Letter_10-21-2025.pdf
SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2025-05349 Site Plan.pdf
SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2025-05349 Landscape Plan.pdf
SUPPORTING DOCUMENT - CIRCULATION COMMENTS - 2025 ENMAX Ground Disturbance Guidelines.pdf

Name:	Terence Ng	Created Date:	October 21, 2025
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	625910303
Address:	1216 Varsity Estates Drive NW		
Overall:	In opposition of this application		

257

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Privacy considerations
Garbage and recycling facility locations
Site layout

General Comment
Does not fit the community

Attachments

Name:	Susan and Grant Bell	Created Date:	October 21, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	625923615
Address:	324 Varsity Estates Grove NW		
Overall:	In opposition of this application		

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Garbage and recycling facility locations
Site layout

General Comment
Varsity Estates Drive is a main access road and this development is near the busiest intersection of the neighborhood. Driveways that front onto the Drive requiring cars to back up into traffic particularly with the Drive having a blind curve are just unsafe. Parking for each unit appears to be only one stall while it is likely the families occupying these units will have two or more cars. Parking is already limited in the Place and there will be no room close by to accommodate the additional vehicles. There appears to be no provisions for garbage management. Five units means 15 garbage cans - where will they be stored so that they are not unsightly? And where will they be placed on garbage day? The site plan leaves no room for the mature trees that are on the lot, and there is no outdoor green space. This site plan is not in keeping with the look and feel of the neighborhood and it appears the land coverage exceeds that which is allowed under the RCG zoning. The proposed plan adds four housing units to the neighborhood, potentially adding eight children to a school district that is already oversubscribed and stretched to its limits.
I am interested to know what the developer¿s profit will be on this development. Is City Hall requiring developers to invest in the community to compensate for the reduced quality of life that those of us who bought our forever-homes here will experience? Traffic calming, school expansions, sewer, water, electricity infrastructure will all be necessary if densification occurs haphazardly in planned and established neighborhoods. This will be a burden on my tax bill while the developer profits. These homes are unlikely to be ¿affordable¿ and their cost to the neighborhood will well exceed their contribution to solving the so-called housing crisis. Piecemeal densification is bad for everyone.

Attachments

Name:	Don Wood	Created Date:	October 24, 2025
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	626980531

Address:	403 Varsity Estates Bay NW
Overall:	In opposition of this application

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Parking or loading zones
Landscaping plans
Environmental preservation
Site layout
Other

General Comment

A truly horrible idea. The proposed development does not fit with this quiet cul de sac of upscale estate homes bordering the Silver Springs Golf and Country Club. The existing homeowners all paid premium value for their homes in order to move here. The proposed development structure is too high, too wide; asks for increased utilities from an aging utility system already at capacity; ends up with grossly insufficient yard, virtually zero green space, and the total elimination of healthy mature trees; contravenes Carma building development restrictions for an ¿estate community¿ around golf course; will not provide ¿affordable housing¿ but punishes neighbouring homeowners - reduces the long term value of neighbouring homes while maximizing profit for the developer ¿ a private money grab. A con game in the guise of providing affordable housing. Shame on you City of Calgary for allowing this to happen.

Attachments

Name:	Hans Rohmann	Created Date:	October 27, 2025
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	627580680
Address:	124 Varsity Estates Place NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Privacy considerations
Garbage and recycling facility locations
Site layout
Other

General Comment

I am a resident of Varsity Estates Place NW, I am writing to formally register my strong objection to the proposed Development Permit DP2025-05349 at 132 Varsity Estates Place NW. This proposal is unsuitable for the site and fundamentally incompatible with the character, safety, and infrastructure of the Varsity Estates community. Varsity Estates is an established neighbourhood of low-density, single-family estate homes with no back-lanes. The proposed development would impose a building form that is completely out of scale with surrounding homes, disrupting the architectural integrity and long-standing visual cohesion of the street. This cul-de-sac was intentionally designed as a quiet, low-traffic residential enclave, and intensification of this nature is a radical departure¿not ¿gentle density.¿

The 100 block Varsity Estates Place cul-de-sac lacks the curb length, roadway width, and back lanes to accommodate any overflow parking. This proposed development will compromise emergency access and traffic circulation, reduce visibility for drivers exiting the cul-de-sac, raising collision risk, create hazards for children, pedestrians, and cyclists who

regularly use the street for recreation and force additional waste and recycling bins onto Varsity Estates Drive, further obstructing traffic flow and parking. This development would require up to 10 bins on combined green and blue bin pick-up days significantly limiting utilization of curb space and potentially impeding traffic flow.

The oversized footprint and minimal setbacks of a high-density development would directly impair adjacent homeowners¿ sunlight, privacy, and enjoyment of their properties.

Varsity Estates is a neighborhood with limited vehicle entrances/exits and this proposed redevelopment will increase congestion and compromise sightlines raising risks for drivers, cyclists, and pedestrians in an area already heavily used by families and recreational users. In addition, this high-density development would undermine property values in the cul-de-sac, deterring buyers who seek quiet, safe streets. I do recognize the proximity of this lot to Crowchild Trail. It is expected that future residents will exit Crowchild and enter the Varsity Estates community by turning right from 53rd Ave onto Varsity Estates drive. The lot in question is on the south side of the road which will prompt drivers to perform a U-turn to park in front of the house. Currently, the both Varsity Estates Place NW and Varsity Estates Ct NW both have `No U-Turn¿ signs. Even with this signage, these streets are used to turn around and drive back to the 3-way stop. See Figure 1 attached. With this proposed development, these two roads will see significantly more traffic with drivers performing illegal u-turns endangering children, pedestrians and cyclists as well as other vehicles.
Currently the sightlines for residents leaving Varsity Estates Place NW are already limited due to a bend on Varsity Estates Drive NW. Additional vehicles parking on the street will further limit sightlines and causing more risk to drivers turning from the cul-de-sac due to the inability to see eastbound traffic. See image below. This development with reduced building set back will also pose challenges to incoming westbound vehicles. See Figure 2 attached. This proposal will pose significant safety risks to existing residents in the area.
These risks will see residents who have invested significantly in their homes stand to suffer property value losses, while a speculative development reaps the benefit.

Approval of this application would set a damaging precedent for Varsity Estates and other mature Calgary communities. It signals that established planning criteria, community input, and contextual suitability are secondary to developer interests. Such an outcome would erode trust in the planning process and invite inappropriate intensification.

Attachments

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Figure 1 and 2.pdf

Name:	Brenda Pearson	Created Date:	October 27, 2025
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	627584062
Address:	208 Varsity Estates Grove NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout

General Comment

There have been 2 feedback sessions about this property already, 1 online and 1 community meeting. There have been several discussions during the development of the SSLAP. All these show overwhelming opposition to this project. Safety issues with having the driveways back onto a busy street with children walking and riding bikes to school, vehicle traffic and transit. The height overshadows the neighbors and creates a privacy issue, the amount of garbage and recycling bins for 5 homes is too much, additional cars will park in the cul de sac affecting the neighbors. The removal of the trees when one of the main goals of the SSLAP was to preserve the canopy. This is a community of single family homes and we want to keep it that way. We chose to live here for that reason. If we wanted to live in a higher density neighborhood we would have chosen one. I hope you actually listen to what this neighborhood wants. It feels like what we say is not taken into consideration.

Attachments

Name:	Melina Roberts	Created Date:	October 27, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	627592668
Address:	124 Varsity Estates Place Northwest		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Privacy considerations
Garbage and recycling facility locations

General Comment

I am a homeowner and resident at 124 Varsity Estates Place NW, and I am submitting this letter to formally express my strong objection to the proposed Development Permit DP2025-05349 at 132 Varsity Estates Place NW.

The proposed building is unsuitable for the site and incompatible with the character and existing infrastructure of the Varsity Estates community. The oversized footprint would impose a building form that is out of scale with surrounding homes and will disrupt the architectural integrity of the area, as well as affect sunlight and privacy of neighbouring homes.

This proposed development permit will allow for a development with significant density, which will increase street parking. Parking will undoubtedly become an issue, and the overflow parking will greatly impact the 100 Varsity Estates Pl NW Cul -de-Sac. This can affect emergency access and movement of traffic due to vehicle congestion. The increase in traffic will affect the safety for both children and adults, pedestrians, cyclists and drivers. This will also affect placement of collection bins that are emptied from the street by the city as there already is limited curb space.

From a driver¿s perspective, sightlines while exiting 100 Varsity Estates Place onto Varsity Estates Drive are very limited and dangerous. The proposed oversized building and increased population and increased traffic would escalate the probability of collisions and injuries at this intersection. This will also increase the risk of collisions with cyclists and pedestrians. This development would generate significant safety concerns.

If a high-density development is built at 132 Varsity Estates Place, the property values in the 100 Varsity Estates PL Cul-de-Sac and surrounding lots would be significantly impacted. This Cul-de-Sac currently has attractive features of a quiet, safe area for families of the community with surrounding green space on the golf course and biodiversity of wild life and a high density development will loss these attractive features.

I appreciate you taking my feedback into consideration. I ask that Council and the Calgary Planning Commission reject Development Permit DP2025-05349 at 132 Varsity Estates Place NW and deny this application.

Sincerely,

Dr. Melina Roberts

Attachments

Name:	Danielle Murphy-Bourque	Created Date:	October 28, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	627811787
Address:	1040 Varsity Estates Dr NW		

Overall: In opposition of this application

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Garbage and recycling facility locations

General Comment

The community of Varsity has been opposing this build for months. There is insufficient parking and a fear that increased street parking will be dangerous for kids and pedestrians. Two meetings have been held about this build and in both the community voiced our public outcry in opposition to this. I am pleading with the city to listen to our concerns.

Attachments

Name:	Rod and Karen Maier	Created Date:	October 28, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	627827973
Address:	69 Varsity Estates View NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout
Other

General Comment

Comments provided in the attached file.

¿ The proposal is incompatible with the community¿s original land use plan, including allowable property types, architectural controls, setbacks and heights.
¿ The multi-unit rowhouse would be the only such development in a contiguous area of Varsity Estates that comprises over 300 single-family homes.
¿ The size of the buildings and lot coverage are inconsistent and in stark contrast with the neighbouring homes, which were built in an era of lower building heights. The severe reduction in setbacks disrupts unique and important community features.
¿ The proposal is insensitive the overall community, and immediate area and adjacent property owners as it introduces significant and inappropriate massing and density, lacks meaningful setbacks, negatively overwhelms and overshadows adjacent properties, increases noise and activity levels, increases safety risks, and restricts adjacent resident, vehicle and cyclist views.
¿ The proposal is insensitive to the preservation of adjacent natural areas and wildlife corridors, and eliminates a large mature tree canopy and green areas.
¿ The proposal significantly alters and is absolutely incompatible with dwelling directions, configuration and type on the Varsity Estates View cul-de-sac.
¿ There are already existing safety concerns in this general area, and the development proposal

configuration and introduction of muti-dwelling units will increase and introduce new risks that have not been mitigated. This raises both safety and livability concerns for current residents.

¿ The proposal for 5 new driveways intersecting a busy street near a major intersection, along with the associated increase in on-street parking and garbage bins, will add significant on-street congestion, reduced visibility, and new safety risks for vehicles, pedestrians and cyclists.

¿ The multi-unit proposal with 5 driveways significantly reduces the available on street parking on Varsity Estates Drive for residents, visitors, services and deliveries, while greatly increasing demand for already insufficient parking.

¿ At present there are extremely limited options and areas for street snow removal, and this will be exacerbated by the proposal. The large lot coverage and addition of 5 driveways will result in insufficient area to remove snow from the driveways, sidewalks and the adjacent street.

¿ The roads and walkways in this area often experience issues in winter with ice build up due to shadowing and poor drainage. The proposal will increase these negative impacts.

¿ There is significant and wide spread opposition to this proposed development by the residents of Varsity Estates as evidenced but the hundreds of community residents and their concerns at local community meetings at Varsity Community Association, and associated petitions against the proposal.

¿ To date there has been no effort by the developer to engage publicly on the proposal, or to mitigate community and neighbourhood concerns.

Attachments

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Maier Comments DP2025-05349.docx

Name:	Tyler Becker	Created Date:	October 28, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	627910845
Address:	115 Varsity Estates Terrace NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Parking or loading zones
Garbage and recycling facility locations
Site layout

General Comment

This development does not fit into the community. It is far to large, creates shadowing for the immediate neighbors and will destroy the property value of the area. There is no parking in the immediate area. This creates a safety issue having so many driveways concentrated along a children's bike route. Height and density to not fit into this community. After the townhall the developer admitted there have been zero community members in support of this development. This is an external develop, trying to maximize profits at the expense of the communities quality of life. Varsity has more high density housing than many communities and there are much better suited locations for higher density. This is already impacting the mental health of the community and if built will deteriorate the quality of life for many residents. Alternative development parcels within the area include Crowchild Square, or Dalhousie Station - which is very sparsely developed.

Attachments

Name:	Brent Tilford	Created Date:	October 28, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	627967476
Address:	1140 Varsity Estates Drive NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)

Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones

General Comment

Dear Sir/Madam:
I am writing as a resident of Varsity (within two blocks of the subject property) and wish to register my strong opposition to the proposed row-house development under DP2025-05349. After reviewing the application and considering the impacts on our neighbourhood, I submit the following reasons why the City should refuse approval of the application.

1. Traffic and parking overload
The increase from one single¿family house to multiple row-units will dramatically increase the number of vehicles coming in and out of the site, and will place extra demand on street parking. The existing local streets already experience congestion at peak times; adding more units with likely demand for additional cars will exacerbate this. Without robust evidence of on-site parking sufficiency, the proposal risks pushing parking onto adjacent streets, creating hazard, frustration and reduced accessibility for neighbours.

2. Safety concerns (pedestrian, children, bicycles)
With more units and more traffic flow (cars entering/exiting, visitors, deliveries, etc), there are elevated risks to pedestrian safety, especially children, seniors, and others walking in and around the block. The increased vehicle movements can reduce visibility, increase potential for collisions in the lane or driveway, and reduce safe, comfortable walking and cycling in the neighbourhood. From a community safety perspective, the proposal does not adequately mitigate these risks.

3. Scale and neighbourhood fit
The proposed row-house development is significantly out of scale with the existing dwellings in this part of Varsity. Allowing a multi-unit row development of this scale on a lot formerly used for a single detached home risks undermining the character, human scale and streetscape of the area.

In summary, while I appreciate the need for housing and densification in Calgary, such developments must respect the context, character and livability of existing neighbourhoods. I do not believe the application DP2025-05349 currently meets those expectations or the City¿s policies for compatibility, fit and infrastructure support. Therefore I respectfully request that the City refuse the application.

Thank you for your consideration.
Yours sincerely,
Brent Tilford
1140 Varsity Estates Drive NW

Attachments

Name:	Silver Springs Golf and Country Club	Created Date:	October 28, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	627967895
Address:	1600 Varsity Estates Drive		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Landscaping plans
Environmental preservation
Privacy considerations
Site layout
Other

General Comment
Comments and concerns in the attached letter.

Attachments
SUPPORTING DOCUMENT - CIRCULATION COMMENTS - 2025 Varsity Estates October Development Response (2).docx

Name:	Sharon Colbert	Created Date:	October 28, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	627969485
Address:	1113 Varsity Estates Rise NW		
Overall:	In opposition of this application		

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout

General Comment
Please see letter attached which contain my comments. Thank you.

Attachments
SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Public Comment - DP2025-05349 - 132 Varsity Estates Place.pdf

Name:	Jared Schick	Created Date:	October 29, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	627981871
Address:	108 Varsity Estates Place		
Overall:	In opposition of this application		

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Environmental preservation
Privacy considerations
Site layout
Other

General Comment
My Wife and I just recently purchased a home at 108 Varsity Estates Place two months ago and quickly find out this development may happen. We strongly oppose this, as this will be a stain on this desired community of Varsity, let alone Varsity Estates. For those listening and involved in this application please do not let this happen as a majority of the residents in Varsity Estates knows of this and does not want it happening.

Attachments

265

Name:	Ryan Annesley	Created Date:	October 29, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	628197875
Address:	225 Varsity Estates Mews Northwest		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout

General Comment

I am writing in STRONG opposition to this application; our community of Varsity Estates is a premiere community in all of Calgary.

Our community is desirable for its single home development with attached garages, low density, low traffic, green spaces and large lots. The proposed changes to our community development, including multiple dwellings on a single lot seeks to change the entire fabric of our community and there is STRONG opposition to this development throughout the community. It will change the traffic, parking, congestion (specifically on a main corner as you enter the community) and ultimately leading to more and more of these types of development applications which will look to ruin communities like ours over time.

There is a reason that people pay premiums to live in these communities and the approval of applications like this seek to undermine the property values, alter the community design and appeal as well as the lifestyle that the residents of Varsity Estates desire. People have options to live in more affordable communities across the city and should do so, and not at the expense of tax paying residents of premiere communities. Once you change the fabric and design of these older communities, you can never get it back and it is changed forever. These communities are few and far between in our city and this is why they continue to be in high demand. A multi-plex on a cul-de-sac cannot handle the traffic, parking and destroys the design and appeal of the community.

Perhaps, the most dangerous things in this process is that if approved, this gives the green light for more and more developers to try and do the same thing and puts Varsity Estates on the map as a target for these multi-developments, which only further enrage the existing residents and further erodes our special community.

I STRONGLY oppose this application and it is clear from the community pushback that hundreds, if not thousands others feel the same. Please listen to the residents and constituents and decline this application.

Attachments

Name:	Silver Springs Golf and Country Club	Created Date:	October 30, 2025
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	628611331
Address:	1600 Varsity Estates Drive N.W.		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)

Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Site layout

General Comment

Silver Springs Golf and Country Club (SSG&CC) is an adjacent landowner to the proposed Development Permit DP2025-05349 at 132 Varsity Estates Place NW, and we are providing this letter to confirm our strong opposition to the Application.
SSG&CC was established in 1971 in association with the adjacent residential development, that included integrated planning and strict architectural controls between the City of Calgary, the Developer, and SSG&CC. A large portion of our members are also Varsity Estates residents in the immediate area surrounding the golf course, with many having resided in the community for many decades or since inception. A significant portion of our membership are also opposed to this Application.
SSG&CC provides members, guests and the community with recreation for all ages including youth through seniors, the preservation of natural areas, provides habitat and movement corridors that support the presence of wildlife and pollinators, and has an extensive and diverse tree canopy. SSG&CC takes great pride in being a Certified Audubon International Cooperative Sanctuary, an international program designed to help landowners preserve and enhance the environmental quality of their property. This includes proving compliance with strict guidelines related to environmental planning, wildlife and habitat management, chemical use reduction and safety, water conservation, water quality management, and outreach and education.
SSG&CC also attracts a significant number of local groups and individuals who value the location and atmosphere of our clubhouse and surroundings, providing significant and important revenue to maintain SSG&CC.
SSG&CC has concerns with the following issues supporting our opposition to the Application:
¿ The Application is not compliant with the original land use plan and design between the Developer, the City, and SSG&CC, including architectural controls on types of residential properties, setbacks, lot coverage and height restrictions. The proposal is incompatible with the current community context, architecture and character.
¿ An increase from a single-family residence to a 5-unit rowhouse is unreasonable on a single-family residence cul-de-sac, as this is not a gradual increase in density and is not respectful of existing neighbours and long-term community character.
¿ This significant size, height and lot coverage of the proposed buildings create massing, shadowing and privacy issues that would be unique in the immediate and broader Varsity Estates area, and in stark contrast to neighbouring homes, which are primarily one- and two-story homes built in an era with lower heights.
¿ The severe reduction in setbacks disrupts a unique and important community feature.
¿ Overshadowing of the golf course and impact on sunlight due to proposed height of development.
¿ Increased noise, activity and nuisance factors impacting golfers and wildlife.
¿ The proposal is insensitive to the preservation of adjacent natural areas and wildlife corridors, and eliminates a large mature tree canopy and green areas.
¿ The proposal introduces significant safety risks to drivers, cyclists and pedestrians along Varsity Estates Drive including increased traffic and parking congestion, and the addition of 5 driveways that enter and exit this street near a high congestion intersection and a reduced visibility area.
¿ Lack of adequate parking and snow removal areas in the immediate vicinity of the Application.
¿ Increased security and damage risks.
The Application does not respect the context and local identity of the community, including SSG&CC and existing homes in the immediate vicinity. It is important to preserve the integrity of the contiguous single-family area known as Varsity Estates that is adjacent to SSG&CC, and the proposed multi-unit rowhouse would be the only such development in this contiguous area.
SEE ATTACHED - 2025 VARSITY ESTATES OCTOBER DEVELOPMENT

Attachments

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - 2025 Varsity Estates October Development Response.pdf

Name:	Vince Van Hyfte	Created Date:	October 31, 2025
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	628719545
Address:	132 Valencia Road NW		
Overall:	In opposition of this application		

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Site layout

General Comment
Unbelievable. This application and design are awful. In no way does it fit into the neighborhood. It should remain a single family homesite, just like all the other homes around it.

Further, this is a reflection on the developers and their complete lack of neighbourhood consideration. The application represents the worst characteristics of some unethical developers in this city.

Recent turnouts at community open house meetings clearly shows incredible opposition to this proposal. I hope the City recognizes this and will NOT approve this application.

Thank you.

Attachments

Name:	Robert Hilsden	Created Date:	November 4, 2025
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	629612831
Address:	1505 Varsity Estates Dr NW		
Overall:	In opposition of this application		

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)

General Comment
We are strongly opposed to the approval of the row houses proposed to be built on Varsity Estates Dr, as they will negatively impact the character of the neighbour and traffic safety and parking on the drive. Those living adjacent to our nearby to the development will be most severely impacted, but all those in the community will be affected. Approval of the development would set a precedent that could radically change the neighbourhood and the living quality of current residents.

Attachments

Name:	Kristen Couzens	Created Date:	November 6, 2025
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	629977351
Address:	312 Varsity Estates Mews NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Privacy considerations
Garbage and recycling facility locations
Site layout
Other

General Comment

We are extremely concerned about and opposed to the proposed development permit at 132 Varsity Estates Pl. The community clearly stated concerns to the city and the developer regarding the proposed rezoning process and neither party listened. Varsity Estates was designed and built as a low density estate style single family home neighbourhood. Many families have moved into Varsity Estates for the peaceful, close knit community with ample green space, large lots, mature trees and privacy. The proposed rezoning and subsequent change from a single family home to a five unit 3 story row house is completely out of character for the neighbourhood and will negatively impact all residents of Varsity Estates.

Our specific concerns with the application are as follows:

Traffic, safety and parking concerns
The applicant is proposing five units in place of a single family home. This will significantly increase the amount of traffic with just a single application. It is reasonable to assume that each dwelling could have two cars. So this one application will potentially increase the number of cars on the road from 2 to 10. In particular we are concerned with traffic along the Varsity Estates Drive and at the 3 way stop at 53rd street and Varsity Drive. With the addition of the condos at the Groves of Varsity traffic has become very backed up with people trying to get in and out of Varsity especially at rush hour. The lights at the crowchild overpass also make this challenging as there are short distances between lights. Adding density in this area will only make the traffic congestion worse.

The applicant is also only proposing a single car garage which will mean homeowners may need to find street parking. The proposal will also reduce the amount of street parking available, as there will no longer be street parking available along that side of Varsity Estates Drive as the units are too close together.

We have safety concerns with cars from 5 units in close proximity trying to back out on the Drive which is already a busy road. The orientation of the current house does not back onto the drive. Many residents enjoy walking and biking through the neighborhood and many families have young kids. It also appears they are planning on taking out part of the sidewalk so people will need to cross the street temporarily or walk along the street?

Drastic change in the character of the street and neighbourhood
The proposed five unit 3 story rowhouse is completely out of character for an estate style single family neighbourhood. The three story units will overshadow the neighbouring homes and block out views and light.

Density, Height and Lot Coverage
The applicant is proposing five units in place of a single family home. That is a significant increase in density for a single family estate style home neighbourhood. The proposed change from a two story home to a 3 story rowhouse is also a concern because as previously stated the three story units will overshadow the neighbouring homes and block out views and light.

The proposed rowhouses will use up the maximum available lot space. This creates a very negative impact for the neighbours. The average front setback in Varsity is 10-15 metres and significantly reducing this destroys peripheral views, overshadows, destroys the tree canopy, and disrupts the streetscape.

Loss of privacy and green space
The three story units will overshadow the neighbouring homes and backyards. The neighbouring backyard will now have rowhouses looking out onto it, reducing privacy the current single family home would have provided. The complete lot coverage also reduces green space. This creates a very negative impact for the neighbours.

For all the above mentioned reasons we respectfully request that the proposed development application is denied. Varsity residents have been clear that we are strongly opposed to this type of increased density in our community.

Attachments

Name:	Tirath Mahal	Created Date:	November 6, 2025
Phone:		Circulation Referee:	Y
Email:	[redacted]	Number:	630259543
Address:	Circulation Referee No Address		
Overall:	In opposition of this application		

Area of Concern
Building (massing, façade, height, shadowing, etc.)

General Comment
This not in line with the community of Varsity Estates. It appears this developer is taking advantage of the home crisis by building multiple homes (where no home like this has been built in the area) and sell at detached home rates to make a quick profit. Mean while the community needs to take the brunt of parking and waste management. I am for solving the home crisis but this build does not fit the community layout and the area will not be able to support high density as it was originally designed for detached homes. Many of the varsity community members reject this development

Attachments

Name:	James	Created Date:	November 10, 2025
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	630928682
Address:	1515 Varsity Estates Drive NW		
Overall:	In opposition of this application		

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout

Strengths / Challenges
Despite being located on a corner lot near transit hubs and malls, the proposed development is out of place within Varsity Estates, as the surrounding homes remain low-density, estate-style properties designed to preserve privacy, tranquility, and a cohesive architectural character that this project would disrupt. The residents of Varsity are strongly opposed to this proposed development with 2 meetings already held, each with over 500 people attending, petitions being signed, restrictive covenants, and another meeting being scheduled. So it's pretty clear that the challenges outweigh the strengths for this application.

Property Impact
Yes because I live on Varsity Estates Drive and I chose to move here 16 years ago due to the neighborhood's low density, upscale feel, and tree canopy. I drive by 132 Varsity Estates Place whenever I access the highway and if I have to see a rowhouse for every time I pass by, it would significantly detract from the visual appeal and character of the street, replacing the open, estate-like atmosphere with a dense and urban look that feels completely out of place in this long-established, prestigious neighborhood. One rowhouse development could also ignite more to happen in the area, which would completely alter the designated purpose and character of this neighborhood. In the winter, the long lasting shadow casted by this rowhouse would also create a safety issue for me and the other residents when driving this road. I love Varsity and I deeply care about this neighborhood and its future.

Community Impact

Varsity Estates has always been meant for luxury homes targeting buyers who value privacy, green space, and big yards. On top of that, 100 Varsity Estates Place was originally used as the location for show homes. Even though the city is going through a housing crisis, I believe the density should happen in less sensitive and places where it is more meant for like Hillhurst or Mt Pleasant. The city claims that it is trying to bring a variety of housing options but by allowing this project to proceed, it seems more like as if it's eliminating the "single family home" option rather than bringing in more variety. 132 Varsity Estates Place is also home to many mature trees, to which this project will eliminate. Over the last decade, Varsity has met the average density requirement set by the city and did not experience decline unlike some other communities for which projects like this are meant for.

Surrounding Impact

This home is located within a luxurious cul de sac backing the golf course, which is home to families with young children who value nice and peaceful roads, not density with more traffic and noise. Apart from that, residents in this area tend to stay in the same home for more than 20 years, so introducing a higher-density rowhouse development would disrupt the long-established character and sense of stability that define the community, potentially diminishing the appeal and property values that residents have worked hard to maintain. The project also includes homes that will overlook neighboring homes and backyards, reducing the privacy of long term residents, which is something deeply valued by the residents of Varsity. On top of that, it will also cast a huge shadow over neighboring houses, further reducing the neighbor's quality of life and property value. The shadow will also increase winter icing on Varsity Estates Drive, which would create safety hazards for the residents.

General Comment

Varsity, especially Varsity Estates is known for its luxurious detached homes, large yards, and mature trees, to which this proposed rowhouse doesn't comply with. In recent years, there has also been many upgrades to homes nearby, from simple renos to full on rebuilds. Some examples include the neighboring 116 and124 Varsity Estates Place (which are even in the same cul de sac), 1116 Varsity Estates Drive, and 602 Varsity Estates Place. If this project gets approved, it would be unfair to the owners who spent time and money investing in their homes, and would also discourage future reinvestment in the area. For all these reasons, my family and I strongly oppose this proposed development and we're all requesting for refusal.

Attachments

Name:	Jaroslav Matey	Created Date:	April 4, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	662172849
Address:	1136 Varsity Estates Dr		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Environmental preservation
Privacy considerations
Garbage and recycling facility locations

General Comment

Concern regarding too many cars and waste managent blocking the street where kids use sidewalks to walk to school bus stop, people jogging and walking dogs. Can create hazard.

Attachments

Name:	Lily	Created Date:	January 29, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	647676012

Address:	1515 Varsity Estates Drive NW
Overall:	In opposition of this application

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout
Signage
Other

General Comment
Varsity is a stable neighborhood with a strong sense of community. Most residents have lived in their homes for at least 15 years, with many remaining for multiple decades. For example, the family next door at 128 Varsity Estates Place NW has resided there since 1990, and another neighboring house at 907 Varsity Estates Drive NW has lived there since 2011. Allowing this rowhouse development to proceed would undermine long-term residents who chose to call Varsity home because of its unique, low-density, estate-style character with tree-lined streets¿not for higher-density infill development.

Attachments

Name:	ENMAX Power	Created Date:	March 3, 2026
Phone:	[redacted]	[redacted]	
[redacted]	[redacted]	Number:	655033934
Address:	Circulation Referee No Address		
Overall:	In opposition of this application		

Area of Concern
Landscaping plans

General Comment
Conflict

Attachments
SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2025-05349 Recirculation_Conflict Letter_03-03-2026.pdf
SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2025-05349 Recirculation_Landscape Plan.pdf

Name:	ENMAX Power	Created Date:	March 24, 2026
Phone:	4033904926	Circulation Referee:	Y
Email:	rsantiago@enmax.com	Number:	659874359
Address:	Circulation Referee No Address		
Overall:	In support of this application		

Area of Concern
Landscaping plans

General Comment
Conflict resolved.

Attachments
SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2025-05349 Revision_ENMAX Letter_Conflict_Release_03-24-2026.pdf

Name:	Karen Leader	Created Date:	April 3, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	662093408
Address:	1027 Varsity Estates Dr NW		
Overall:	In opposition of this application		

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Privacy considerations
Site layout

General Comment
Concerns are numerous:
- building type does not fit with the area of Varsity. This area is estate lots and low density. There are existing areas nearby that were developed for multi-unit dwellings - the Groves at Varsity, units along 53rd Street in three areas (across from Crowchild Square, around the corner heading south on 53rd and at 53rd and VE Drive). The building type takes away from the ambience and character that people have moved into the neighbourhood for
- shadowing: this sidewalk is prone to icing and not properly maintained. The proposed buildings would only make this worse
- privacy: as noted, this development would take away the privacy that residents pay a premium for. It infringes on existing property standards
- access and safety: speeding and pedestrian safety are a concern Varsity Estates Drive, including at the nearby 3 way stop. Having three additional driveways on the street would only increase the danger. Additionally, there are several children who use this sidewalk to get to/from school (or bus stops) and again, additional driveways would pose an increased risk
- parking: being in a cul de sac, parking is generally limited. This proposed development would result in street parking on the Drive and near the stop sign. It is common for most households to have at least 2 vehicles, and this would increase from ~2 vehicles at the property to 10+
- site layout: concerns with access, safety, parking already mentioned. Reduced green space and removal of mature trees that are part of the neighbourhood characteristics
- alters the feel of the neighbourhood with a high risk of devaluing other properties

Attachments

Name:	Brian Judd	Created Date:	April 3, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	662123114
Address:	10 Varsity Estates View NW		
Overall:	In opposition of this application		

Area of Concern
Building (massing, façade, height, shadowing, etc.)

Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Environmental preservation
Privacy considerations
Garbage and recycling facility locations

Strengths / Challenges

Aesthetically speaking it does not blend into the area

Property Impact

Less parking available, more traffic backing into the main road(safety)

Surrounding Impact

the neighbour's quality of life, type of uses, amount of parking, building height and number of units

General Comment

There is already a parking issue in the cul de sac. This will compound the issue.

Attachments

Name:	Gary Couzens	Created Date:	April 4, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	662131840
Address:	126 Varsity Estates Mews NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Privacy considerations
Site layout

General Comment

This development is sooo out of character for a quiet single family neighborhood. The size, massing density is just not suitable as well as it will create a parking problem close to the 3 way stop.

Attachments

Name:	Andrea DAmours	Created Date:	April 4, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	662140180
Address:	217 Varsity Estates Bay NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Environmental preservation
Garbage and recycling facility locations

274

General Comment
This would be a terrible change for the community and is widely unsupported. Please deny this request.
Andrea

Attachments

Name:	Jon Glans	Created Date:	April 4, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	662141168
Address:	1166 Varsity Estates Drive NW		
Overall:	In opposition of this application		

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones

General Comment
This development is in opposition of the character of the community being a quiet, non-dense community. There is not sufficient parking being within a cul-de-sac and this would provide extreme parking challenges for the adjacent property owners.

Attachments

Name:	Renee farrell	Created Date:	April 4, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	662159928
Address:	1166 Varsity Estates Dr NW		
Overall:	In opposition of this application		

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Garbage and recycling facility locations

General Comment
The road is already busy and dangerous for kids since it¿s 50 km adding another 3 garages on this road adds to potential accidents for bikers and children.
Where will second cars be parked for these houses?
The north side of the road is slower to melt and grade of drive ways will need to be addressed to ensure there isn¿t significant ice build up especially with the height of these buildings.
If children are living in these houses is there sufficient room in near by schools?

Attachments

Name:	Matthew	Created Date:	April 19, 2026
Phone:	[redacted]	Circulation Referee:	N

Email:	[redacted]	Number:	665410885
Address:	1515 Varsity Estates Drive NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout
Signage
Other

General Comment

While the amendments were appreciated, they do not address the core concerns, which include building height, privacy impacts, number of units, canopy preservation, and overall character compatibility.
In addition, Varsity Estates is a highly uniform neighborhood, unlike many inner-city areas that are organized in gridded blocks with more varied development patterns. As such, an incompatible development of this scale could set a concerning precedent for the broader community. While I may not currently be within the most directly affected radius, approval of this project could open the door to similar developments extending toward my block over time, especially looking at the fact that this lot is right at the gateway of the entire neighborhood and everyone who enters this part of Varsity will pass by this development.
I value the low-density and mature landscaping of this neighborhood and have long-term plans to remain here. This is why, over the past 15 years of living here, I have been deeply motivated to get involved in the community and contribute to making Varsity a better place for everyone. It would be heartbreaking for me and many of my neighbors to see the neighborhood we loved so much and called home for so long to be altered through inappropriate development patterns.

Attachments

Name:	Crystal	Created Date:	April 20, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	665604756
Address:	112 Varsity Green bay NW		
Overall:	In opposition of this application		

Area of Concern

Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Site layout

General Comment

Very opposed to this development. The intersection at 53rd and Varsity Estates Dr is already VERY congested and busy at the 4 way stop. This is very close to the intersection and would provide a blind corner with the towering proposed development and much more parking to obscure the visibility. The height of the building would also seem very out of character for the area since everything around is much shorter. There has been no regard for the community from this developer in designing these townhouses proposed with the architecture and the height of the development. The increase to density to only allow for 10 units under H-GO is unreasonable for a culdesac.

there is no back lane on this cul-de-sac
¿ there is very little on-street parking in a cul-de-sac with wide front driveways
¿ on this cul-de-sac there are only 5 on-street parking spots for 8 homes
¿ between the cul-de-sac and the T-intersection there are 7 on-street parking spots for the existing 3 homes on Varsity Estates Drive but the design of the rowhouse eliminates 5 spots leaving just 2 spots in front of three homes and no parking for the proposed 5-10 units
¿ on Varsity Estates Drive to the west of the cul-de-sac there are only 3 on-street parking spots for 3 houses
¿ parking is not permitted within 5 metres of the 3-way stop
¿ there are a few parking spots across Varsity Estates Drive but this is an extremely dangerous location to walk across the road and the crosswalk at the t-intersection is too far away for most people to access
¿ despite the availability of transit, car ownership in Calgary is approximately 1.8 vehicles per household so it is reasonable to assume that five on-site parking stalls is insufficient to serve the demand from a site with the density of H-GO
¿ there is inadequate on-site and on-street parking to allow for the increase in the number of units on this site
¿ Varsity Estates Drive is a snow route with periodic parking restrictions and the cul-de-sac is close to a very busy three way stop where Varsity Estates Drive meets 53rd Street
¿ the City¿s new proposed Zoning Bylaw includes the Open Option Parking Strategy which eliminates minimum on-site parking requirements ¿ this could result in even more units on the site and significantly increase parking congestion in the area
¿ lack of parking creates conflict between neighbours, greatly reduces visitor parking, and has a negative impact on quality of life

Attachments

Name:	Lily	Created Date:	April 21, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	666042686
Address:	1515 Varsity Estates Drive NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout
Signage
Other

General Comment

These amendments fail to address the excessive lot coverage, minimal setbacks, and significant overshadowing of neighboring properties. As proposed, the development will have a detrimental impact on the quality of life for nearby residents and sets a dangerous precedent for the entire neighborhood.

Attachments

Name:	Neena Gohill	Created Date:	May 6, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	669669990

277

Address:	120 Varsity Estates Pl NW
Overall:	In opposition of this application

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations

General Comment

My primary concern with this proposed high-density development is the significant impact it will have on the safety of residents, pedestrians, cyclists, and drivers in our community. The addition of three driveways along Varsity Estates Drive will substantially increase traffic conflict points on what is already one of the busiest and most heavily used sections of Varsity Estates. This roadway is used daily by families, children, seniors, cyclists, and pedestrians, many of whom rely on the current street layout to move safely through the neighbourhood.
With the increase in residents and vehicles, on-street parking will inevitably expand along Varsity Estates Drive. This will reduce available space for cyclists and force many riders ¿ including my children ¿ farther into the roadway and closer to moving traffic. In addition, the increased congestion and parked vehicles will make it significantly more difficult and dangerous for neighbouring homeowners to safely exit their driveways. Given the existing bend in the road and already limited sightlines, this proposal creates a very real safety concern and increases the likelihood of serious accidents.
Visibility concerns are especially significant for residents exiting the cul-de-sac at 100 Varsity Estates. Parked vehicles along the west side of Varsity Estates Drive already reduce visibility due to the curve in the roadway. Additional parking generated by this development could make it nearly impossible for drivers to safely see approaching traffic before entering the road.
The cul-de-sac itself also lacks the capacity to absorb overflow parking. The limited visitor parking currently available serves the existing homes and residents, many of whom already require those spaces for additional family vehicles or guests. Recent construction activity in the cul-de-sac has already demonstrated how quickly parking shortages create congestion, reduced visibility, and increased risk of vehicle damage. This was extremely disruptive, with numerous vehicles, large construction trucks, and increased traffic frequently blocking or partially obstructing driveways and reducing pedestrian safety. As both a resident and pedestrian, I have personally felt unsafe navigating the area during this time. It is deeply concerning to think that this level of congestion and stress could become permanent.
The proposal would also substantially increase the number of garbage, recycling, and compost bins lining Varsity Estates Drive. The street and surrounding infrastructure were not designed to support this level of density or the associated impacts. A development of this scale would be more appropriate on a property with rear lane access and infrastructure better suited to higher residential intensity.
Beyond traffic and parking concerns, the size and scale of the proposed structure are incompatible with the established character of the neighbourhood. The building footprint appears excessive for the lot size and significantly exceeds the lot coverage of neighbouring homes. This would negatively affect adjacent properties through increased shadowing, reduced privacy, and an overall loss of enjoyment for surrounding homeowners. The development does not appear cohesive with the existing community aesthetic and may negatively impact neighbouring property values.
NW Calgary has very few communities like Varsity, people move to this community for the older homes and large lot sizes. As to why the city would just allow developers whose main purpose is to disrupt and make a profit is beyond me and allow the charm of the area to be destroyed. The developers are not the ones who will be living in the area and have to deal with the aftermath of the densification in a lot that cannot support what they are proposing. It¿s the community members who suffer and developers walk away with money in their pockets. The charm that makes Varsity what it is, is taken away.

Attachments

Name:	JoAnne Atkins	Created Date:	April 10, 2026
Phone:	[redacted]	Circulation Referee:	Y
Email:		Number:	663648882
Address:	Circulation Referee No Address		

SDAB2026-0166

Overall: In opposition of this application

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Privacy considerations

General Comment

We will be holding a public meeting at the Varsity Community Association on May 5, 2026. We will submit comments a few days after this meeting and request an extension until May 11, 2026. Sincerely, Jo Anne Atkins, Director of Civic Affairs, Varsity Community Association.

Attachments

Name:	Ryan Annesley	Created Date:	April 28, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	667652356
Address:	225 Varsity Estates Mews		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Privacy considerations
Garbage and recycling facility locations
Site layout

General Comment

I am writing in STRONG opposition to this application; our community of Varsity Estates is a premiere community in all of Calgary.

Varsity Estates is a high demand, luxury neighborhood; Our community is desirable for its single home development with attached garages, low density, low traffic, green spaces and large lots. The proposed changes to our community development, including multiple dwellings on a single lot seeks to change the entire fabric of our community and there is STRONG opposition to this development throughout the community. It will change the traffic, parking, congestion (specifically on a main corner as you enter the community) and ultimately leading to more and more of these types of development applications which will look to ruin communities like ours over time.

Council continues to parrot topics of "affordability" and housing solutions which, I will admit, has merit, when applied in a rational, thoughtful and deliberate manner. The city continues to grow outwards and upwards and I cannot help but feel that the citizens of Ward 1 specifically are under siege in this regard. Between the pushback that the communities put forth towards the density associated with the South Shaganappi development plans, the blanket upzoning that was pushed through in an absurd ruling with incredible resistance throughout the city and now applications like this in our community, these are the very concerns of why residents feel City Council is not representing its people, but ruling by force on its constituents. We are having to constantly push back, pay money out of our own pockets for Restrictive Covenants just to try to preserve the very communities that we desire to live in. It should not be like this.

There is a reason that people pay premiums to live in these communities and the approval of applications like this seek to

undermine the property values, alter the community design and appeal as well as the lifestyle that the residents of Varsity Estates desire. People have options to live in more affordable communities across the city and should do so, and not at the expense of tax paying residents of premiere communities. Once you change the fabric and design of these older communities, you can never get it back and it is changed forever. These communities are few and far between in our city and this is why they continue to be in high demand. A multi-plex on a cul-de-sac cannot handle the traffic, parking and destroys the design and appeal of the community.

I plead with you to preserve these special communities and send a clear message to developers who are only out to make some quick money and who care nothing about the communities in which they build (other than capitalizing on profits) that they cannot come into these established communities and alter the very reason why people want to live there in the first place. They come in and buy these larger lots for ~$1MM, try to put up 4 dwellings, to each be sold well in excess of the original investment ~$1.3MM+ and they pay no consideration to the long lasting impacts to the community moving forward (culture, design, traffic, parking, etc). The developer makes off with ~$5MM in revenue and they never look back. This does nothing for affordability. It only creates congestion and erodes our community.

The proposed esthetic design of the properties are also not compatible with the neighborhood; this development does not meet any of the criteria for our community and erodes the very character and fabric of a premiere community in Calgary.

I cannot express a strong enough opposition to this development and with your responsibility and powers in your position to start pushing back on applications like these.

Attachments

Name:	Crystal	Created Date:	May 3, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	668639893
Address:	112 Varsity Green Bay NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Parking or loading zones
Other

General Comment

This development is in very close proximity to an already congested 4 way stop into the community. With the development, and likely families with 2 vehicles, there will not be enough parking on the corner here with the development and it will cause for even more blindspots before the busy intersection. This development does NOT fit the aesthetic of the community and the towering proposal would cut off light to a lot of the houses around. Considering it is the only development that does not fit the single family home in the area this is out of place.

Attachments

Name:	Mark Ruault	Created Date:	May 4, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	668986609
Address:	4032, Vincent Place Nw		
Overall:	In support of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Environmental preservation

Strengths / Challenges
The location near a train station is great for densification along with the near by underutilizes open spaces. The build of 5 units has no more shadow effect the single large house built in the neighborhood. It will add need diversity to housing stock in the neighbour hood enable the long term viability of neighbour hood

Property Impact
No it in fact will increase the enjoyment by add new life and diversity into a stagnated 1970 neighbour. With the large underutilizes green spaces and parks will add more life back into the area

Community Impact
This fits into all the above categories. Will also maximizing the usage of public infrastructure including the crewing and Crowchild trail.

Surrounding Impact
Walking the street one can see there is very limit to no street parking now. As such this a great addition to maximize the use of existing hard surface for parking with out paving more green space. This is

General Comment
We all agree we need more housing in calgary. This must be done in away the improves the quality of life of Calgary as whole and not the person next door. Where we have existing lots where there is excessive infrastructure with as wide streets with limit use of street parking large park with almost no one using them and walking distance to commercial and c train

Attachments

Name:	Debbie and Dave ONeill	Created Date:	May 5, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	669336025
Address:	1019 Varsity Estates Drive NW		
Overall:	In opposition of this application		

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Privacy considerations
Site layout

General Comment
Good Afternoon Sir Madam.
Irrespective of whether this DP application is R-GC or H-GO, the fundamental question remains; "is this particular site appropriate for a row house?" We submitted an objection to the previous DP on October 29, 2025 and received a concise and insightful reply from Mr. Reza Bacchus on November 5 2025 (thank you) who noted our concerns and encouraged us to remain engaged in this process. Attached is a document which captures our submission and his reply. Nothing has changed in the intervening months. We have called this address home for 33 years and truly appreciate the attributes which make this neighbourhood so attractive to its residents. We hope that a simple walk around the proposed site will help convince you of the same. Thank you for your time and consideration. I will copy this note and send it to Mr. Bacchus for completeness.
Deb & Dave O'Neill

Attachments
SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Oct Nov 2025 Email with Reza Bacchus.pdf

Name:	Sean Sebry	Created Date:	May 6, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	669462053

281

Address:	40 Varsity Estates CRT NW
Overall:	In opposition of this application

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Garbage and recycling facility locations
Site layout
Other

Strengths / Challenges
There is no parking, it will be a disaster, also many safety concerns with the very busy 3 way stop right there.

Property Impact
Yes. It will affect my value, of which is the majority of my wealth. My children¿s safety with the added amount of vehicles coming and going. This is a terrible location for multi family living.

Community Impact
Varsity Estates was built for a single dwelling homes, it cannot handle high density living with availability of parking and In-and-Out access

Surrounding Impact
Adding five or even four homes on this small lot on the corner of an uncontrolled street that already has limited parking and is very close to a super busy three-way stop is a terrible idea and will negatively affect all aspects of the potential of those occupants and the existing occupants

General Comment
This cannot go through. I addition, it will turn into a 311 nightmare with parking complaints, road revisions byelaw infractions for garbage is etc. This project is very much a Gondek-esque/era plan. There is a reason she is remembered as the worst mayor of Calgary¿please no more of this.

Attachments

Name:	Josh Davis	Created Date:	May 6, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	669619595
Address:			
Overall:	In opposition of this application		

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout

General Comment
I am writing to formally oppose the proposed three-storey, five-unit rowhouse development at 132 Varsity Estates Place.

While I understand and support Calgary¿s broader objectives around thoughtful densification, this specific proposal is not an appropriate fit for its immediate context and raises several material concerns:

1. Incompatibility with Established Built Form
This development represents a significant departure from the existing streetscape. The subject cul-de-sac is

characterized by low-density, large-lot single-family homes with consistent scale and massing. Introducing a three-storey, five-unit structure creates a disproportionate visual and structural impact that does not represent a gradual or sensitive transition. Good planning policy emphasizes contextual integration; this proposal does not achieve that.

2. Precedent-Setting Impact
As the first rowhouse proposal in this portion of Varsity, approval would establish a meaningful precedent for similar developments. This is not an isolated application; it effectively redefines the future development pattern of the area without a broader, community-level planning framework or engagement on that shift. Incremental approvals of this nature risk unintended cumulative impacts.

3. Cul-de-Sac Constraints (Access, Traffic, and Safety)
Cul-de-sacs are inherently limited in their ability to absorb increased density. This proposal concentrates five households onto a street not designed for that level of intensity. Concerns include:

Increased traffic volume and congestion in a confined turning area
On-street parking overflow impacting emergency access and maneuverability
Reduced pedestrian safety, particularly for children and families common to the area
These are functional constraints, not just preferences.

4. Infrastructure and Servicing Considerations
There has been limited transparency on whether existing infrastructure (water, sewer, parking capacity) is sufficient for this level of intensification at this specific location. Densification should be directed to areas where infrastructure is demonstrably capable of supporting it without degradation of service levels. Speaking form experience, Varsity has dated electrical infrastructure including a disproportionate amount of transformers requiring upgrade. This type of development and densification will put additional stress on an already shaky infrastructure.

5. Misalignment with Appropriate Densification Strategy
Varsity is not opposed to growth, but growth should be directed strategically. Placing this level of density deep within a quiet residential cul-de-sac does not align with sound planning principles or Calgary¿s own intensification goals.

This application is not simply about one development, it is about ensuring that change occurs in a thoughtful, coordinated, and context-sensitive manner.

I respectfully ask Council to reject this proposal in its current form and instead encourage a more comprehensive approach to planning in Varsity that balances growth with the preservation of functional, safe, and cohesive neighborhood design.

Attachments

Name:	Francis Skulsky	Created Date:	May 7, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	669907663
Address:	4524 Varsity Green NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout

General Comment

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The application for Rezoning this lot of 132 VARSITY ESTATES PL NW to H-GO (Housing ¿ Grade Oriented) zoning is generally intended for inner-city or developed areas near transit/main streets, rather than suburban neighborhoods. Varsity Acres (part of the larger Varsity community) is generally not considered inner city by City of Calgary management definitions, which often define the inner city as areas built out prior to the 1940s. Developed in the 1960s and 1970s, Varsity is recognized as a mature, established northwest suburban neighborhood. (please use the attached JPG file to see this lot next to all adjacent lots. It is obvious that all houses are bound by large trees and have lawn areas. The benefit of the vegetation are several fold; the canopy consisting of 5 major coniferous trees ans several deciduous trees helps with shading, while the hedges, lawns and shrubs are useful for social and play use. The lawn and trees also play a significant role in reducing overland flooding from heavy rains (drainage from the suggested plane has a near zero drainage capability and all drainage overflow will go straight out to the street for sewers to handle. The H-GO submission offers little to no mitigation for this as its land use has no major vegetation and little lawn while having five driveways and hard covered walkways between buildings. From a landscaping view, the few trees they suggest to use will grow and fill out to be too close to the south facing walls of units 4 and 5. This proximity will reduce access for safety reason and in Dry conditions the trees become a fire hazard for the building.

The application has used as many 2nd floor cantilever sections to 'technically' make it seem that the building development is within the 60% land use, for H-GO rezoning purposes. However, if you use the three dimensional foot print (ie the vertical walls of the building) the land use exceeds the H-GO limits. In other words the buildings will appear bigger than they should. The application makes it seem as though it only has three driveways for 5 garages, by camouflaging 4 driveways into 2, by using small curves to the concrete. Three units still have vehicle exiting onto Varsity Estates Dr., meaning backing out or into these driveways is visibly awkward increasing safety concerns. There are only 2 possible on street parking sites for competition between Bin pick up and visitors/delivery.

The Site layout for this H-GO rezoning application appears to be based on this unit being close enough to the LRT Station that was 'for sale' and becomes the only unit that fit the H-GO rezoning at that time. Even R-CG Zoning is inappropriate for this lot at this time for all the above reasons

This application is simply an opportunist event for the developers to make a profit and disregard the spirit and history that the Country Suburban Neighborhood that Varsity is. (refer to attached JPG file again.

Attachments

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - 132 Varsity Estates Place.jpg

Name:	Cynthia Tremblay	Created Date:	May 9, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	670363833
Address:	115 Valhalla Cres NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Parking or loading zones
Privacy considerations
Site layout

General Comment

It is clear to all observers that there are appropriate locations to build rowhouses in a community, and inappropriate places. This particular address of 132 Varsity Estates Place NW is a perfect example of an inappropriate location. This is a beautiful, older community cul de sac that has bungalows and other lower height homes. While there could be an argument that something like a duplex could work on this lot, the builder and architect of the 3 story, 5 unit monstrosity that has been designed with a roof top patio has not taken into account the feeling and design of the area. When the architect showed the community the design, it is interesting that he has not shown a design concept that shows a picture of how the rowhouse will look beside the other houses in the cul de sac. I think he realizes that it would stick out like a sore thumb. The residents in Varsity are proud of this neighborhood. We have mixed housing in our community and we are supportive of this. However, it is selfish and disrespectful to destroy the parts of Varsity that have always been intended for single family dwellings. I respectfully ask that this application be denied, and replaced with something that fits that particular cul de sac.

Attachments

Name:	Shelleyanne Hall	Created Date:	May 11, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	670569601
Address:	1149 Varsity Estates Rise NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Privacy considerations
Garbage and recycling facility locations

General Comment

The application to have the land use revised to H-GO at 132 Varsity Estates Place NW does not fit in contextually with the existing homes in Varsity Estates. The 3 storey, 5 unit box style townhomes proposed do not fit in with the character of the neighbourhood in design, and the scale and bulk of the 2 buildings is inappropriate on a small cul-de-of sac with 7 other existing single story, 2 story and split-level homes. While the height and lot coverage is within the allowed maximum per H-GO guidelines, it is not in proportion to the scale of the existing homes and it does not provide for a sensitive transition between the proposed development and the existing homes.
The loss of tree canopy and other soft landscaping is also significant under this application; with only 4¿ to 9¿ clearances between adjacent properties there is little room to replace trees and other vegetation. This loss is huge for adjacent existing residents as it negatively impacts their lives, privacy and quiet enjoyment of their property.
The proposed lot coverage and hardscaping also create an unacceptable situation in the winter for snow removal and storage. With the proposed driveway arrangement there is very little room for snow from the sidewalks and driveways to be placed on landscaped areas. Under City of Calgary bylaw, it is illegal to move snow from private property onto the street or sidewalk, but there is very little available space in the proposed design to ¿store¿ a winter¿s worth of snow. Added to this, the City of Calgary plows the snow on Varsity Estates Drive leaving a windrow that impedes access to the proposed driveways; clearing of the windrow to enable access will require snow to be piled up creating a hazardous situation for walkers, transit and other traffic along Varsity Estates Drive. The lack of available space for snow collection is a safety concern for all residents of the community.
Waste and recycling bin storage is also a safety concern for community residents as well as the home owners having up to 10 bins on the street within a small area on pickup days. Cars will be pulling into and out of the proposed driveways between bins; there is already limited sight lines when backing out of the proposed driveways due to the curve in the road immediately to the west of the development and this issue of visibility is compounded by having so many more waste and recycling bins on the street. There is no room onsite for storage of the bins (no alleys in Varsity Estates).
The South Shaganappi Local Area Plan created the opportunity for the developer to apply for H-GO zoning at 132 Varsity Estates Pace NW but the proposed development does not help to achieve any of the goals of the LAP. The community of Varsity already has among the highest amount of housing options available of any community within Calgary. The developer clarified at a meeting with the Varsity Community on May 5th that the 5 homes are to be sold, at prices in the range of $1.2 million per unit. This does not meet the goal of the LAP for ¿diversity of housing¿ for the majority of Calgarians. The city wide statistics from April 2026 include an average sales price of $691,000 for an attached home. The average purchaser of the proposed townhome if H-GO is approved would have to come up with another approximately $509,000 more than the average price in Calgary in order to buy a unit. The proposed project is not affordable.
It is my understanding that the South Shaganappi Local Area Plan¿s core goals specific to housing were to create connected, sustainable and inclusive communities with diverse housing and enhanced transit-oriented development. This application does not advance any of these goals, but does forever negatively change this cul-de-sac and the Varsity community. It is my view that the application should be refused and I urge you to decline the application.

Attachments

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Name:	Charmian Lee	Created Date:	May 11, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	670705549
Address:	602 Varsity Estates Place NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Privacy considerations
Garbage and recycling facility locations
Site layout
Signage
Other

General Comment

Dear Planning Department,
I am writing to express my concerns and objection to the proposed multi-unit development located at 132 Varsity Estates Pl NW within our community of Varsity Estates. This proposal raises several significant concerns regarding compatibility with the existing neighborhood character, safety, and overall livability.
1. Building (Massing, Façade, Height, Shadowing)
The proposed building appears excessive in mass and density relative to the surrounding single-family "estate" homes. Its scale and height are not consistent with the established streetscape and will create an overbearing presence. Additionally, the potential for increased shadowing on adjacent properties will negatively impact natural light, outdoor enjoyment, and overall property value.
2. Access and Accessibility (Vehicle, Pedestrian, Cycling)
The site¿s location at the end of a cul-de-sac¿already a constrained access point¿raises safety concerns. Increased traffic volume from a multi-unit development will strain an area not designed for this level of use. Its proximity to a busy intersection and on the main drive (53rd street / Varsity Drive) further compounds risks for vehicles, pedestrians, and cyclists, particularly for children and families in the neighborhood.
3. Parking and Loading Zones
There is concern that the proposed parking provisions will be insufficient for the number of units. This will likely result in overflow street parking within the cul-de-sac, reducing maneuverability, emergency access, and overall safety. Loading and service vehicle access has also not been adequately addressed.
4. Landscaping Plans
The landscaping plan appears minimal and does not adequately buffer the development from neighboring homes. A project of this density should include substantial green space, mature tree retention, and appropriate screening to mitigate visual and environmental impacts.
5. Environmental Preservation
There is insufficient information regarding the preservation of existing natural elements. Increased density in a confined residential lot raises concerns about stormwater management, soil stability, and the loss of green space within the community.
6. Privacy Considerations
The proposed design may result in direct overlooking into adjacent homes and backyards, significantly impacting residents¿ privacy. This is particularly concerning given the building¿s scale and potential elevation relative to neighboring properties.
7. Garbage and Recycling Facilities
The placement and management of garbage and recycling facilities have not been clearly outlined. Improper placement could lead to odor, noise, and visual concerns, particularly in such a confined cul-de-sac setting.
8. Site Layout
The overall site layout appears constrained and does not integrate well with the surrounding residential pattern. The intensity of use on a lot designed for single family use creates concerns regarding congestion, safety, and overall functionality.
10. Other Concerns

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The cumulative impact of increased density in a location not designed for multi-unit housing. Brings in safety concerns especially drawing lower income families to what is established and called an "Estate" community will not be preserved. This community has been around for over 50+ years with a golf course in the background. It doesn't make sense to have this large structure be built around established high-end community.
Conclusion: Given the above concerns, we respectfully request that the City reconsider this proposal or require significant revisions to better align with the existing community context. Developments of this scale are not appropriate for a cul-de-sac location surrounded by low-density residential homes, particularly near a busy intersection where traffic and safety are already concerns. Also, should preserve the "Estate" name of the community: Varsity Estates which has been around for 50+ years.

Attachments

Name:	Remi Gravel	Created Date:	May 11, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	670712536
Address:	1232 Varsity Estates Rd NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Parking or loading zones
Site layout

Strengths / Challenges

This is a higher density development in a low density neighborhood. This building does not match the neighborhood.

Property Impact

Yes. This development does not match the facade bore the density of its neighbours. This is not why we chose to buy in this neighborhood. Also it removes all trees from the lot. This damages the environment and general nature of the neighborhood.

Community Impact

Compact city at the expense of greening the city.

Surrounding Impact

Above and beyond the previous description the height of the building also does not match the surrounding neighborhood. This would be a visual downgrade. Also the density does not match our neighborhood as it is surrounded by single detached houses.

Attachments

Name:	Don Finley	Created Date:	May 12, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	670747171
Address:	388 Varsity Close NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Landscaping plans
Privacy considerations
Garbage and recycling facility locations

General Comment

The South Shaganappi LAP's stated core goals, specific to housing, were to create connected, sustainable and inclusive communities with diverse housing and enhanced transit-oriented development. Approval of this application for re-zoning and development would not advance any of these goals and conversely would have a permanent negative effect this cul-de-sac and the Varsity community.

The application to have the land at 132 Varsity Estates Place NW zoning revised from R-CG to H-GO does not fit in contextually with the existing homes in Varsity Estates. The R-CG zoning is not appropriate and with respect to allowable building height and lot coverage: the H-GO zoning would be even worse. Within Calgary, the community of Varsity has one of the most diverse selections of housing options and one of the highest percentages of multifamily and townhome developments. That said, these existing developments fit in and are a seamless part of the community fabric. This proposed DA would stick out like a sore thumb.

The proposed three story, five unit, box style townhomes would be completely different in design, building height, landscaping and percentage of lot coverage from the existing, RC-1, single story, 2 story and split-level homes. The visual transition between the proposed development and the existing homes would be course and unexpected.

The Varsity Community and this area in particular, has an abundance of mature trees and vegetation. The loss of tree canopy and soft landscaping under the proposed DA is significant. The minimal clearances between adjacent properties would leave very little room to replace trees and other vegetation. This loss would be huge for adjacent residents as it negatively impacts their lives through privacy and quiet enjoyment of their property.

The proposed lot coverage and hardscaping also create an unacceptable situation in the winter for snow removal and storage. The proposed driveway arrangement leaves very little room for snow from the sidewalks and driveways to be placed on landscaped areas. Under City of Calgary bylaw, it is illegal to move snow from private property onto the street or sidewalk. The driveway concentration of the proposed DA leaves very little room to store snow. This problem will be even worse when the garbage and recycle bins are on the street.

In addition, the City of Calgary plows the snow on Varsity Estates Drive leaving a windrow that impedes access to the proposed driveways. Clearing of the windrow to enable driveway access would require snow to be piled up in limited space, affecting sight lines and creating a hazardous situation for walkers, transit and other traffic along Varsity Estates Drive. The lack of available space for snow collection is a safety concern for all residents of the community.

The driveway configuration will create safety problems in the warmer months as well with the concentration of waste and recycling bins in a small area with limited sight lines.

The developer clarified at a meeting with the Varsity, that he does not believe that the majority of Varsity residents are opposed to his proposed development. Varsity Community representatives can state unequivocally that the Developer is wrong. Further the Developer¿s consultant, Mr. Wang, attempted to garner support for the proposed project through fear mongering by stating repeatedly that if the DA was not approved under the applied for H-GO zoning, that a worse design could be approved under R-CG zoning.

At the May 5th Community meeting, the Developer stated that they would not consider selling the proposed units for less than $1.2M per unit. This does not support the LAP stated goal for ¿diversity of housing¿ for the majority of Calgarians.

It is my view that the proposed rezoning and Development Application should be rejected and that the lot should be returned to its original zoning of RC-1.

Don Finley
388 Varsity Close NW

Attachments

Name:	Sharon Colbert	Created Date:	May 12, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	670891597
Address:	1113 Varsity Estates Rise NW		
Overall:	In opposition of this application		

Area of Concern
Building (massing, façade, height, shadowing, etc.)

Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout

General Comment

This development permit application under H-GO at 132 Varsity Estates Place NW is inappropriate and does not, even remotely, fit in contextually with the existing homes on the cul-de-sac and in Varsity Estates. The scale and mass of the 2 buildings are inappropriate on a small cul-de-sac with 7 other existing low profile single story, 2 story and split-level homes. While the height and lot coverage is within the allowed maximum per H-GO guidelines, the proposed development is not in proportion to the scale of the existing homes. It does not provide a sensitive transition between the proposed development and the existing homes. It will be a jarring eye sore. It will destroy the privacy and the quality of life of the adjacent neighbours through shadowing and overlooking from windows and the proposed rooftop patios. It is for this for this reason that several hundred people have expressed their opposition to the developer at community meetings.

The lack of street parking on the cul-de-sac, the blind curve and the bike lane will create traffic and pedestrian safety nightmares. The area is already difficult to navigate with limited sight-lines and ice build up. Cars will be pulling into and backing out of the proposed driveways between waste bins with limited sight-lines due to the blind curve in the road immediately to the west of the development. I encourage anyone involved to attend a site visit and attempt to exist the cul-de-sac with the blind curve. The loss of tree canopy and other soft landscaping is also significant under this application.

The developer told the community at a meeting on May 5th that the 5 homes are to be priced in the range of $1.2 million per unit. This does not meet the City's goal of affordable or even "missing middle" housing. All that will happen if this development is approved is that it will remove a perfectly good affordable "middle" family home (that was never marketed as a tear-down when it was sold and is not a tear down and currently occupied) - for which the developer paid $900,000 - and replace it with 5 higher priced homes along with de-valuing all the surrounding homes. There is no such existing development in Varsity Estates and this one will be an outlier, likely the only one ever built, and an eye-sore - with the only party benefitting being the developer. The community will lose on every measure.

The inclusion of this location as suitable for H-GO was opposed by the community association during the development of the South Shaganappi Local Area Plan. It appears the drafters of the LAP simply took a compass to measure the distance to the LRT, and failed to consider that this particular cul-de-sac is estate style homes on a golf course. Allowing this DP would strand the other 7 homes on the cul-de-sac rendering them un-sellable. As a matter of good planning, developments of this nature should only be permitted if a developer buys all the homes and re-develops the entire cul-de sac. This is a highly unfair, unneighbourly development. The community will seek to amend the LAP to correct the error that resulted in this location being identified as H-GO.

The application should be refused.

Attachments

Name:	Devinder Brar and Jonathan Gillies	Created Date:	May 12, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	671046257
Address:	1220 Varsity Estates Drive NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Privacy considerations
Site layout

Strengths / Challenges
This is a large development that does not conform with the rest of the area. It is in a high traffic area on a busy roadway very close to a stop sign making it difficult to imagine 5 units on a lot where 1 house used to be.

Property Impact
It will affect the neighbors in the area where their privacy will be compromised. The large lots and trees now provide privacy for all neighbors but this developing does not.

Community Impact
It does not match the communities goals of having large lots and privacy and traditional housing. This development is large and talk and will tower over all the area homes.

Surrounding Impact
It will affect the quiet enjoyment of the land and privacy of the neighbors. It will cause congestion and parking issues and the height will be higher than any other hone in the area. It will impact the greenery of the area.

General Comment
We have lived in the estate area for 5 years and intend to stay, it is green and lush and attractive because of it,ms large lots and green trees and bushes and lush lawns. It is peaceful and tradition. We believe this development is modern looking and too tall and makes the busy road congested it is not an attractive size and does not blend in with the area and already existing homes .

Attachments

Name:	Warren Lay	Created Date:	May 12, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	671048646
Address:	112 Varsity Estates Place NW		
Overall:	In opposition of this application		

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout
Signage

General Comment
We are opposing this application mainly due to the safety concerns this new development would impose to the cul-de-sac and intersection at Varsity Estates Place and 53 street. Attached is our detailed letter, thank you for your consideration.

Attachments
SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Comments for DP2025-05349 for 132 Varsity Estates PL NW.pdf

Name:	Jay Vizer - Angela Lee	Created Date:	May 13, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	671300156
Address:	5212 Vandale Place NW		
Overall:	In opposition of this application		

Area of Concern
Building (massing, façade, height, shadowing, etc.)

Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations

General Comment

Please see attached document "132 Varsity Estates Place.pdf" for comments. Thank you

Attachments

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - 132 Varsity Estates Place.pdf

Name:	Emil Kothari	Created Date:	May 13, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	671404722
Address:	120 Varsity Estates Pl NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout

General Comment

Please see comments in attached MS Word document

Attachments

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Comment Opposing Development Permit_DP2025-05349.docx

Name:	Greig Sproule	Created Date:	May 14, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	671439618
Address:	1315 Varsity Estates Drive NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations

General Comment

Objection to Proposed DP2025-05349 at 132 Varsity Estates Pl NW
As a homeowner of 1315 Varsity Estates Drive NW, I am writing this letter to express my, and my wife's, strong opposition to the rezoning and proposed development at 132 Varsity Estates Place NW. We also concur with the concerns/comments previously submitted by the Varsity Community Association. My concerns for this development were previously submitted during a previous step in the process.

The Proposal is Architecturally and Contextually Inappropriate
The homes on Varsity Estates Drive are primarily single-family homes and the introduction of a multi-unit development of this scale is wholly inconsistent with its neighborhood.
The proposed development:
¿ Bears no architectural resemblance to the existing homes in terms of height, massing, or design
¿ Would shatter the visual harmony and architectural integrity of a long-established neighborhood
¿ Is too large for the lot and its surroundings
¿ The massing of the proposal is excessive
The Development would affect neighbouring residents¿ use and enjoyment of their properties.
The oversized footprint, lack of meaningful setbacks, and removal of mature landscaping would significantly impair:
¿ Sunlight access and privacy for neighboring homes
¿ The right of adjacent residents to peacefully enjoy their properties without being overshadowed.
Parking Deficit:
The parking implications of this project are dangerous.
This plan proposes the construction of five units, which fails to consider the realities of Calgary¿s vehicle culture (regardless of the fact that the LRT station is close by) families often have two or more vehicles. The proposed tandem garages are logistically challenging with constant shuffling of vehicles in front of the street, and furthermore the driveways will not accommodate visitors, service vehicles, or deliveries.
Safety is also a huge concern. Vehicles backing out of the property onto Varsity Estates Drive, so close to the busy intersection of 53 Street, is an accident waiting to happen. Snow removal challenges will exacerbate traffic flows on the drive and cul-de-sac.
On the subject cul-de-sac and Varsity Estates Drive:
¿ There is no capacity for overflow parking
¿ Street congestion would block emergency access, impede visibility, and create dangerous conditions for children, cyclists, and pedestrians
¿ Routine services¿like garbage and recycling collection¿would become logistical nightmares when bins are forced to compete with parked vehicles for curb space, and the chaos of a busy 3-way stop just a few hundred feet away. Just visualize 10 garbage bins lined up on Varsity Estates Drive and cul-de-sac, in front of 5 narrow driveways every Tuesday, with vehicles trying to back out of their driveways. The result would be chaotic and unsafe.
The neighbouring cul-de-sac was never designed to handle such volume.
Appeal to respect the existing fabric of our community
¿ Our request to The City is to deny this development permit. We do not want this application to set a precedent for future development ¿ it is about protecting the fabric of our community, respecting the entitlement of the residents in the affected cul-de-sac- to the use and enjoyment of their properties, as well as the properties to the east. Most importantly, we need to ensure the safety of all residents who use the very busy street, Varsity Estates Drive. Other concerns include overshadowing, loss of trees, loss of privacy for adjacent homes.

Attachments

Name:	Denise van Lammeren	Created Date:	May 14, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	671600874
Address:	1249 Varsity Estates Rd NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations

292

Site layout

General Comment

Good afternoon. I have attended the public meetings on this proposal in September (at Dalhousie community center) and the most recent one on May 5th at the VCA. Both meetings had huge turnouts from the residents of Varsity expressing their concerns about this proposal.
We would like to see the community preserved and respected. For over 50 years, it has served its residents well and is a highly desirable and sought after neighborhood. One lady at the last meeting described it as "magical". I agree! We have lived here for 8 years. For the prior 20 years, we lived in Silver Springs. I used to come to the playground, down the street from me now, with my children and think how lovely it would be to live in Varsity Estates.
People come here for the large lots, wonderful yards, and all the amenities of this community. It is a great place to have a family.
This proposed development will be a terrible addition to the neighborhood and will especially to the other residents on that cul-de-sac negatively. It will set a terrible president for our community as well. This is not the right location for this development.
I hope that Council will vote to preserve the character of Varsity Estates and deny this application.
Thank you.

Attachments

Name:	Leonard Cocolicchio	Created Date:	May 14, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	671683787
Address:	621 Varsity Estates Crescent N.W., Calgary		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Parking or loading zones
Other

General Comment

Re. DP2025-05349 and LOC2025-0141, 132 Varsity Estates Place N.W.

We are absolutely and irrevocably opposed to both the rezoning of this site and the amended development permit for this site.

- The substantial increase in density and is out of character with the single-family properties surrounding it, which have very low lot coverage and mature trees.
- The development will result in increased noise, activity levels, and parking, all of which will diminish the quality of life of neighbours.
- There is no need for a higher-density development of this type in the area. The area is currently well supplied with multi-family housing such as the nearby Groves of Varsity, which comprises two 12-storey and one eight-storey residential buildings and a six-storey seniors¿ residential building. Several multi-storey, multi-family residential buildings are planned for the area.
- Any suggestion this development will provide affordable housing was put to rest by the developer's publicly stated plan to list each row house unit "for not less than $1.2 million" (stated at a public meeting hosted by the Varsity Community Association, May 5, 2026).
- The 12-metre height and 60% lot coverage permitted under H-GO will produce heavy massing and overshadowing. Neighbouring homes average 6.5 metres to 8 metres in height and have lot coverage of 25% to 35%. A 12-metre-high building will significantly block sunlight in the

neighbouring properties reducing the viability of landscaping and gardens, creating a cold, dark environment on decks and patios, and will diminish neighbours' enjoyment of their property. Importantly, the shadows cast to the northeast will increase icing on Varsity Estates Drive creating a hazard for drivers and pedestrians.
- The reduced setbacks will ruin the existing streetscape and diminish the views from neighbouring homes.
- The neighbour to the south at 128 Varsity Estates Place will be faced with a three-storey wall extending almost 20 feet beyond the front of
their attached garage and an additional 20 feet beyond the front of their house ¿ an unreasonable and insensitive impingement. A similarly severe impact will be dealt to the occupants to the east at 911 Varsity Estates Drive.
- The development will eliminate visibility of eastbound traffic creating a safety issue when exiting the driveways on 911, 907, and 903 Varsity Estates Drive.
- Parking will be a serious problem for several reasons: There is no back lane and only five on-street parking spots on this cul-de-sac; the row house development will eliminate five of the seven on-street parking spots between the cul-de-sac and the T-intersection at 53rd Street and Varsity Estates Drive; there are just three on-street parking spots on Varsity Estates Drive to the west of the development; parking is not permitted within five metres of the three-way stop at 53rd Street and the Drive.
- Varsity Estates Drive is a snow route with periodic parking restrictions, further diminishing parking availability.
- This development will add driveways to an area of very poor visibility for drivers caused by the significant curve on Varsity Estates Drive immediately west of the development creating a hazard in an area that is heavily used by pedestrians and cyclists of all ages.
- A rowhouse development on this site will have a major negative impact on the quality of life and property values of all other nearby homes, will increase uncertainty for prospective purchasers who wish to purchase a single-family home, discourage existing homeowners from investing in their property, precipitate a slow decline of the street, and diminish the value and marketability of nearby properties.

Leonard and Deborah Cocolicchio
621 Varsity Estates Crescent N.W.

Attachments

Name:	Eric Cao	Created Date:	May 14, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	671709126
Address:	1125 Varsity Estates Rise NW, Calgary		
Overall:	In opposition of this application		

Area of Concern

Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Other

General Comment

I am opposed to this this development plan due to the increased pressure on utility infrastructures such as electricity, gas supply, parking and traffic, as well as the safety concerns it raises for pedestrians, seniors and children in the neighbourhood.

There was a power outage took place in the winter of 2024 that lasted more than 8 hours, and only was resolved late at night. The underground cable had to be dug up and replaced to fix the issue. Varsity is an older neighbourhood with utility infrastructures built over 50 years ago and may not be sufficient to support additional housing units. Adding more units in the area could further restrain the reliability of these essential services.

The intersection of the 53 Street and Varsity Estates Drive has become overly busy with traffic due to the nearby apartment development and the expanded plaza. I have observed cars failing to stop at the stop sign at this intersection. Additional units-such as the proposed row houses on Varsity Estates Drive-would worsen the traffic situation. If each unit has two cars, and five units could introduce up to 10 additional cars (could be even more if they are rental units) into the area, further impacting the parking and traffic flow.

The increase congestion for traffic poses a safety risk, especially given the high number of seniors and children walk or cycle in the neighbourhood.

Attachments

Name:	Andrew Chen	Created Date:	May 14, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	671989343
Address:	602 Varsity Estates Place NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Privacy considerations
Garbage and recycling facility locations

General Comment

Understanding the challenges of community leadership inherent in your role as councillors/city planners, I would ask that you deny this application for row housing in Varsity, especially at this location. The introduction of more density on this road is a traffic accident waiting to happen as there is a busy intersection going to 53rd ave and I do not wish tragedy on anyone's family. So many Varsity residents are against this development for multiple reasons because we care about each other and what this community means to so many. We understand what a negative change this project brings. Please pay attention to the recent mayoral vote which ran a campaign to walk back blanket rezoning. Our residents are trying to steer you the correct way. We are not anti-development but this corner is simply a dangerous choice. Single home or 2 homes on the lot max would at least solve congestion, traffic, parking, water/electric resources and even fire safety and would likely find support.

Attachments

Name:	Matthew Du	Created Date:	August 6, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	689827768
Address:	1515 Varsity Estates Drive NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout
Signage
Other

295

General Comment

The amended R-CG plans have little to no difference from the original H-GO proposal. The lot coverage, building design, setbacks, and height remain almost the exact same. The same concerns as before still remain. It will cause shadowing for neighbors, loss of privacy, destruction of mature landscaping, and a very dangerous precedent, especially considering how this lot is located at a major entrance for Varsity Estates. The fact that blanket rezoning is now repealed and the rest of this block is R-C1, some homes even part of the newly formed Varsity Restrictive Covenant, this development will stick out as a sore thumb in the near future if it is approved. Once again, I'll note that Varsity is a stable and healthy neighborhood with only 45 percent of its housing stock being single family. The city claims that it wants to provide abundant housing choices for Calgarians but if this goes approved, it is sending the message that people like us who prefer single family homes are alienated rather than being provided with their preference. Us Varsity residents have shown our strong opposition towards this proposal by submitting comments, writing letters, and attending 2 public meetings in large numbers (500 at first meeting and 250 at second meeting). I also want to point out that Varsity is not anti density. There were many developments in Varsity and the nearby neighborhoods that were located in appropriate areas that received far less opposition than this one, sometimes they were even supported. Some examples include the Groves of Varsity, Blume Apartments, Dalhousie TOD, University District, Brentwood Boardwalk Heights, and Northland Apartments. These developments are located far closer to LRT or shopping centers and respect the established single family areas of the neighborhood.

Attachments

Name:	Andrew Chen	Created Date:	August 6, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	689701760
Address:	602 Varsity Estates Place NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Environmental preservation
Garbage and recycling facility locations

General Comment

What is particular about this project is its location to the T intersection of 53rd St. This is already a very busy intersection and having 5 units is going to have a more negative impact in terms of not only congestion, but also of safety. If you take a step back and look at this project, it does not fit into the context of the neighbourhood, which is single family homes. Consider that the last election, there was a big pushback of blanket rezoning, and this is a good example why the residents in Varsity are trying to convey that the development is out of character with the neighborhood and we are asking the City to recognize that. As a community, nobody that lives here wants this project to move forwards, and it would be nice for the city to take that feedback and make the correct decision, which is the development permit should not move forward. Single family home, maybe 2 homes on the lot could work, but a multi level buidling is completely taking advantage of a error of zoning this area improperly during the blanket rezoning phase. We can choose to do the correct thing now. The City can make the correct decision on this property

Attachments

Name:	Penney McTaggart Cowan	Created Date:	August 6, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	689785308
Address:	903 Varsity Estates Drove NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Privacy considerations
Garbage and recycling facility locations
Site layout
Other

Strengths / Challenges

This design does not fit the contextual design of Varsity Estates. This is covering most of the site adding 5 households to a single family home neighbourhood.

Property Impact

Added traffic, parking congestion and noise. I live at the T-intersection of Varsity Estates Drive NW and it is already challenging to get out of my driveway in the mornings and in the evenings trying to turn into my driveway. There are safety concerns for cyclists and children in the area with the added vehicle traffic from the semi detached and the row houses. Again one home vs five.

Community Impact

This does not match. The developer plans to price these at $1.2 M each based on the Community meeting. This project is purely for developer profit while detracting from the quality of life in the neighborhood. This is adding density to an area that already has sufficient density with the Groves of Varsity, townhome condos on 53rd across from Crowchild Sq., Varsity Estates ridge condos and Chateaux on the Green - 2 phases of town home condos.

Surrounding Impact

The immediate neighbours 911 VE Drive and 128 VE Place will experience loss of privacy with large buildings being within 1.5 meters of the property line. The mass and height will create shadowing especially in fall and winter. The added noise and traffic from 4 additional dwellings will also detract to the quality of life in the neighborhood for these neighbours and other homes in the immediate area.

General Comment

This is a disappointing situation that a new development permit was not required when this permit was originally concurrent with an application for a land use change. With the repeal of blanket rezoning, the developer should have been required to submit a new permit application under RC-G zoning. Instead they amended this and the city is not following its normal process for a new DP application with appropriate time permitted for public engagement. Varsity Community Association and the community has been very active opposing this application, and now I feel as a citizen I am being gagged by a developer and the city not following appropriate process. It¿s abundantly clear that no one wanted blanket rezoning and are pleased to see it repealed but this was an ¿exception¿ because of a change of land use application that was concurrent with the development permit. Please require the developer to submit a new application and follow the correct process.

Attachments

Name:	Neena Gohill	Created Date:	August 6, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	689811837
Address:	120 Varsity Estates Pl NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Environmental preservation
Privacy considerations
Garbage and recycling facility locations

General Comment

My primary concern with this proposed high-density development is the significant impact it will have on the safety of residents, pedestrians, cyclists, and drivers in our community. The addition of three driveways along Varsity Estates Drive will substantially increase traffic conflict points on what is already one of the busiest and most heavily used sections of Varsity Estates. This roadway is used daily by families, children, seniors, cyclists, and pedestrians, many of whom rely on the current street layout to move safely through the neighbourhood.

With the increase in residents and vehicles, on-street parking will inevitably expand along Varsity Estates Drive. This will reduce available space for cyclists and force many riders ¿ including my children ¿ farther into the roadway and closer to moving traffic. In addition, the increased congestion and parked vehicles will make it significantly more difficult and dangerous for neighbouring homeowners to safely exit their driveways. Given the existing bend in the road and already limited sightlines, this proposal creates a very real safety concern and increases the likelihood of serious accidents.

Visibility concerns are especially significant for residents exiting the cul-de-sac at 100 Varsity Estates. Parked vehicles along the west side of Varsity Estates Drive already reduce visibility due to the curve in the roadway. Additional parking generated by this development could make it nearly impossible for drivers to safely see approaching traffic before entering the road.

The cul-de-sac itself also lacks the capacity to absorb overflow parking. The limited visitor parking currently available serves the existing homes and residents, many of whom already require those spaces for additional family vehicles or guests. Recent construction activity in the cul-de-sac has already demonstrated how quickly parking shortages create congestion, reduced visibility, and increased risk of vehicle damage. This was extremely disruptive, with numerous vehicles, large construction trucks, and increased traffic frequently blocking or partially obstructing driveways and reducing pedestrian safety. As both a resident and pedestrian, I have personally felt unsafe navigating the area during this time. It is deeply concerning to think that this level of congestion and stress could become permanent.

The proposal would also substantially increase the number of garbage, recycling, and compost bins lining Varsity Estates Drive. The street and surrounding infrastructure were not designed to support this level of density or the associated impacts. A development of this scale would be more appropriate on a property with rear lane access and infrastructure better suited to higher residential intensity.

Beyond traffic and parking concerns, the size and scale of the proposed structure are incompatible with the established character of the neighbourhood. The building footprint appears excessive for the lot size and significantly exceeds the lot coverage of neighbouring homes. This would negatively affect adjacent properties through increased shadowing, extreme reduced privacy, and an overall loss of enjoyment for surrounding homeowners. The development does not appear cohesive with the existing community aesthetic and may negatively impact neighbouring property values.

Finally, the removal of several mature trees is particularly troubling. These trees contribute greatly to the character, biodiversity, and environmental health of the area. Their removal would be a significant loss to the community and appears inconsistent with broader climate and environmental policies intended to preserve mature urban tree canopies.

For these reasons, I strongly oppose this proposed development and respectfully ask that the application be denied.

Attachments

Name:	Nancy Gold	Created Date:	August 7, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	689839728
Address:	31-1815 Varsity Estates Drive NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Parking or loading zones

General Comment

This development is not fitting for this neighborhood .

Attachments

Name:	Bob McLeod	Created Date:	August 7, 2026
Phone:	[redacted]	Circulation Referee:	N

Email:	[redacted]	Number:	689863622
Address:	911 Varsity Estates Dr NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Garbage and recycling facility locations
Site layout

General Comment

My wife, Shirley, and I are vehemently opposed to this development. We own and live at 911 Varsity Estates Drive NW and this proposed development will back onto about 50% of our side yard. We back onto the golf course - the area behind the 16th tee box - and have lived here since 1976. Adding 5 new residences in such a small area, with 5 new narrow driveways, no back lane for garbage and recycle bins, little street parking availability, into a quiet neighborhood seems inconceivable. We feel there will be a significant increase in danger from 5 to 10 or more additional cars backing onto the street where foot traffic is significant. This area was not designed for this density. We are not opposed to development in Calgary but this proposal is totally inappropriate for this location.

Attachments

Name:	Shirley McLeod	Created Date:	August 7, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	689867873
Address:	911 Varsity Estates Drive NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout
Signage

General Comment

This project does not fit in with the community, it will create massive traffic problems and safety issues for community. We bought out house with the understanding that it was a low density single family area and feel this is not fair for the community. There are lots of open spaces to build multi-family residences not on a cul-de-sac.

Attachments

Name:	Rob McLeod	Created Date:	August 7, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	689870607

299

Address:	1783 Cowichan Bay Road, Cowichan Bay, BC
Overall:	In opposition of this application

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Parking or loading zones
Privacy considerations

General Comment

I lived at 911 Varsity Estates Drive NW (next door to the proposed development) from 1976 to 1987 with my parents and two sisters. I attended F.E. Osborne Junior High, Sir Winston Churchill High, and the University of Calgary while living on Varsity Estates Drive. This area has always been a quiet community of predominantly single family homes backing on to Silver Springs golf course. It seems that squeezing a 5 unit row-house development onto a single lot in a cul de sac in this area is ludicrous. There are much more appropriate locations for this type of development. The homes in Varsity Estates Place are all single family character homes on the golf course. Its not the place to try and fit in a few extra families. The only party that would benefit from this development is the developer.

Attachments

Name:	Roy Du	Created Date:	August 7, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	690130380
Address:	1515 Varsity Estates Drive NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout
Signage
Other

General Comment

Not compatible for a small laneless cul de sac of single family homes.

Attachments

Name:	Lily Chen	Created Date:	August 9, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	690202895
Address:	1515 Varsity Estates Drive NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout
Signage
Other

General Comment

If amendments are made, they should be more focused on targeting the main issues of excessive density increase, building envelope, height, and lot coverage. Not just changing the zoning. These issues still apply and remain just as significant as they were in September of 2025 when they were first presented at the public meeting. Us Varsity residents have been clear with these concerns through our comments, emails, written submissions, public meeting turnouts (500 in September and 250 in May), and a petition that gathered almost 300 signatures. Despite our clear and united strong opposition, the only significant amendment that was ever made was the rearrangement of the driveways which doesn't tackle any of these concerns. Therefore, this becomes more of a "check the box" for public feedback and amendments rather than true acknowledgement of concerns. Apart from these worries, I recently found out that this property is actually 9 minutes walking distance to the Dalhousie LRT rather than the targeted 5 mins walking distance. There are many residential areas surrounding the Dalhousie LRT that are within this range such as The Groves of Varsity, Blume Apartments, Silvera Townhouses, and the proposed Dalhousie TOD. These multi family builds are examples of how density can and will always be welcomed in established neighborhoods when placed in appropriate areas that respects the surrounding single family homes. This is however, clearly not the case with 132 Varsity Estates Place NW.

Attachments

Name:	Jay Lalli	Created Date:	August 9, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	690208091
Address:			
Overall:	In opposition of this application		

Area of Concern

Parking or loading zones
Privacy considerations
Other

General Comment

Please see attached.

Attachments

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Aug 9 Submission.docx

Name:	Emil Kothari	Created Date:	August 9, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	690218402
Address:	120 Varsity Estates Pl NW		
Overall:	In opposition of this application		

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout

General Comment
PLease consider the email i have sent to Reza Bacchus on August 9, 2026 as part of my commentary on this development. While the email addresses broader concerns relating to public consultation, signage, etc, the attached document below speaks to the specific facets of the development design/configuration that are of concern. Thanks,

Emil

Attachments
SUPPORTING DOCUMENT - CIRCULATION COMMENTS - 2026-08 Comment Opposing Development Permit_DP2025-05349.pdf

Name:	Danielle Murphy-Bourque	Created Date:	August 9, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	690229548
Address:	1040 Varsity Estates Dr NW		
Overall:	In opposition of this application		

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Privacy considerations
Garbage and recycling facility locations

General Comment
This is the third time this builder has amended plans for this site, however, the community has already had two town halls with the builder and told them we are not interested in row housing in this neighborhood. The site is near a busy intersection on a main street where cars are already speeding and this will add to street parking, reducing visibility for traffic - my concern is all the kids (including my three) and pedestrians in Varsity. I looked into this builder they don¿t seem to care about the integrity of the neighborhoods they are building in and are seeking the highest profit possible. I don¿t believe there would¿ve been as much concern over this build as there is now if they had stuck to the original, semi detached, duplex plans, but having five units where there is currently one house is atrocious. I believe that our community will continue to fight this ongoing until they reduce the number of units.

Attachments

Name:	Jaroslav Matey	Created Date:	August 10, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	690472886
Address:	1136 Varsity Estates Dr NW		
Overall:	In opposition of this application		

302

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Privacy considerations

General Comment

I am writing as a resident to express my strong opposition to the proposed land use redesignation allowing for rowhouse development within Varsity Estates. While I understand the city's broader goals for density, this specific community layout and infrastructure cannot support this transition. I urge the planning commission to reject this application based on the critical concerns detailed below.

1. Incompatibility with Established Community Character

* Aesthetic Disruption: Varsity Estates is a highly established, low-density neighborhood characterized by single-family detached homes on large lots.
* Design Mismatch: Introducing multi-unit rowhouses directly conflicts with the architectural integrity, height lines, and contextual footprint of the surrounding properties.
* Precedent Risk: Approving this change sets a damaging precedent that threatens to erode the unique, stable character of this specific pocket of Varsity.

2. Severe Traffic and Pedestrian Safety Risks

* Narrow Roadways: Inner streets in Varsity Estates are not designed for high-volume traffic. They frequently feature tight bends and lack the width necessary for two-way flow when cars are parked.
* Congestion: Adding multiple units onto a single lot exponentially increases daily vehicular trips, compounding congestion at neighborhood bottleneck exit points.
* Pedestrian Hazard: Increased vehicle volume compromises safety for local families, seniors, and children walking to nearby schools and parks.

3. Critical Parking Deficits

* On-Street Spillover: Rowhouse developments rarely accommodate all resident and visitor vehicles entirely on-site.
* Winter Reductions: Severe winter snow accumulation in Calgary significantly narrows our streets, meaning spillover parking will restrict emergency vehicle access and block residential sightlines.
* Driveway Blockages: Increased parking competition inevitably leads to high friction, illegal parking, and blocked driveways for immediate single-family neighbors.

4. Strain on Aging Utility and Civil Infrastructure

* Utility Capacity: The water, stormwater, and sanitary sewer infrastructure serving Varsity Estates was engineered decades ago specifically for single-family allocations.
* Site Drainage: Replacing permeable green lawns with dense, impervious rowhouse footprints (roofs, concrete patios, paved parking) dramatically increases stormwater runoff, elevating localized flooding risks for adjacent properties.

5. Direct Privacy and Overshadowing Impacts

* Loss of Privacy: The height and massing of typical multi-storey rowhouses create a direct line of sight into the private backyards and windows of neighboring single-family homes.
* Sunlight Deprivation: Taller, denser structures create significant shadow blocks, stripping adjacent yards of natural sunlight and negatively impacting property enjoyment.

Conclusion:
For density to be successful, it must be strategically located along major transit corridors or primary collector roads, not dropped into the interior of an established single-family enclave like Varsity Estates. This proposal brings significant negative externalities with no measurable benefit to the immediate neighbors. I strongly request that the City of Calgary deny this application.

Attachments

Name:	James Du	Created Date:	August 11, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	690538073
Address:	1515 Varsity Estates Drive NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout
Signage
Other

General Comment

Amendments should focus more on building design and setbacks, not zoning change. The same issues lie as before, this development is not compatible in this small laneless single family cul de sac. The community has also opposed the designation of "Neighborhood Flex" for this street multiple times as it clearly reflects the design and expectations of a Neighborhood Local street.

Attachments

Name:	Brent Tilford	Created Date:	August 11, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	690837318
Address:	1140 Varsity Estates Drive NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Site layout

General Comment

I am opposed to both the rezoning of this site and the amended Development Permit application. I believe the proposed development represents an unreasonable increase in density and intensity for this location and is not compatible with the

established character of this part of Varsity Estates.

My key concerns are:

Safety -The proposal would add five additional driveways in a relatively small area of the cul-de-sac. This would significantly increase the number of vehicle movements and conflict points for drivers, cyclists and pedestrians. Given the residential nature of the street, I believe this creates an unnecessary and avoidable safety risk.

Increase in Intensity of Use -The proposed increase from one dwelling to five or more dwelling units represents a very significant change in intensity on a single-family cul-de-sac.

This would result in substantially more vehicle movements, residents, visitors, deliveries, garbage collection, parking demand and general activity than currently exists on the site. The resulting increase in noise and activity would be disruptive to neighbouring properties. There are also specific concerns regarding ongoing noise generated by air-conditioning units, balconies, rear decks and patios. With multiple households occupying the site, these outdoor areas would be used far more intensively than under the existing single-family use and would be located in close proximity to neighbouring homes and yards. This would materially reduce the privacy, peaceful enjoyment and quality of life of adjacent residents.

Lot Coverage and Community Character
The proposed lot coverage is inconsistent with the very low lot coverage that characterizes Varsity Estates and with the surrounding homes. This part of Varsity is valued for its large, landscaped lots, mature trees, substantial setbacks and predominantly single-family homes. These characteristics contribute significantly to the established character of the neighbourhood.

A development of this scale and density would be out of context with the surrounding area and would represent a substantial departure from the existing development pattern.

Building Size, Streetscape and Neighbour Compatibility
The overall size and massing of the proposed building would negatively affect the streetscape and the outlook and views enjoyed by other homes on the cul-de-sac.
The proposed building does not appropriately integrate with its neighbours. Rather than creating a development that relates to the scale, setbacks and character of surrounding homes, it would introduce a much larger and more intensive built form into an established low-density residential setting.

Good development should contribute to a sense of community and fit appropriately within its surroundings. This proposal does not achieve that.

Parking
There is very limited practical on-street parking within the cul-de-sac because much of the available frontage is occupied by driveways.

Increasing the number of dwelling units on this site will increase parking demand from residents, visitors, service vehicles and deliveries. The addition of five driveways will further reduce the amount of usable curb space and create parking congestion in an area that was never designed to accommodate this level of residential intensity.

Quality of Life and Property Values
I am concerned about the cumulative impact of this development on the quality of life of surrounding residents and the value and enjoyment of neighbouring properties.

The combination of substantially increased density, additional vehicle movements, parking pressure, building mass, reduced privacy, increased noise and greater use of outdoor spaces would fundamentally change the relationship between this property and the neighbouring homes.

I am opposed to both the rezoning of this site and the amended Development Permit application.

Attachments

Name:	David Antony	Created Date:	August 12, 2026
Phone:		Circulation Referee:	N

Email:	[redacted]	Number:	690853972
Address:	1133 Varsity Estates Rise NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Garbage and recycling facility locations

Strengths / Challenges

This development is proposing to place 5 unit row housing on a lot that currently has a single family home will cause significant issues and dangers to all in the neighborhood. Increased traffic, parking issues, loss of value to surrounding homes. There are no strengths to this proposal, at the neighborhood meeting, at which the developers attended, there were no advantages to the neighborhood or the city outlined. There is no need for multi family housing in this neighborhood, Varsity already has one of the highest densities in the city, the plan will add significant danger to all pedestrians and existing traffic in the area.

Property Impact

Yes, it will diminish the use and enjoyment for all in the neighborhood. Significant increases in traffic, vehicle parking issues, shade issues for neighboring homes, loss of aesthetics to the neighborhood, loss of property values are a few of the negative effects of this development.

Community Impact

This project does not meet any of the above stated goals. Varsity already has a significant multi family homes. It is poorly designed when taking into account the current use of the land and the surrounding homes and activities, and it will not advance the city economy in any way and actually hurts a community.

Surrounding Impact

It will negatively impact its immediate surroundings by, increasing traffic, increasing danger to pedestrians, reducing value of neighborhood homes.

Attachments

Name:	John Cole	Created Date:	August 12, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	690947944
Address:	1143 varsity estates drive nw		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout
Other

General Comment

For "other" I am concerned with safety regarding traffic at the location due to a blind spot approaching it and increased vehicle density due to the development which will increase this risk significantly. Below is an attachment of a letter with my full concerns detailing my opposition:

Attachments

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Letter OPPOSING development at 132 Varsity Estates Place NW DP2025-05349.pdf

Name:	Trevor Korsrud	Created Date:	August 12, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	690958271
Address:			
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Privacy considerations
Garbage and recycling facility locations
Site layout

General Comment

I am writing as a concerned resident of the Varsity community to strongly oppose Development Permit Application DP2025-05349 for a rowhouse development at 132 Varsity Estates Place NW, and to request that the application be refused.

This site sits on a small, laneless cul-de-sac within the established Varsity Estates area, characterized by large lots, low-profile single-family and townhouse homes, mature trees, and generous setbacks. A three-storey rowhouse with 12-metre height and 60% lot coverage is entirely out of character with this context, where surrounding homes average 6.5¿8 metres in height and 25¿35% lot coverage. This is not a sensitive or compatible form of infill as called for in Municipal Development Plan Section 2.2.5; it would stick out as an isolated, incongruous structure with no green buffer to neighbouring properties.

The building's reduced setbacks would cause serious impacts to adjacent homes. The neighbour to the south at 128 Varsity Estates Place would face a three-storey wall extending roughly 20 feet beyond both their attached garage and the front of their house. The neighbour to the east at 911 Varsity Estates Drive would lose a treed backyard buffer to a 12-metre building with only a 1.2-metre side yard. Third-storey windows and balconies facing multiple directions raise significant privacy and overlooking concerns for surrounding properties, and the added massing would cause meaningful overshadowing of neighbouring yards, decks, and gardens, along with increased icing on Varsity Estates Drive.

Parking and traffic safety are also serious concerns. This cul-de-sac has no back lane and very limited on-street parking. The proposed driveway configuration would eliminate several existing on-street spots, leaving grossly inadequate parking for the development and its neighbours. The site is also close to a busy, blind-cornered three-way stop at 53 Street, with poor sightlines already reported by existing homeowners backing out of their driveways; adding multiple new driveways here increases collision risk for drivers, cyclists, and pedestrians who use this road heavily for recreation and access to the LRT and commercial areas.

More broadly, rowhouses are a permitted use under H-GO, which removes community input into design and eliminates the right of appeal to the SDAB that exists under the current R-CG zoning. Given the significant impacts this application would have, that avenue for appeal and public input should not be lost. I'd also note that Varsity already provides substantially more housing diversity and affordability than most Calgary communities (55% multi-family units versus the city average of 45%), so this project is not needed to meet those broader planning goals, and piecemeal redevelopment of a single lot to a rowhouse works against, rather than toward, the possibility of better comprehensive redevelopment of this cul-de-sac in the future.

For these reasons ¿ incompatible built form, excessive massing and lot coverage, overshadowing, loss of privacy, inadequate parking, and traffic and pedestrian safety risks on a constrained cul-de-sac ¿ I respectfully request that DP2025-05349 be refused.

Thank you for considering my comments.

Attachments

Name:	Jeffrey Donald	Created Date:	August 12, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	690985333
Address:	123 Valencia Rd NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Parking or loading zones
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout

General Comment

I object to this development for the following reasons:

1) Neighborhood and Community Impact:
Character loss: Replacing older, single-family bungalows with multi-unit buildings alters the traditional look and feel of established communities.
Privacy and shadowing: Taller two-to-three-story buildings can overlook neighboring backyards and block natural sunlight.
Green space: Removal of mature trees and reduction of permeable front or back yards.

2) Infrastructure and Logistics:
Parking and traffic: More units per lot increase on-street parking congestion and narrow alley or street traffic.
Utility strain: Concerns that older underground water, sewer, and drainage systems cannot handle rapid densification.
Construction disruption: Noise, dust, blocked lanes, and heavy equipment damage to neighboring properties during the building phase.

3) Affordability and Policy:
Market pricing: Skepticism that newly built infills actually provide true affordable housing, as they usually sell at a high market premium.
Reduced public input: Frustration over city-wide base rezoning policies (such as R-CG rules) that limit formal neighborhood notification and localized appeals for standard projects.

Attachments

Name:	Judith Korsrud	Created Date:	August 12, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	691085480
Address:	61 Varsity Estates View NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations

308

Site layout

General Comment

Re: Development Permit DP2025-05349 ¿ 132 Varsity Estates Place NW

I am strongly opposed to the proposed development at 132 Varsity Estates Place NW.

Varsity Estates Place is an established, family-oriented residential community consisting primarily of low-density homes. The proposed multi-building development at the main entrance would represent a significant change to the character and function of our neighbourhood.

My primary concerns are:

¿ Traffic: The additional residents and vehicles would significantly increase traffic entering and leaving Varsity Estates, creating congestion and making our main entrance more stressful and potentially less safe.

¿ Parking: A substantial increase in the number of residents and vehicles would create additional pressure on available parking and could lead to increased street and visitor parking conflicts.

¿ Garbage and collection activity: A larger development would generate significantly more waste and require more garbage/recycling collection activity, including additional bins and collection vehicles. This would create further disruption at the entrance to our community.

¿ Neighbourhood character: Varsity Estates is valued for its quiet, established, low-density residential environment and family homes. A multi-building development at the main entrance is inconsistent with the character of the surrounding community.

¿ Quality of life and property values: Increased traffic, parking, noise, waste collection, and density would negatively affect the peaceful environment residents currently enjoy and may reduce the desirability and value of existing homes.

The location of this development is particularly concerning because it is positioned at the main entrance to our community, meaning its impacts would be experienced by residents on a daily basis.

I respectfully ask the City to carefully consider the cumulative impact of this proposal on existing residents, including traffic, parking, safety, waste collection, neighbourhood character, quality of life, and property values.

I strongly oppose Development Permit DP2025-05349 and respectfully request that the application be refused in its current form.

Attachments

Name:	Tyler Becker	Created Date:	August 12, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	691101647
Address:	115 Varsity Estates Terrace NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Garbage and recycling facility locations
Site layout

SDAB2026-0166

309

General Comment

I am vehemently opposed the proposed redevelopment of this property, which would replace an existing home (which fits with the fabric of the community) with a high-rise tower that is fundamentally out of scale with the surrounding neighbourhood. This proposal does not reflect the character, density, or vision of our community and raises significant concerns regarding increased traffic, parking pressures, infrastructure capacity, shadowing, privacy, and overall quality of life for nearby residents. Growth and redevelopment must be thoughtful, balanced, and aligned with community input. The overwhelming sentiment from local residents is that this project is inappropriate for this location, and we urge decision-makers to reject the application or require a substantially revised proposal that better respects the existing neighbourhood and the wishes of the community. If this goes through it will impact our quality of life, and require reassessment/ reduction of our property value. There is plenty of land available in the Dalhousie station area to build more high density.

Attachments

Name:	Darrin and Gisele Drall	Created Date:	August 12, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	691102438
Address:	630 Varsity Estates Cres NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout

General Comment

This planned rowhouse development is highly inappropriate for this location which is a lane less cul de sac, and is completely out of context for the site.

Attachments

Name:	Jared and Darija Schick	Created Date:	August 13, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	691386918
Address:	108 varsity estates place		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Environmental preservation
Garbage and recycling facility locations
Site layout
Other

310

General Comment
We live across the street from this possible development and strongly oppose these plans. This development will be a stain on varsity estates, and a proof of bad counselling by anyone who allows this application to go through. Please reject these plans and keep varsity estates the community it should be.

Attachments

Name:	Scott Muchowski	Created Date:	August 13, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	691392452
Address:	605, 4138 University Avenue NW		
Overall:	In opposition of this application		

Area of Concern
Parking or loading zones
Other

General Comment
This is absolutely the wrong spot to allow rezoning densification measures.

Attachments

Name:	Rick Hoff	Created Date:	August 15, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	691696012
Address:	6 Varscliff Pl NW		
Overall:	In opposition of this application		

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations

General Comment
This site is part of a single family residential area on a cul de sac with one property line horizontal to a through drive that has no parking and abuts a nearby pedestrian crossing. Completely unsafe for all if this gets approved: drivers, walkers, cyclists, mobility compromised sidewalk users, pets. Just altogether wrong for this lot.

Attachments

Name:	Ashaan Bhatia	Created Date:	August 16, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	691738113

311

Address:	1203 Varsity Estates Drive NW
Overall:	In support of this application

Area of Concern
Environmental preservation

General Comment
Varsity needs more housing!

Attachments

Name:	Mike Trowell	Created Date:	August 16, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	691742378
Address:	1023 Varsity Estates Drive		
Overall:	In opposition of this application		

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Privacy considerations
Site layout
Other

General Comment
I oppose DP2025-05349 at 132 Varsity Estates Place NW and request refusal. My objection is not to redevelopment or additional housing in principle; it is to the scale, intensity, site arrangement and review process for this parcel.

1. Compatibility and site context. This is a small, laneless cul-de-sac characterized by detached homes, substantial landscaped setbacks and mature vegetation. A five-unit rowhouse/semi-detached development creates an abrupt increase in building mass, frontage activity and site intensity. Reduced landscaped separation, greater overlook/privacy impacts and increased building presence toward adjacent homes are material planning impacts. The Local Area Plan may contemplate housing evolution, but it does not make every form or intensity appropriate on every parcel. Section 35 still requires consideration of parcel suitability, compatibility with adjacent development and the neighbourhood, and sound planning principles.
2. Access, parking and pedestrian impacts. With no rear lane, vehicle access, visitor parking, deliveries, waste collection and servicing must all occur from the street side. This proposal creates substantially more vehicle and driveway activity on a constrained cul-de-sac near an intersection and transit activity. Transit proximity does not eliminate resident, visitor, delivery, trades or service vehicles. Approval should not rely on scarce curb space or unnecessarily multiply vehicle crossings of the pedestrian realm. This intensity has not been shown to fit the site¿s access, parking and circulation constraints.
3. Landscaping and buffering. The existing parcel contributes mature vegetation and substantial open space. Greater building and hard-surface coverage reduces soft landscaping, canopy and physical separation from neighbouring homes. Replacement planting cannot immediately replicate mature trees or the same privacy and transition. A more intensive redevelopment should provide stronger, not weaker, buffering at its interfaces.
4. A new R-CG review is warranted. DP2025-05349 was submitted and reviewed concurrently with LOC2025-0141 on the basis of an H-GO land-use amendment. The LOC was later withdrawn and the DP was materially amended to proceed under R-CG, including changes such as building height. The City¿s Concurrent Submission Declaration states that after an unsuccessful land-use amendment, an applicant wishing to modify the DP to meet the existing district must apply for a

new DP. Changing the governing land-use basis and materially revising the plans is not a minor administrative correction. Residents should have a clear opportunity to review and comment on the actual R-CG plans now being considered. A new DP and full circulation would be the fair and consistent process.

Arguments that the project adds housing, is near transit, or can meet numerical R-CG rules do not resolve these issues. Dimensional compliance is not the same as site-specific planning merit. For a discretionary application, the Land Use Bylaw requires consideration of compatibility, adjacent impacts, access, parking, circulation, servicing and overall merit, and allows refusal even where the rules are met.

For these reasons, refuse DP2025-05349. At minimum, require a new R-CG development permit and full circulation, with reduced massing, stronger setbacks and tree/landscape retention, fewer vehicle conflicts, and a credible on-site parking, waste and servicing solution.

Mike

Attachments

Name:	Vince Van Hyfte	Created Date:	August 17, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	691897651
Address:	132 Valencia Road NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Parking or loading zones
Landscaping plans
Privacy considerations
Site layout

General Comment

To be brief, this proposal in no way fits into the existing neighborhood. To say it would stick out like sore thumb would be an understatement. 5 units replacing 1 when all other homes are single? Ridiculous! Despite the amendments, this is still an example of an unethical delevopment (and developer) that is designed to push the boundaries purely for profit and nothing else. Build it, sell it and bail. Subjectively, the design is nothing short of basic "cookie cutter" flavour of the moment that adds nothing to already beautiful neighborhood. Please do the right "ethical" thing and reject this proposal. The property is meant for single residiential only.

Attachments

Name:	Dr Parm Lalli	Created Date:	August 19, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	692674691
Address:	632 Varsity Estates Cres NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Privacy considerations

General Comment

This project will degrade the neighborhood! This is Varsity Estates for high end large homes! Esthetic issues, parking issues, more importantly if this project is approved, it will set a precedent for future muti-units homes on ANY lot in the Varsity Estates! My wife Anita and I do not support this project! And taking to many people in this neighborhood, I have not met anyone who supports this project.
Please, please, do not this this project go ahead.
Thank you,
Dr. Parm Lalli
Dr. Anita Chakravarti (wife)

Attachments

Name:	Tiffany Blasetti	Created Date:	August 19, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	692679001
Address:	52 Varsity Estates View NW		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout
Signage
Other

General Comment

My husband and I are opposed to this rezoning and would like for the property to remain a single-family home. Varsity is an established estate-style neighborhood that drew us in due to the older houses, the large trees, the quiet streets, and it¿s well-known reputation of safety.

We, like our neighbors, are against any type of projects that increase the number of residents in the area, increase the amount of vehicles and traffic, and take away from the traditional aspects of the neighborhood that we have grown to love while living here. It ruins the aesthetic and takes away from the attractiveness of the estate lots with large green spaces, including trees and vegetation.

Varsity already has enough density with the newer addition of the high rises and condos in the area. There is a multitude of multifamily dwellings in the Brentwood area and University District. We are currently feeling the impact of that.

Allowing for the infiltration of new builds to pop up with this blanket rezoning will disrupt an established neighborhood, and creates inconsistency in the community. These would not fit in, be supported, and are not welcomed by those who currently reside here.

We would appreciate it if you could listen to our voices today, combined with our neighbors, and help us to prevent this project and any other type of multi-family project from being brought to fruition in this neighborhood.

Attachments

314

Name:	Brent Wilkinson	Created Date:	August 21, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	693004491
Address:	1211 Varsity Estates Dr. NW, Calgary, AB, T3B4P1		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Environmental preservation
Privacy considerations
Garbage and recycling facility locations
Site layout

General Comment

Building a multi-unit dwelling is in complete opposition of what the neighborhood has been designed for. A number of large trees would need to be removed as well as grass; resulting in much less greenspace. The area in which the new units would be is already near a busy intersection with a blind corner which would result in more congestion and a more dangerous stretch of road for children, pedestrians, cyclists and other motorists. Not to mention a number of recycling, garbage and yard waste bins creating more road obstacles.The height of the building would greatly (negatively) impact the view of the surrounding homes as well as reduce privacy. Having multiple homes running such utilities as air conditioning would also increase the noise level for adjacent homes.
A multi-unit dwelling would negatively impact property values for any homes in the vicinity. The people who purchased homes in this area have paid a premium for estate lots with ample greenery and limited traffic. This plot of land should remain a single family home and under no circumstances should it ever be a multi dwelling unit.

Attachments

Name:	Alireza Farzaneh	Created Date:	August 21, 2026
Phone:	[redacted]	Circulation Referee:	Y
Email:		Number:	693107970
Address:	Circulation Referee No Address		
Overall:	In opposition of this application		

Area of Concern

Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Environmental preservation
Privacy considerations
Garbage and recycling facility locations

Strengths / Challenges

I am writing to express my strong opposition to the proposed dense row house development in our community. I am concerned that this project will not effectively provide affordable housing for people most in need in our neighbourhood, while significantly increasing population density.
The additional population could place substantial pressure on existing infrastructure and utilities, including electricity, water, wastewater, roads, parking, and other municipal services. These impacts should be carefully assessed before approval.
I am also concerned about the effect of higher density on the quality of life and social well-being of our community. Increased population may place additional pressure on schools, parks, transportation, public services, and other community resources, and could contribute to increased social challenges.
I respectfully ask the City to carefully consider these concerns and the long-term impact of this development on our neighbourhood.

315

Property Impact

Yes. I strongly believe this development will negatively affect the use and enjoyment of my property and the quality of life in our neighbourhood. Adding more residents to an already limited area will increase population density and place greater pressure on existing infrastructure, parking, roads, utilities, and community services. I am concerned that the increased density will change the character of our neighbourhood, reduce the sense of space and privacy, and create additional noise and traffic. For these reasons, I strongly disagree with the proposed development and believe its impact on existing residents should be carefully considered.

Attachments

Name:	Supreena Wilkinson	Created Date:	August 22, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	693184656
Address:	1211 Varsity Estates Drive NE		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Landscaping plans
Garbage and recycling facility locations
Site layout

General Comment

I am concerned that the proposed five-unit redevelopment is not appropriate for this location and does not fit the established character of Varsity Estates.

The existing property has large, mature trees that contribute significantly to the look and feel of the neighbourhood. Their removal would substantially change the character of the property and streetscape. The increased scale of the development would also create greater overshadowing and impacts on neighbouring properties.

I am also concerned about the additional traffic and parking generated by five units. Varsity Estates Drive is not a straight road, which creates blind corners and the property is close to the community entrance and a major intersection. With vehicles entering, exiting and parking at the property, congestion and visibility concerns could be particularly significant in this location.

Finally, five units would generate considerably more garbage and recycling bins on collection days. The additional bins along the roadway could further restrict space for vehicles and pedestrians on this section of the street.

I believe the scale and density of this proposal are not suitable for this particular site and would have a significant negative impact on the surrounding neighbourhood.

Attachments

Name:	Frank George	Created Date:	August 24, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	693389093
Address:	810 Varsity Estates Place NW		
Overall:	In opposition of this application		

SDAB2026-0166

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Garbage and recycling facility locations

General Comment
This development is totally out of context with the existing single family neighbourhood. It will overwhelm the existing houses and will create significant traffic challenges given is close proximity to the 53rd and Varsity Drive intersection. Please do not approve this development.

Attachments

Name:	Cynthia Tremblay	Created Date:	August 22, 2026
Phone:		Circulation Referee:	N
Email:	[redacted]	Number:	693203514
Address:	115 Valhalla Cres NW		
Overall:	In opposition of this application		

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Parking or loading zones
Privacy considerations
Site layout

General Comment
This development is in direct opposition to the city's goal of Great Communities. Varsity already is one of the best mixed housing communities in the city. This has come through thoughtful planning and a focus in maintaining what keeps this community special. This proposed development is so personally insulting to the reaidents of Varsity. A 6 person rowhouse at the end of a beautiful cul de sac of character homes is not fitting in with the special feeling of that particular neighborhood. I am not opposed to row housing but please approve requests where it makes good sense to out these. The design of the rowhouses does not dit in with the design of the neighborhood, and the height of the units with the proposed rooftop parios creates significant privacy and shadowing concerns this builder would have had better success designing a duplex designed to match the current look and feel of the area. Approving this would set a very disappointing precedent of allowing developers to do whatever they like when buying a house.

Attachments

Name:	Karen Leader	Created Date:	August 22, 2026
Phone:	[redacted]	Circulation Referee:	N
Email:		Number:	693207881
Address:	1027 Varsity Estates Dr NW		
Overall:	In opposition of this application		

Area of Concern
Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones

Landscaping plans
Privacy considerations

General Comment

I am opposed to the development for multiple reasons. As a 15+ year resident of Varsity, I have seen and support the diverse housing that is available in Varsity - it is a well planned community providing a variety of housing styles (condo, townhouse, house) and income levels. Varsity Estates in particular is desirable due to the size of the lots. If you ask people who live here and why they moved to this community, most would say that it is due to the large lots and the privacy they afford, combined with the mature landscape that is not yet replicated in newer communities (or the larger lots in most communities). This development would shatter that.

I have concerns for the safety of my kids and any others who walk the sidewalk along that side of Varsity Estates Drive (because there is no safe way to cross to the north side of the street until you get to the 3-way stop). Adding more driveways, with a corner to the west poses serious concerns about the safety when walking, and more so when cycling due to the corner. There is no space for parking either - this is in a cul de sac with minimal street parking out front.

People pick Varsity Estates for a reason - the lot size, the privacy, the mature trees and the quiet neighbourhood. Adding this many units in one lot takes away all of these reasons.

Attachments

SUPPORTING DOCUMENT - CIRCULATION COMMENTS - Opposition to 132 Varsity Estates Place.docx

DP2025-05349 - 132 Varsity Estates Place NW

Date: October 28, 2025

To: Reza Bacchus, File Manager, City of Calgary

From: Jo Anne Atkins, Director of Civic Affairs
Varsity Community Association

Re: DP2025-05349 - Summary of Concerns & Request for Refusal

Request for Refusal of DP2025-05349

We understand this development permit application has been submitted on the assumption that the property will be redesignated to H-GO. Our comments often refer to the H-GO land use and why it is inappropriate on this small laneless cul-de-sac.

For numerous reasons as outlined below the Varsity Community Association **strongly opposes** this application for a development permit and requests refusal of DP2025-05349 at 132 Varsity Estates Place NW.

Architectural Features

The architecture of the proposed rowhouse is not even remotely compatible with the community. Varsity Estates is known for its country residential character with large lots, traditional two storey homes with low lot coverage, mature trees, and generous setbacks. The homes in this area were built as part of a well-planned, comprehensive development surrounding the Silver Springs Golf Course which includes several townhouse developments as well as the golf club house and Varsity Execucentre which are also low-profile, traditional buildings with exceptional and extensive soft landscaping and many mature trees.

In short, what is proposed does not belong in this part of Varsity and will stick out like a sore thumb.

The Municipal Development Plan, Section 2.2.5 states: “The City promotes infilling that is sensitive, compatible and complementary to the existing physical patterns and character of neighbourhoods.”

The outpouring of concern and opposition from the community is indicative of the fact that this proposal is not sensitive, compatible or complementary. Varsity residents are the people who will have to live with this long after the developers have gone.

General

- the 100 Varsity Estates Place cul-de-sac was the location of the original show homes for the Varsity Estates area
- these exceptional homes have been well cared for and upgraded and include some of the most beautiful homes in the community – this stability is put at risk with this rezoning proposal
- H-GO was approved by Council to increase housing supply, choice, and affordability. Varsity already has significantly more density, diversity, and affordable housing options than most other communities with more housing to be built. This project is not needed.
- it was assumed that this type of redevelopment would occur in areas with older, tear-down housing stock. This is not the case in Varsity. While some homes have been replaced with larger new homes, the vast majority have been well maintained and renovated.
- I was very involved with the working group for the South Shaganappi Local Area Plan and can attest that there were flaws in the engagement process and affected residents were blind-sided by the designation of Neighbourhood Flex – this was a serious error which was vehemently opposed by the Varsity Community Association
- the H-GO land use does not respect the context of the community and existing homes in the immediate vicinity
- there are no rowhouses in Varsity; the existing townhouses are low profile and architecturally compatible with the single family homes in the area
- the proposed building is an island with no green spaces or trees to act as a buffer to neighbouring properties
- this increase in density and massing is damaging to the character of the community and does not follow the guidelines in the Municipal Development Plan which envision development that respects the local context and contributes to local identify and community pride

Quality of Life and Property Values

- a rowhouse development on this site will have a major negative impact on the quality of life and property values of all other nearby homes
- this rezoning would increase uncertainty and anxiety for prospective purchasers who want to ensure they are not impacted by a rowhouse in the future – this can destabilize the entire community
- inappropriate nearby development and uncertainty discourages homeowners from investing in and upgrading their homes
- higher density on one lot can precipitate a slow decline of the street
- several realtors have advised that the nearby homes will be less desirable and harder to sell as has been experienced in numerous other communities
- the impact is even more noticeable in a cul-de-sac location

Increase in Intensity of Use

- an increase from 1 unit to10 units or more as would be allowed under H-GO is unreasonable on a single family cul-de-sac; the developer does not show secondary suites on the draft plans but this is a customary form of development and to be expected in a DP application
- a land use redesignation is not tied to plans and more units could be included in plans submitted at the development permit stage
- the increase in noise, activity levels, and parking will be disruptive to the neighbours
- the noise from air conditioning units, the balconies, and the use of back decks or patios will greatly reduce the quality of life for the adjacent neighbours
- this is not a gentle increase in density and is not respectful of the existing neighbours or the community
- the Varsity community in this area is well served by a variety of commercial development and multi-family housing including the Groves of Varsity (2 x 12 storey + 1 x 8 storey residential buildings, 1 x 6 storey seniors' residential building, and 1 x 4 storey commercial building), Crowchild Square commercial building (redesignated for 12 storeys in 2018), Bow Valley Church (identified for 27 storeys in the SSLAP), Silvera for Seniors townhouses (identified for 12 storeys in the SSLAP), Cathedral Manor (3 storey subsidized seniors' building for low income seniors), the Varsity Execucentre (3 storey commercial and residential building), Chateaux on the Green townhouse development, and the Silver Springs Golf Club
- in addition, there is the Dalhousie Station Regional Shopping Centre immediately to the north and the Dalhousie LRT parking lot is undergoing plans for redevelopment
- the multi-family residential buildings cover all price points allowing for great diversity for all ages and income levels
- additional density in the single family area of Varsity Estates is not warranted

Lot Coverage

- lot coverage of 60% in comparison to the very low lot coverage in Varsity Estates is inconsistent with neighbouring homes and community character
- this part of Varsity is valued for its large, landscaped lots with mature trees on single family lots and this development would be out of context with the area
- homes in the area have large front and rear setbacks with large mature trees so a severe reduction in soft landscaping disrupts a unique and important community feature
- this development would result in very little soft landscaping

Large Building Envelope & Excessive Massing

- the very large building envelope including the 12 metre height and 60% lot coverage allowed under H-GO results in significant massing and overshadowing and would be in stark contrast to neighbouring homes which average 6.5-8 metres in height and 25-35% lot coverage
- the reduced setbacks for a rowhouse damage the streetscape and the views from neighbouring homes which is particularly important on a cul-de-sac with a concave road configuration

- the building will extend far in front of the house of the neighbour to the south at 128 Varsity Estates Place
- instead of looking at the lawn and trees of the existing 2 storey home which has the same front setback, they will be faced with a three storey wall extending almost 20 feet beyond the front of their attached garage and an additional 20 feet beyond the front of their house – this is unreasonable and insensitive
- this damages the streetscape and views for the other homes on the cul-de-sac
- the impact on the home to the east at 911 Varsity Estates Drive is also severe
- the rowhouse will jut far in front of the attached garage and well past the front of the home
- this also creates a safety issue for the homeowners on 911, 907, and 903 Varsity Estates Drive as it eliminates visibility of eastbound traffic as they are backing out of their driveways
- currently, there is a spacious treed back yard between 911 VE Drive and the existing home at 132 VE Place; this will be replaced with a 12 metre tall building with a 1.2 metre side yard – again, this is unreasonable and insensitive
- this zoning is a drastic change and will cause major overshadowing and undesirable massing
- all nearby homes are one and two storeys and were built in an era with lower ceiling heights so the difference between built forms would be jarring
- not only will the building stick out like a sore thumb in a beautiful area, it does not integrate properly with its neighbours to create a sense of community
- the massing also has a negative impact on the golf course behind this cul-de-sac which is used year round by the public for golf, walking, cross country skiing, and snow shoeing

Overshadowing

- overshadowing and massing from a12 metre building would significantly reduce sunlight for the neighbouring homes as well as in their front and rear yards
- this reduces the viability of landscaping and gardens, creates a cold, dark environment on decks and patios, and harms enjoyment of neighbouring properties by their owners
- the shadows cast towards the northeast will increase icing on Varsity Estates Drive
- see morning and evening shadow diagrams in Appendix A (2 pages)

Overlooking/Privacy

- the numerous windows on a large 3 storey building facing the neighbouring homes to the south, east and west will result in overlooking and reduced privacy
- in addition, there are balconies on the third storey overlooking nearby properties
- this is not something a homeowner in this community would anticipate
- overlooking may be a common feature of the inner city but privacy is a valued characteristic of this community and this style of building does not respect the existing context

Parking

- there is no back lane on this cul-de-sac
- there is very little on-street parking in a cul-de-sac with wide front driveways
- on this cul-de-sac there are only 5 on-street parking spots for 8 homes
- between the cul-de-sac and the T-intersection there are 7 on-street parking spots for the existing 3 homes on Varsity Estates Drive but the design of the rowhouse eliminates 5 spots leaving just 2 spots in front of three homes and no parking for the proposed 5-10 units
- on Varsity Estates Drive to the west of the cul-de-sac there are only 3 on-street parking spots for 3 houses
- parking is not permitted within 5 metres of the 3-way stop
- there are a few parking spots across Varsity Estates Drive but this is an extremely dangerous location to walk across the road and the crosswalk at the t-intersection is too far away for most people to access
- despite the availability of transit, car ownership in Calgary is approximately 1.8 vehicles per household so it is reasonable to assume that five on-site parking stalls is insufficient to serve the demand from a site with the density of H-GO
- there is inadequate on-site and on-street parking to allow for the increase in the number of units on this site
- Varsity Estates Drive is a snow route with periodic parking restrictions and the cul-de-sac is close to a very busy three way stop where Varsity Estates Drive meets 53rd Street
- the City's new proposed Zoning Bylaw includes the Open Option Parking Strategy which eliminates minimum on-site parking requirements – this could result in even more units on the site and significantly increase parking congestion in the area
- lack of parking creates conflict between neighbours, greatly reduces visitor parking, and has a negative impact on quality of life

Rowhouses - Permitted vs Discretionary Use

- rowhouses are permitted uses under H-GO which eliminates community input into the building design and prohibits appeals to SDAB
- due to the significant impact a development such as this would have in the area, it is important the ability to appeal is retained as it is under the R-CG zoning

Traffic Volumes & Safety Issues

- while the increase in traffic does not put Varsity Estates Drive over its environmental design capacity, the property is very close to the 3-way stop at 53 Street and Varsity Estates Drive that experiences very high traffic volumes especially during rush hour, school drop off and pick up times (for 3 schools further south on Varsity Drive), and high volumes of traffic generated by Market Mall particularly during the Christmas season
- this T-intersection is extremely busy and the entire road network will be under pressure from a very high increase in density proposed in the SSLAP for the area close to the Dalhousie LRT Station

- there is very poor visibility when drivers exit the cul-de-sac onto Varsity Estates Drive and drivers approaching from the west often do so at a high rate of speed
- there is a significant curve on Varsity Estates Drive immediately west of the cul-de-sac which results in a blind corner
- this road is heavily used by pedestrians and cyclists of all ages who walk and cycle around the drive for recreation or to the commercial area or LRT station
- this development will add 5 driveways onto a section of Varsity Estates Drive with a high volume of traffic - the existing 3 homes to the east already have great difficulty exiting out of their driveways
- adding 5 additional driveways in this location increases the risk of collisions with drivers, cyclists, and pedestrians
- we note the City of Calgary requested reconfiguration of the driveways in their comments on the land use redesignation application but these recommendations were ignored by the applicant
- this section of road is prone to icing and snow accumulation which will be worsened if a 12 metre building replaces a two storey single family home
- a 2007 DA Watt Traffic Study indicated major roadway improvements will be necessary on Varsity Estates Drive and 53 Street to accommodate the increase in density as proposed in the Varsity Land Use Study
- the increase in density proposed in the SSLAP is more than double which is one of numerous reasons the VCA opposed Neighbourhood Flex category for VE Court and 100 VE Place
- the additional traffic generated by the total development proposed will overwhelm the existing and future improved road infrastructure

Waste Disposal

- the applicant is proposing 5 dwelling units which will likely have secondary suites, however, the final number of units is yet to be determined
- H-GO zoning would allow more dwelling units than what has been shown on the applicant's preliminary plans so this number could and likely would increase at the development permit stage
- this would increase the number of bins from 3 to 15-30 on a site with very little storage space – a large number of storage bins would be unsightly
- because there is no back lane the pickups occur on Varsity Estates Drive further limiting parking and visibility on this roadway

South Shaganappi Local Area Plan

1. The Varsity community consistently opposed the designation of Neighbourhood Flex in the South Shaganappi Local Area Plan throughout the planning process as it was highly inappropriate for the area. We remain strongly opposed to this classification which we feel isn't reflective of the community context and the community will be requesting amendments to the SSLAP in 2026 to correct this. We will be requesting amendments to the SSLAP to correct these grievous errors.

2. There is a significant amount of high and medium density development in the immediate area which provides a wide variety of owned and rental housing of varying price points including

attainable and affordable housing. There are more multi-family dwelling units than single family homes in this part of Varsity. In fact, according to the City's website, only 45% of dwelling units in all of Varsity are single family homes. It is crucial that the integrity and stability of this neighbourhood be maintained.

3. It is important to preserve the integrity of the unique contiguous single-family area known as Varsity Estates. Two cul-de-sacs (VE Court and 100 VE Place) and 3 homes on Varsity Estates Drive should not be separated from the rest of the Varsity Estates community by an artificial planning boundary in the local area plan. The natural dividing line between the high density development south of the Dalhousie LRT Station and the low density single family area to the west is 53rd Street. Both cul-de-sacs should be designated as Neighbourhood Local along with their neighbours. There is a very large amount of high and medium density development (built and approved to be built) in the immediate vicinity that is much closer to the LRT station.

Requested Recommendation

- If years down the road, this area would be finally ready for redevelopment, it would make more sense to comprehensively develop the entire cul-de-sac and nearby homes on Varsity Estates Drive to a greater height and density than 3 storeys. Piecemeal redevelopment of individual lots to rowhouses doesn't accomplish the City's goals for densification or affordability and it actually prevents better future development to a higher density at a time when it might be suitable.

- Rowhouses are a discretionary use that are not appropriate in all locations. This was acknowledged and stressed several times by members of Council during the debate on blanket rezoning.

- The Planning Department has discretion when they evaluate development permits for rowhouses. Please use your discretion to refuse DP2025-05349.

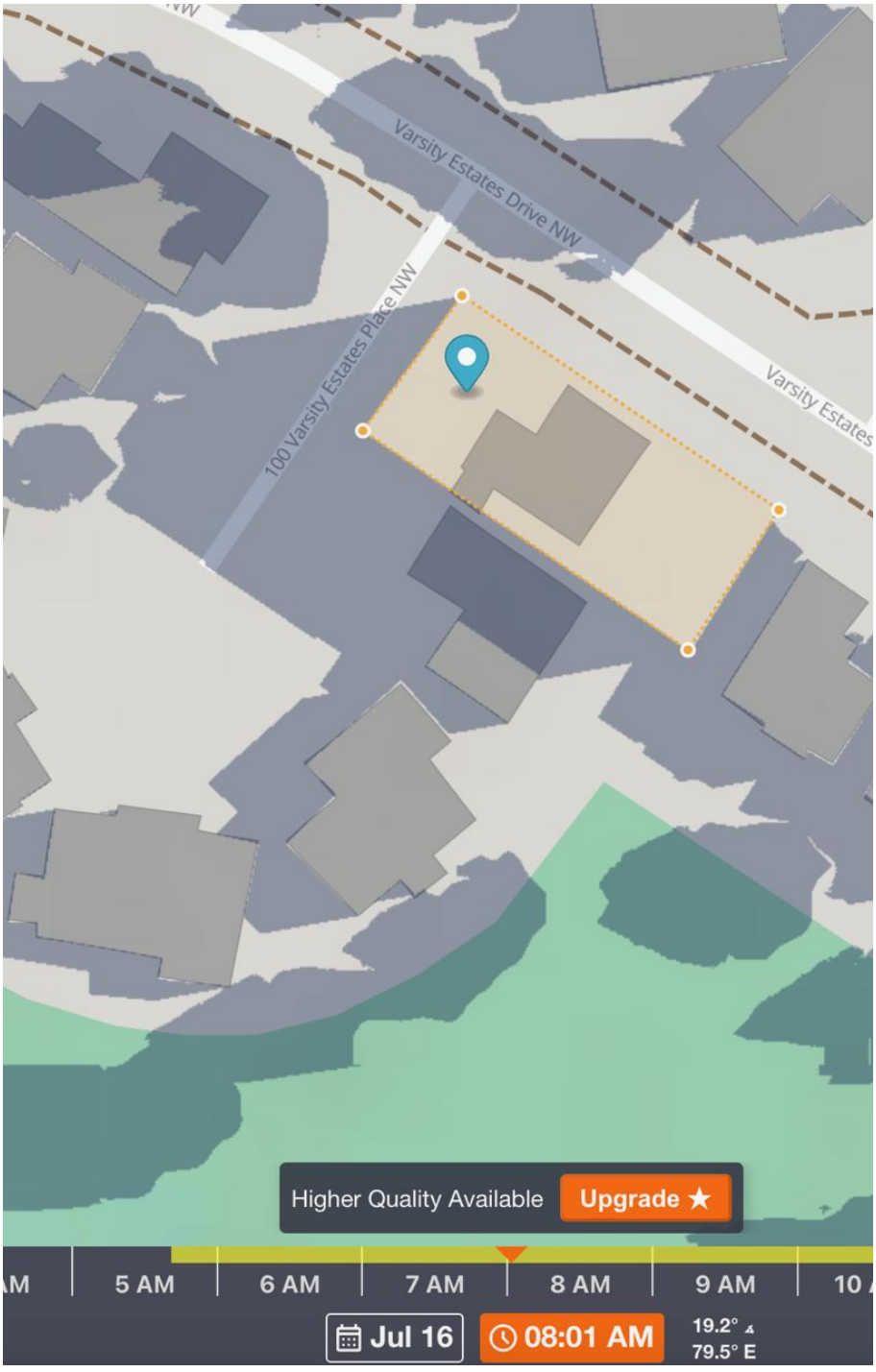
- ***We respectfully request refusal of the application for a Rowhouse Building (2 buildings) at 132 Varsity Estates Place NW.***

ATTACHMENTS

Appendix A – Shadow Study
Appendix B – Background Information - Excerpts from Varsity Community Association Submission to Council re: SSLAP – March 4, 2025

LOC2025-0141 - Appendix A
132 Varsity Estates Place Shadow Study

Morning Shadow Impacting Neighbour to the South



LOC2025-0141 - Appendix A
132 Varsity Estates Place Shadow Study

Evening Shadow Impacting Neighbour to the East



APPENDIX B - LOC2025-0141 – Background - Excerpts from SSLAP Submission

132 Varsity Estates Place

It is important to note that throughout the 2.5 year planning process for the South Shaganappi Local Area Plan (SSLAP), the Varsity Community Association (VCA) **strongly opposed** the designation of 100 Varsity Estates Place, a portion of Varsity Estates Drive, and Varsity Estates Court as anything other than Neighbourhood Local. There is no sound planning rationale for designating this area as Neighbourhood Flex and the VCA will be urging Council in 2026 to amend the SSLAP to correct this inappropriate designation. We have included excerpts from our submission to the SSLAP for background information.

Excerpts from the Varsity Community Association Submission regarding the South Shaganappi Local Area Plan dated March 4, 2025:

Introduction

The Varsity Community Association appreciates the opportunity to comment on the final draft of the South Shaganappi Communities Local Area Plan. We would like to thank Calvin Chan and his entire team for their professionalism and hard work on the Plan.

We are supportive of increasing density around LRT stations and Activity Nodes and Corridors such as Market Mall but we believe changes to urban form and building scale need to be done with great care and attention to detail to enhance the community while respecting existing homes as well as the limitations of road infrastructure to support increased traffic generation.

It is important to have a sensitive transition from low density residential development to higher density development, particularly with respect to height. Sensitive transitions will reduce overshadowing and allow community members to protect the special character of Varsity including the mature tree canopy. Therefore, the existing context needs to be respected and there needs to be a balance between increasing density, massing, and height and preserving the highly valued existing low density residential areas within Varsity.

We would like to suggest some amendments to the Plan that takes into account the unique circumstances in the Varsity community in order to ensure the best possible future development.

Background

Varsity is a stable, diverse, dynamic, thriving community which already demonstrates many of the goals in the Municipal Development Plan and other planning policies. Varsity has a population of 12,000 in over 5,400 dwellings, 55% of which are multi-family units in comparison to the city average of 45%. Unlike many other communities, Varsity has experienced population growth as

shown in Attachment 2. Varsity has a wide variety of housing types at all price points including attainable, affordable housing, and market and subsidized seniors housing. Varsity has 38% renter households compared to the City average of 31%. We have a wide variety of commercial businesses, amenities, schools, and 2 LRT stations. Our parks and mature tree canopy are extremely important to Varsity residents.
The life cycle experienced by most communities is not Varsity's reality. Our community was developed over several decades from the early 1960s up to the early 2000s with several additional new developments since that time including the Groves of Varsity and the 4 storey affordable apartment building at the fire hall on 32 Avenue. There has been a gradual, continuous turnover and updating of homes from long-time homeowners to new families. We have not experienced a population decline and our schools and businesses have been thriving over the years. The majority of the housing stock is in excellent condition.

I would refer you to the Attachments for more detailed background information on the community of Varsity.

It is important to identify where redevelopment makes sense within the 30 year time frame of a local area plan. Forward planning needs to be thoughtful and pragmatic. There's no point identifying a quiet residential street with homes in excellent condition for future apartment buildings. This type of redevelopment is unlikely to happen in comparison to other sites within the community that are more suitable. However, being designated for higher density can precipitate a slow decline of the street.

Instead of increasing predictability, this type of designation actually increases uncertainty and destabilizes the affected streets. Realtors have advised that prospective purchasers will be more willing to spend money on a home on a street that is not designated as a future apartment building as it would be safer than investing in a home where the context may change significantly. Not only does this uncertainty reduce the desirability of a street and affect sale prices, it discourages investment in those homes. For existing home owners on an affected street, decisions to make renovations, improve landscaping, install solar panels, or even spend money on regular maintenance become fraught with anxiety and indecision. If there is risk of a negative impact on their home from nearby redevelopment or a deterioration of other homes on their street as neighbours hesitate to invest in their homes, property values and quality of life could be adversely affected.

The Local Area Plan should demonstrate a vision that respects the existing context with great attention to detail in each and every community.

Infrastructure

The City states that existing infrastructure and amenities can handle increased density. Specifically, the City states that: "Most mature communities, especially those built prior to 1980, are below their historical peak population, so most communities are already designed to handle

more people than live here today. Due to the decline in population and higher efficiency houses being built, there is now infrastructure capacity. This includes roads, transit stops, water and wastewater management, etc. to handle more types of housing."

As noted previously, Varsity is not below its historical peak population but has instead maintained peak population levels. Increases in population will inevitably require significant investments to upgrade and modernize local infrastructure.

The DA Watt Traffic Study conducted in 2007 for the Varsity Land Use Study provides a detailed analysis of the impact of future redevelopment of the lands south of the Dalhousie LRT station. Since it would be extremely difficult to increase the capacity of the roads in the area, the maximum densities that can be accommodated in this area have been established and this should be respected. See excerpts from the VLUS in Attachment C.

The Traffic Study states: *"In conclusion, traffic generated by redevelopment of the Varsity Land Use study area to its maximum potential (as governed by the maximum F.A.R. within the guiding policies) can be supported by the surrounding road network with improvements along Varsity Estates Drive and 53 Street. As select intersection movements are at capacity, no additional land use over and above the maximum F.A.R., can be supported by the surrounding road network within the context of Transit Oriented Development."*

Higher density development can strain the ability of City infrastructure to handle the increased load. Therefore, careful evaluation will be required with each proposed redevelopment project. Traffic studies and shadow studies are essential to ensure roads can accommodate the traffic generated by increased density and to preserve the quality of life for homeowners and park users.

ADDITIONAL COMMENTS AND RECOMMENDATIONS ABOUT SPECIFIC AREAS OR STREETS WEST OF SHAGANAPPI TRAIL

Area South of Crowchild Trail & Dalhousie LRT Station:

The policies contained in the Varsity Land Use Study should be incorporated into the South Shaganappi Local Area Plan. The proposed density needs to be reduced in order to accommodate manageable traffic volumes.

The Groves of Varsity has been developed with two 12 storey buildings, one 8 storey building, one 6 storey building (The Manor seniors' residence), and one 4 storey building (commercial). Crowchild Square has been rezoned for 12 storeys.

The Bow Valley Church is identified as Neighbourhood Flex with a height of up to 26 storeys. The DA Watt Traffic study indicated this density would overwhelm adjacent roadways and the height should be reduced to 12 storeys. Excerpts from the Varsity Land Use Study can be found in Attachment 1.

Varsity Land Use Study

The Varsity Land Use Study, a non-statutory plan, which was approved in 2007 has clear policies for the lands south of the Dalhousie LRT Station, excerpted as follows:

"Policy 4 - The highest buildings should be located immediately adjacent to Crowchild Trail NW and shall be no higher than 12 storeys. The height of buildings should progressively step down in a southward direction from Crowchild Trail NW to a height limit of 8 and then 4 storeys (Refer to Plan 3).

Policy 5 - Developments immediately fronting Varsity Estates Drive NW and 53 Avenue NW should be no more than 4 storeys high. Buildings should be set back a minimum of 5 metres from the property line at these frontages.

Policy 6 - Development immediately fronting onto Valencia Road NW or the Park Space east of the study area should be no more than 3 storeys high. Buildings should be set back a minimum of 6 metres from the property line at these frontages.
Policy 7 - A shadowing study shall be provided when required by the Approving Authority. Planning applications should not be approved for proposals which, in the opinion of the Approving Authority, have an unreasonable shadowing impact on surrounding areas.

Policy 26 - Planning applications should not be approved where, in the opinion of the Approving Authority, proposals are likely to generate vehicle movements which cannot be satisfactorily accommodated by the road network."

The DA Watt Traffic Impact Study is attached to the VLUS as "Appendix 2 – Transportation Study" and clearly indicates that the density and heights proposed in the SSLAP are excessive and will overwhelm the existing transportation network. There has been extensive research in Canada and the USA regarding the negative impact of air and noise pollution from high traffic volumes. In addition, traffic congestion can create safety issues for residents and especially seniors and children in Varsity.

Recommendations:

1. **As the Local Area Plan replaces all existing planning policy documents in the plan area, we would like the policies of the Varsity Land Use Study to be incorporated into the Local Area Plan.** We note in particular that a maximum height of 3 storeys and generous setbacks are indicated where there is an impact on low density residential housing and parks.

2. **That the church site at 5300 – 53 Avenue NW be changed from High to Mid in Building Scale Map 4.**

Area North of Crowchild Trail:

It is important to note that there is a large amount of land available for future redevelopment north of Crowchild Trail at the Dalhousie LRT Station. If increasing density at this LRT station is to receive comprehensive, thoughtful planning, this area should be included in the discussions. This area has much better access and egress than south of Crowchild Trail including a right-in/right-out directly off Crowchild Trail and 4 lane divided roads to the north (Dalhousie Drive) and west (53 Street) of the site. The access onto Dalhousie Drive is a signalized intersection.

It is important to recognize that the amount of density south of Crowchild Trail is limited by an unusual road network that was a retrofit from changing transportation plans in the 1960s (the abandonment of a through road to Silver Springs on 40 Avenue). The maximum density that can be accommodated in Varsity close to the LRT station was determined by a DA Watt Traffic Study done in 2007 and attached to the Varsity Land Use Study. A much greater amount of density on a larger parcel of land can be accommodated north of Crowchild Trail and a similar study should be conducted in Dalhousie.

We believe Dalhousie and Brentwood should have been included in this local area plan. For future LAPs, we would recommend that all communities surrounding an LRT station or activity centre should be included to allow for comprehensive planning.

Redevelopment Projects Close to Varsity

In addition to two new 15 storey apartment buildings in Dalhousie, it is important to note there are many mixed-use projects that have been approved in close proximity to Varsity, some of which are nearing completion. This includes University District (200 acres), Northland Mall (two 6 storey apartments plus commercial), Stadium Shopping Centre (14 storey residential tower and 8 storey medical office building), and the University Innovation Quarter (76 acres).

Varsity Estates Village (Silvera for Seniors), 5200 – 53 Avenue NW
(refer to page 3)

The existing two storey townhouses owned by Silvera are subsidized housing units for low income families and are located on the west side of the Varsity Ravine Park. They are identified as Neighbourhood Flex with a height up to 12 storeys. This height would overshadow the park and regional bicycle and pedestrian pathway immediately to the east. As the asphalt pathway is on a steep slope in this location where it connects to the pedestrian overpass over Crowchild Trail, icing is a significant safety concern.

Any redevelopment on this site should be a maximum of 6 storeys at the western and northern edges and needs to step down to a maximum of 3 storeys at the eastern and southern edges. It is important to create a sensitive transition to the single family homes on Valencia Road and Valencia Place and the two storey townhouses south of 53 Avenue.

A shadow study must be required for future development applications to ensure there is no overshadowing of the pathway and park.

Requested Amendment to the Plan:

Change the Building Scale Map (Map 4) from Mid (up to 12 storeys) to Limited (maximum of 3 storeys) on the east and south property lines, Low-Modified (up to 4 storeys), in the middle of the site, and to Low (maximum of 6 storeys) on the west and north portions of the site.

As this site is at the end of a dead-end road with no direct access to Crowchild Trail, the Urban Form Category (Map 3) should be changed from Neighbourhood Flex which is more commercially-oriented to Neighbourhood Connector which is more oriented to residential development while still allowing some commercial uses.

In Section 2.5.4.4. Dalhousie Station Area, this site should be down in mauve as opposed to dark purple. It should be shown in the Dalhouse Transition Zone not in the Dalhousie Core Zone.

The following policies contained in the Varsity Land Use Study should be incorporated into the SSLAP.

Varsity Land Use Study

The Varsity Land Use Study, a non-statutory plan, which was approved in 2007 has clear policies for the lands south of the Dalhousie LRT Station, excerpted as follows:

Policy 6 - Development immediately fronting onto Valencia Road NW or the Park Space east of the study area should be no more than 3 storeys high. Buildings should be set back a minimum of 6 metres from the property line at these frontages.

Policy 7 - A shadowing study shall be provided when required by the Approving Authority. Planning applications should not be approved for proposals which, in the opinion of the Approving Authority, have an unreasonable shadowing impact on surrounding areas.

Varsity Estates Court

Single family cul-de-sac and part of a continuous low density residential area with 12 large, well-maintained homes. It has been identified as Neighbourhood Flex with a height of 6 storeys. A modifier is essential to ensure the entire cul-de-sac is redeveloped as one unit property without isolating individual homes. The access point for a new building would need to be moved further west onto Varsity Estates Drive to avoid conflict with the T-intersection. A multi-storey building would create undesirable massing for the homes across Varsity Estates Drive to the south. **It**

would be more appropriate for this cul-de-sac to be designated Neighbourhood Local with a maximum height of 3 storeys.

100 Varsity Estates Place

This is a single family cul-de-sac and part of a continuous low density residential area with 8 large, well-maintained homes. It has been identified as Neighbourhood Flex with a height of 6 storeys. At a minimum, a modifier would be essential to ensure the entire cul-de-sac is redeveloped as one unit without isolating individual homes. **It would be more appropriate for this cul-de-sac to be designated Neighbourhood Local with a maximum of 3 storeys.**

Varsity Estates Drive (north)

These are 3 single family homes that are a part of a continuous low density residential area with large, well-maintained homes. They have been identified as Neighbourhood Flex with a height of 6 storeys. **It would be more appropriate to be identified as Neighbourhood Local with a maximum height of 4 storeys. A modifier is essential to ensure all three homes are redeveloped as one unit without isolating individual homes.**

Cathedral Manor Estates, Varsity Estates View

This is a 3 storey subsidized residence built in 1982 with 115 units for independent low-income seniors. It provides parking for those seniors who are driving and is heavily treed with a large garden. The walking distance to the Dalhousie LRT Station is 16 minutes which is outside the 5-10 minute desired walking time. It is bordered by Crowchild Trail and sound attenuation barrier to the north with single family homes on the other three sides and its access is off a quiet residential street. It has been identified as Neighbourhood Flex with a height of 6 storeys. This building is unlikely to deteriorate sufficiently within 30 years to warrant replacement and it provides a valuable and unique type of housing in the community which is well integrated with the low density residential neighbourhood. **This property should be designated Neighbourhood Local with a maximum height of 3 storeys.**

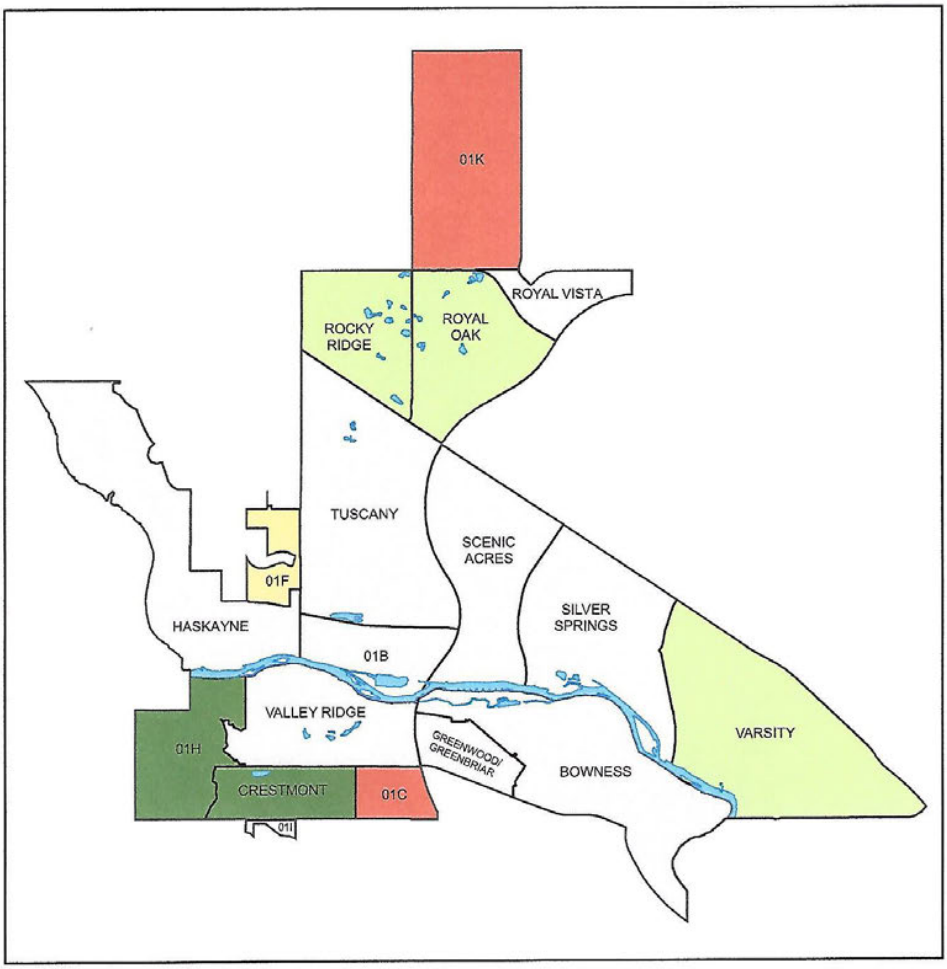
ATTACHMENT 2 –SSLAP - VARSITY SUBMISSION – FEBRUARY 2025

ATTACHMENT C – 2019 CENSUS – POPULATION CHANGE - PAGE 1

Calgary

2019 Census - Population Change

Ward 1 & Community Boundaries



Percentage Population Change
2018 - 2019

- 1 - -1%
- 1 - 5%
- 6 - 10%
- >10%
- -1 - -5%
- -6 - -10%
- >-10%

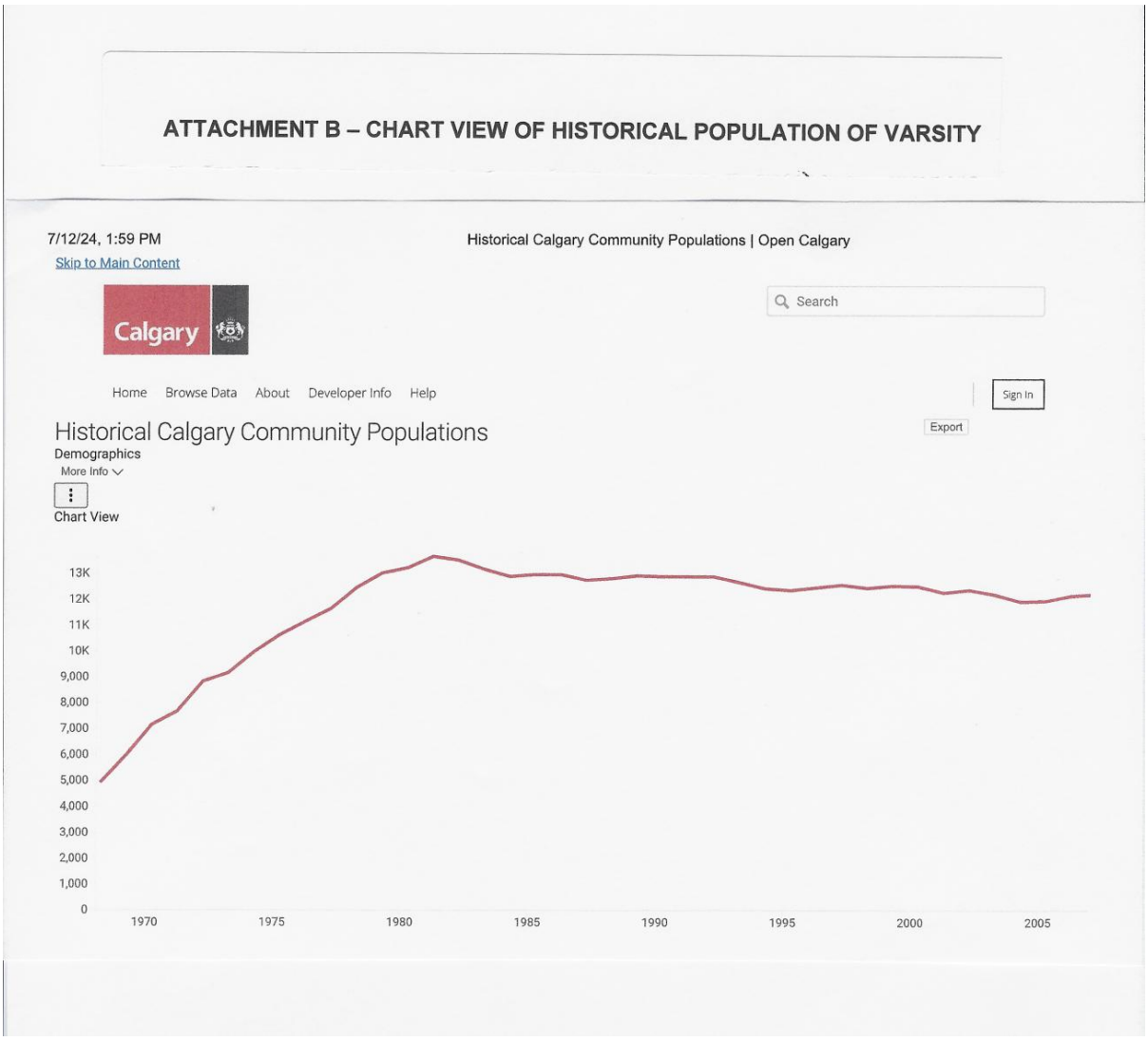
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Date Printed: July 25, 2019 ISC: Protected

40 2019 Civic Census Results

ATTACHMENT 3 – SSLAP – VARSITY SUBMISSION – FEBRUARY 2025



May 26, 2026

City of Calgary
P.O. Box 2100, Stn. M
Calgary, Alberta T2P 2M5

Attention: Reza Bacchus, File Manager

RE: LOC2025-0141 & DP2025-05349 (Amended 2026-04-14) – 132 Varsity Estates Place NW

Dear Mr. Bacchus,

The Varsity Community Association is strongly opposed to the development permit application at 132 Varsity Estates Place NW for a rowhouse building (2 buildings) under H-GO zoning. We are also strongly opposed to the land use redesignation application to the H-GO district, LOC2025-0141.

We held a public information meeting on May 5, 2026. Mr. Lei Wang, Mr. David Andison, Mr. Sumit Sandhu, and Mr. Har Sandhu presented their revised development permit plans for the site. Over 250 people were in attendance and expressed strong opposition to the project.

We have attached a summary of our concerns which includes some background material to fully explain our position on this application.

Please advise us of any changes to the status of the application.

Yours truly,

Jo Anne Atkins

Jo Anne Atkins
Director of Civic Affairs
Varsity Community Association
[redacted]

c.c. Councillor Kim Tyers
Bob Benson, President, Varsity Community Association

Attachment – Summary of Comments (11 pages)

Comments re: 132 Varsity Estates Place NW

LOC2025-0141 – Land Use Redesignation to H-GO

DP2025-05349 – Rowhouse (2 buildings)

Date: **May 25, 2026**

To: **Reza Bacchus, File Manager, City of Calgary**

From: **JoAnne Atkins, Varsity Community Association**

Re: **DP2025-05349 & LOC2025-0141 – 132 Varsity Estates Place NW**
Summary of Concerns & Request for Refusal

Introduction

We note that LOC2025-0141 is being reviewed concurrently with DP2025-05349. Our concerns for each application overlap and will therefore be outlined in this document.

As this development permit has been submitted under H-GO zoning, we understand if the land use redesignation application is refused, that the development permit application will be null and void. If the applicant then wishes to submit an application for a development permit for a rowhouse under R-CG zoning, we understand that this would require a new application with a new DP number and new plans. We note the Development Authority has assessed the development permit application as a discretionary use under H-GO rules.

Detailed Review 2 dated March 5, 2026 states on Page 2: *"The subject parcel is within a Residential – Grade-Oriented Infill (R-CG) land use district. This is a Discretionary Use as per Land Use Bylaw 1P2007. However, there is currently a Land Use Amendment application in progress that proposes to change the subject parcel's land use district from Residential – Grade Oriented Infill (R-CG) District, to Housing – Grade Oriented (HGO) District. As a result,* ***this application will be reviewed against the H-GO District rules****."*

Further, we note that the rezoning application is not tied to plans. (This is a process normally reserved for Direct Control rezoning applications.) Therefore, if the H-GO land use is approved, the plans can be amended including an increase in the number of units. We note that the developer has stated publicly there will be no secondary suites, however, there is nothing preventing those from being added at a later date which could add greater intensity of use and parking requirements.

Public Engagement

Detailed Review 2 dated March 5, 2026 states on Page 3 that due to a large number of letters in opposition: *"The applicant is strongly encouraged to engage in meaningful dialogue with the community."*

Two public meetings have been held on these applications on September 15, 2025 and May 5, 2026. Hundreds of concerned residents attended these meetings (about 500 in September and 240 in May). The residents were consistent and united in their opposition to the proposed rowhouse development for numerous reasons including massing, traffic safety, inadequate parking, loss of mature trees, overlooking, insensitivity to existing homes, etc.

Despite many presentations at the meetings, written letters, and a petition signed by 278 residents, none of the concerns of the community have been addressed by the developer. The only change in the most recent amended plans dated April 14, 2026 was a modification to the driveway pattern as requested by the City. It appears the public meetings were simply a "box to check" and that the residents' concerns have been ignored by the developer.

In 2.3 Creating Great Communities, under Supports, the MDP states: *"Providing citizens with opportunities to become involved in decision-making processes and effectively engaged in shaping their local communities."*

Varsity residents are very engaged and care deeply about their community, however, they are not being listened to and there has been no meaningful dialogue between the developer and the community.

Municipal Development Plan

On page 3 of Detailed Review 2 dated March 5, 2026 it states:

"The following cited policy aligns with the applicant's proposed land use amendment. ***"3.5.3 Established Areas*** *Land Use Policy 3.5.3 a. Encourage modest redevelopment of Established Areas"."*

Varsity residents do not believe the proposal is a "modest redevelopment". They have commented that the building will "stick out like a sore thumb". Also, we note there are many sections of the MDP that are relevant to this application and must be taken into consideration when determining whether a land use designation is appropriate for a specific property.

2.2.4 Complete Communities

Complete communities are vibrant, green and safe places, where people of all ages, incomes, interests and lifestyles feel comfortable and can choose between a variety of housing types and locations in which to live.

Varsity perfectly meets this definition. We have provided more detailed information to support this statement in our previous comments. Varsity currently has a wide range of housing types as can be seen on the attached map (Attachment A).

Policies

v. Distinctive, resilient and attractive neighbourhoods that feature architectural and natural elements that contribute to a local identity, a strong sense of place and in community pride.

The area of Varsity known as Varsity Estates is a very unique and beautiful neighbourhood that meets all of the criteria mentioned above. It is an enclave of large, heavily treed lots with generous front, rear, and side yards (most side yards are at least 8 feet). The overall ambiance is of a country residential neighbourhood. Lot coverage is modest and averages 25-30% resulting in a dense urban tree canopy and extensive soft landscaping. There are no back lanes and the homes have attached front garages. There are several pedestrian pathways behind homes.

The homes were built in the 1970s-1990s and the majority feature traditional architecture. They have been renovated and well-maintained over the years with a few being replaced with new homes that blend well with the existing homes. This area includes 533 single family homes, a 1-2 storey townhouse development called Chateaux on the Green (166 units), two storey townhouse units at 2200 Varsity Estates Drive (16 units), 218 units at Cathedral Manor, a 3 storey subsidized seniors' apartment building, the 2 storey Varsity Execucentre (office space and 3 residential units) and the Silver Springs Golf course and club house. All developments in Varsity Estates have large, landscaped setbacks that serve as buffers for adjacent development.

Nearby is the neighbourhood shopping centre, Crowchild Square, which has been rezoned for 12 storeys of mixed use and the Groves of Varsity which consists of 5 buildings and 508 units (4 storey commercial, 6 storey seniors' residence, and 3 residential towers of 8, 12, and 12 storeys). The existing church and townhouse development to the east are identified for future development of 12-27 storeys. Varsity has significant density located at nodes and corridors. In addition, significant density is being proposed for the LRT parking lot north of Crowchild Trail in Dalhousie.

The population of Varsity has been very stable and has not dropped below the population that was achieved in the 1980s but has steadily increased. The City encourages increased density in established communities to reverse population decline but this is not Varsity's experience. The community is thriving and growing.

The City also encourages redevelopment in established communities as a way to increase the diversity of housing and increase affordability. Varsity has all types of housing at all price points including affordable housing, subsidized seniors housing, and attainable housing. 55% of dwelling units are multi-family while 45% are single family. We want to protect the integrity and uniqueness of our single family areas while at the

same time supporting increased density in close proximity to LRT stations and Market Mall. The developer has stated these units will sell for 1.2 million each. This does not add affordable units to the community and risks reducing the property values of adjacent homes through damage to their quality of life. This proposal would be more appropriate in another location.

2.2.5 Strong Residential Neighbourhoods

Intensification should be accommodated within existing communities in a sensitive manner.

The City promotes infilling that is sensitive, compatible and complementary to the existing physical patterns and character of neighbourhoods.

Encourage growth and change in low-density neighbourhoods through development and redevelopment that is similar in scale and built form…

The proposed land use and development is NOT sensitive, compatible or complementary to the existing physical pattern or to the character of the neighbourhood. This development is not similar in scale or built form. It towers over adjacent homes and fills the lot removing several mature trees which cannot be replaced. There is no buffer between the building and adjacent homes. For the home to the west, a 1.2 metre side yard replaces a heavily treed spacious back yard. The is 12 metres which is more than twice as high It extends far in front of both adjacent homes. The combination of lot coverage and 12 metres in height with cantilevers creates a very blocky, industrial looking building. Many residents have expressed the view that the proposal is very unattractive and top-heavy.

This is the crux of the issue. Varsity residents highly value the qualities of the neighbourhood and they will be the ones affected by this development. They believe this development will be very negative for the neighbourhood and in particular the adjacent homes. Varsity residents are the ones who will be living with the consequences of this development while the developer moves on to other communities. The affected residents are the best judge of compatibility and they resoundingly oppose this development.

2.3.2 Respecting and Enhancing Neighbourhood Character

Objective

Respect and enhance neighbourhood character and vitality.

The identity and character of a neighbourhood is a function of how people interact with the history, built form, landscape, and visual qualities. This interaction defines how people feel about a neighbourhood as a place.

Attention must be paid to ensuring that appropriate local context is considered when planning for intensification and redevelopment.

Varsity residents believe the proposal will detract from neighbourhood character and vitality. They do not believe the developer has shown respect for Varsity Estates and in particular for the immediately impacted neighbours. Other communities may welcome a development of this type but Varsity residents believe it is very inappropriate in this location.

Policies

Ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern.

Varsity residents do not agree that this development complements the established character of the area. There definitely is a dramatic contrast between the H-GO land use and rowhouse buildings and the existing streetscape on the cul-de-sacs of Varsity Estates Place and Varsity Estates Court and the homes on Varsity Estates Drive.

Ensure that the preparation of local area plans includes community engagement early in the decision making process that identifies and addresses local character, community needs and appropriate development transitions with existing neighbourhoods.

We will discuss the LAP in more detail below but in our opinion the engagement process was seriously flawed and did not respect the community's perspective. This has been confirmed by the recent KPMG report that was critical of the City's engagement processes. This cul-de-sac should have been identified as Neighbourhood Local.

H-GO is not a gentle transition in this location and it will destabilize the immediate area due to the negative impact on nearby homes.

2.3.7 Foster Community Dialogue and Participation in Community Planning

Varsity residents feel their concerns are being ignored by the developer and that this property is not an appropriate location for H-GO. There has been no collaboration.

The MDP encourages increased density in established communities but only if it is sensitive to the existing context.

We request that the Development Authority use their discretion and recommend refusal for both the land use and development permit applications.

2.2.2 Transit Supportive Land Use Framework

Objective

Establish a land use framework that optimizes population and job growth within walking distance of transit.

This is being accomplished through redevelopment and increased density at the parcels of land that were identified in the Varsity Land Use Study and later the SSLAP. The dividing line between the mixed use, high density development and the single family residential area is 53 Street and Varsity Estates Drive as illustrated on the attached map. Any encroachment of higher intensity development is disruptive to the integrity of the single family community.

Distance

People are most likely to use public transit if it is accessible and convenient for their travel needs. Higher-density development should be focused closest to transit, within a distance that a rider is most likely to walk. This is typically a five minute walk, focused within a 400-metre distance. A compact urban form focused around transit promotes greater mobility choices. Local area plans will determine areas appropriate for intensification

According to Google Maps 132 Varsity Estates Place is 700 metres walking distance from the Dalhousie LRT Station and takes 9 minutes. This is outside the goal of a 5 minute walk. There are a large number of dwelling units closer to the LRT station including 508 at the Groves of Varsity, 39 in the Silvera townhouses, and many more to be developed in the future on both the Varsity and Dalhousie sides of the LRT station..

3.5.3 Established Areas

The Established Area comprises residential communities that were planned and developed between the 1950s and 1990s. They are primarily residential communities containing a mix of low and medium-density housing with support retail in relatively close proximity. The road network is a blend of modified-grid and curvilinear. These are stable residential communities with limited redevelopment potential over the next 30 years. Populations have declined from their peak and housing stock is generally in good condition.

Varsity Estates was built from the 1970s to the 1990s. The area contains a mix of commercial, multi-family, and single family development with density concentrated in close proximity to the Dalhousie LRT station. The single family area is a very stable, well-defined pocket of country residential estate style homes in excellent condition. The road network is curvilinear with many cul-de-sacs and crescents. There are no back lanes but some areas have pedestrian pathways behind homes. Many houses back onto the Silver Springs Golf Course including 100 Varsity Estates Place and Varsity Estates Drive.

Land Use Policies

a. Encourage modest redevelopment of Established Areas.

See our response on Page 2 above.

b. Redevelopment opportunities should be focused on the Neighbourhood Activity Centres, though changes to other sites may provide opportunities for redevelopment over time.

Redevelopment and increased density has focussed on the Neighbourhood Activity Centre immediately northwest of this parcel which is closer to the LRT station.

c. New developments in Established Areas should incorporate appropriate densities, a mix of land uses and a pedestrian-friendly environment to support an enhanced Base or Primary Transit Network.

Increasing a parcel from one single family home to H-GO with an FAR of 1.5 is not appropriate and will have a very negative impact on nearby homes. The developer can find many parcels more suited to H-GO development but adjacent neighbours cannot easily move and would likely find it hard to sell their homes for their current value.

Higher densities and a mix of land uses that are transit supportive are provided at the Neighbourhood Activity Centre across 53 Street from this site.

Land Use Bylaw 1P2007

Discretionary Use Development Permit Application

35 When making a decision on a ***development permit*** for a ***discretionary use*** the ***Development Authority*** must take into account:

a. any plans and policies affecting the ***parcel***;
a.1. ***climate mitigation*** and ***climate adaptation****;*
b. the purpose statements in the applicable land use district;
c. the appropriateness of the location and ***parcel*** for the proposed ***development***;
d. the compatibility and impact of the proposed ***development*** with respect to ***adjacent development*** and the neighbourhood;
e. the merits of the proposed ***development***;
f. the servicing requirements;
g. access, parking and transportation requirements;
h. vehicle and pedestrian circulation within the ***parcel***;
i. the impact on the public transit system; and
j. sound planning principles.

The Varsity Community Association believes the proposal is not supported by:
Section 35 (a.1) due to loss of tree canopy and increase in impervious surfaces;
Section 35 (c) due to its location on a cul-de-sac of single family homes;
Section 35 (d) due to its extremely large building envelope and massing; increase in intensity of use and parking; top-heavy, modern architecture lacking articulation and

unattractive building design; lack of buffer between the building and the two adjacent single family homes (1.2 metres); overlooking; the lack of soft landscaping and trees;
Section 35 (e) due to the fact the development does not add value to the neighbourhood;
Section 35 (f) due to increased congestion for waste management and potential impact on infrastructure;
Section 35 (g) due to inadequate parking, lack of a back lane, the addition of 4 driveways accessing a busy street close to a very busy intersection that will get busier with future redevelopment of Crowchild Square, the negative impact on safety for pedestrians, cyclists, and motorists;
Section 35 (h) due to the fact using the driveway for parking will create tandem parking which is inconvenient for residents and will increase the use of the driveways for access across a busy sidewalk;
Section 35 (j) due to the fact that the proposed development will have a very negative impact on adjacent homes and does not respect the principles of the Municipal Development Plan and other policy documents.

We understand the Planning Department often has a different view of what is appropriate on a particular parcel, however, the residents who are affected have been very clear that they believe this development is uncharacteristic of Varsity Estates and will have a negative impact on their quality of life.

These planning documents guide redevelopment. A landowner does not have an automatic right to rezone their land or to build a rowhouse. Context matters and discretion must be used.

South Shaganappi Communities Local Area Plan

The South Shaganappi Communities Local Area Plan (SSLAP) was approved on March 4, 2025. Bob Benson, President of the Varsity Community Association (VCA) and JoAnne Atkins, Director of Civic Affairs for the VCA were members of the Working Group. We have direct knowledge of the discussions and decision making process for the LAP. We have consistently remained opposed throughout the process to the designation of 100 Varsity Estates Place and Varsity Estates Court as Neighbourhood Flex. There was no compelling rationale for this designation and we believed it should remain part of the single family neighbourhood. The dividing line between the commercial/mixed use area is 53 Street at the 3 way stop.

The intention of the planners who were involved with the SSLAP as explained to us was that this designation would allow a mixed use development to occur many years down the road once the housing stock had aged by replacing all the homes on the cul-de-sac with an apartment building that would have underground parking and one access point onto Varsity Estates Drive.

It was never intended to use the Neighbourhood Flex designation for patchwork rowhouse development. Neighbourhood Connector was the designation generally used for H-GO development and Neighbourhood Local was the designation generally used

for R-CG which included single family to rowhouse development (blanket rezoning was in effect during this process).

Council has expressed their intention to amend the recently approved local area plans to take into account the repeal of blanket rezoning. We will be requesting a change to the designation of this cul-de-sac at that time.

Detailed Review 2 dated March 5, 2026 states on Pages 3 & 4:

South Shaganappi Communities Local Area Plan (Statutory – 2011)

According to the South Shaganappi Communities Local Area Plan's Urban Form Map (Map 3), the subject parcel is located within the Urban Form category Neighbourhood Flex. Urban form categories direct land use and built form in the South Shaganappi Communities. The Housing- Grade Oriented (H-GO) District can be designated on parcels located within a Neighbourhood Flex Urban Form category.

*The **Low** Building Scale Modifier applies to the subject parcel and accommodates developments that are six stories or less.*

The subject parcel is located within the Dalhousie Transition Zone. The LAP envisions this area will provide diverse housing types and choices for residents of different ages and lifestyles.

We note this is a policy document that provides guidance but does not confer a guarantee of development when other policies and the specifics of the proposal are taken into account. It states the H-GO District "can" be designated – not "should" be designated in Neighbourhood Flex.

2.5.4.4 Dalhousie Station Area

The subject parcel is also located within a cul-de-sac (100 Varsity Estates Place NW). The following cited policy provides direction for developments located within a cul-de-sac.

2.5.4 Transit Station Areas

Transit Station Areas Policy 2.5.4 q.

Development located within a cul-de-sac that is not grade-oriented and greater than three storeys should:

i. be comprehensively planned and consolidate parcels within the cul-de-sac for greater development potential;

ii. incorporate road closure of the cul-de-sac;

iii. provide building stepback at the third storey or below along the shared property line or lane with Limited Scale modifier; and,

iv. explore opportunities to provide publicly accessible open space that integrates with the existing community

This further clarification of policy in the SSLAP shows that redevelopment of cul-de-sacs was intended to happen as a comprehensive development including ALL parcels.

Approving H-GO on one parcel on this cul-de-sac essentially **prevents** a higher level of mixed use density from occurring in the future.

Parking Requirements

In this location there is very little available on-street parking. There is no parking close to the 3-way stop sign at the intersection of 53 Street and Varsity Estates Drive. There are three existing driveways between this property and the 3-way stop. Across Varsity Estates Drive is a bus stop. There is very little parking available in between driveways on the cul-de-sac.

During the repeal of blanket rezoning, Administration submitted a parking policy that recommended 1 stall per unit for homes built after 1960. That would include this area. The Development Authority has the discretion to make 1 stall per unit a condition of approval. This would preclude the possibility of secondary suites on this parcel which would worsen parking congestion. There is insufficient on-street parking in the area to support this development.

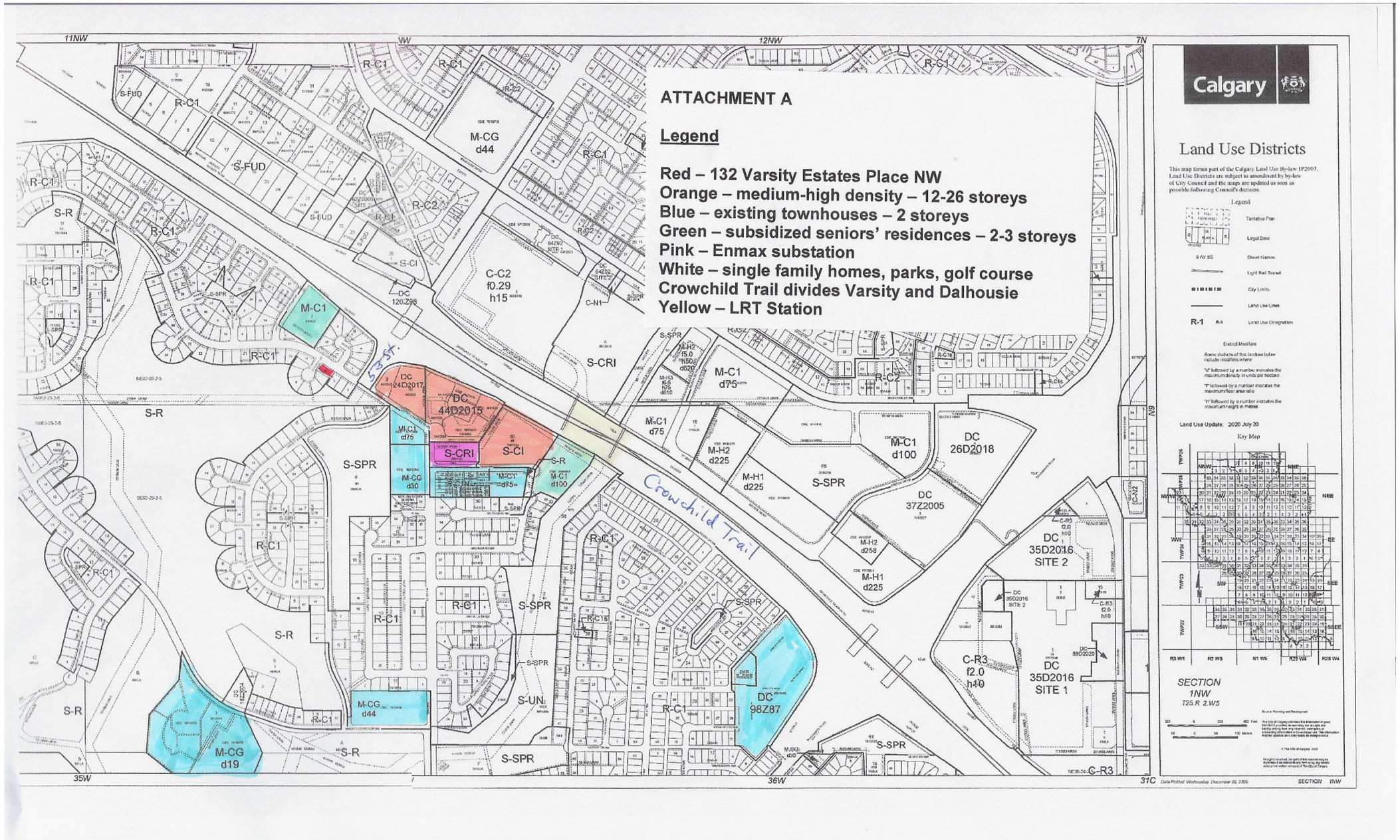
Conclusion

There was recognition during the election that the majority of Calgarians did not believe rowhouses were compatible with single family homes and that they needed to be evaluated on a case by case basis. Context matters. In response to public opinion and the negative impact on nearby property owners, Council is adjusting the rules for rowhouses by reducing height and lot coverage, etc.

The right of a landowner to make a profit through redevelopment does not outweigh the rights of nearby landowners to quality of life and preserving their own property values. Priority should be given to the protection of established residential neighbourhood character.

This project does not deserve a rubber stamp of approval. **Given all relevant factors, we request that this land use redesignation application be recommended for refusal and that the development permit be refused as well.**

ATTACHMENT A – LAND USE MAP OF VARSITY ESTATES


ATTACHMENT A
Legend
Red – 132 Varsity Estates Place NW
Orange – medium-high density – 12-26 storeys
Blue – existing townhouses – 2 storeys
Green – subsidized seniors' residences – 2-3 storeys
Pink – Enmax substation
White – single family homes, parks, golf course
Crowchild Trail divides Varsity and Dalhousie
Yellow – LRT Station
Crowchild Trail
53 St.
Calgary
Land Use Districts
SECTION 1NW T25 R 2W5

Outlook

Re: [External] Question on DP2025-05349

From Bacchus, Reza <Reza.Bacchus@calgary.ca>
Date Fri 10/10/2025 11:25 AM
To Craig DeBellefeuille [redacted]

Good Morning Craig,

Thank you for the follow-up and questions.

Please note this application is currently in circulation among the Development Applications Review Team (DART), the result of which is a Detailed Review (DR) document. The DR is a document that contains all the comments from the various DART team members. It lists any conditions that may be placed on the permit as well as any Prior to Decision or Prior to Release requirements. The document is a continual work in progress — any of the DART team members may go in and update or change their comments accordingly.

The review of this application will be done with many of the concerns raised from the associated Land Use Amendment application in mind, including access on and off the site from Varsity Estates Drive NW. That being said, the concerns regarding access were focused on the intersections at:

1. Varsity Estates Drive NW and Varsity Estates Close NW;
2. Varsity Estates Drive NW and Varsity Estates Place NW.

Please note, because this Development Permit (DP) is reliant on the proposed Land Use Amendment, the DP cannot be approved until the Land Use Amendment is approved. And the Land Use Amendment application is also currently in progress.

I hope this helps clarify what is happening.

Best Regards,
Reza

Reza Bacchus
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Planning and Development Services - Community Planning
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E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: Craig DeBellefeuille [redacted]
Sent: 09 October 2025 4:24 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Subject: [External] Question on DP2025-05349

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Report Suspicious

Hi Reza,

Reaching out to get some colour on this development application.

It was my understanding that the city Mobility Engineer had determined that the ingress/egress for this project could not be onto Varsity Estates Drive, yet the rendering shows this to be the case. I ask as I believe that there were some serious concerns about this given the proximity of the intersection at 53rd Street and the bend in Varsity Estates Drive NW immediately to the West of the project.

Apologies if the information I have is out of date.

Craig DeBellefeuille
204 Varsity Estates Terrace NW
[redacted]

Outlook

Re: [External] DP2025-05349

From Bacchus, Reza <Reza.Bacchus@calgary.ca>
Date
To [redacted]

Good Afternoon Brian,

Thank you for your thoughtful comments.

Your concerns regarding the proposed development's potential:
- incompatibility with the community's contextual character and architecture
- incompatibility with the Municipal Development Plan's policies regarding development, (i.e., sensitive, compatible and complementary to the existing physical patterns and character of neighbourhoods)
- negative impact on the stability and livability of the cul-de-sac and adjacent streets
- incompatible contextual density and land use
- negative impact on the quiet, peaceful condition of the neighbourhood due to it being the source of excess noise
- incompatibility with the parking capacity in and around the cul-de-sac and along Varsity Estates Drive NW
- worsening of parking and traffic congestion along Varsity Estates Drive NW and at the intersection of 53 Street NW and Varsity Estates Drive NW
- worsening of pedestrian safety along Varsity Estates Drive NW and at the intersection of 53 Street NW and Varsity Estates Drive NW
- negative shadowing impact on adjacent properties
- infringement of neighbours' privacy
- negative impact on adjacent properties' property values
- negative impact on existing mature tree canopy and mature landscaping
- negative impact on the aesthetic of the streetscape
- negative impact on the view from the golf course
- incompatibility with the long-term planning rationale, decades of careful stewardship, and community investment into Varsity Estates

are currently being taken into consideration by the City of Calgary Development Application Review Team (DART) as part of the application review process. Furthermore, all of the concerns raised from the proposed land use amendment, LOC2025-0141, are also being applied to our review. Please note, the review of this application is still **in progress**.

Also, because this Development Permit (DP) application is reliant on the proposed Land Use Amendment, the DP cannot be approved until the Land Use Amendment is approved. And the Land Use Amendment application is also currently **in progress**.

If, for argument's sake this DP application is eventually approved, a public notice regarding the development approval will be published. Anyone deemed to be affected by the approval will have an opportunity to appeal the decision in front of the Subdivision and Development Appeal Board. Further information regarding the appeal process can be found at https://www.calgarysdab.ca/home.html

I encourage you to remain engaged throughout this process.

Best Regards,
Reza

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Calgary, AB T2P 2M5

From: Brian Donaldson [redacted]
Sent: 30 October 2025 4:13 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Subject: [External] DP2025-05349

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Report Suspicious

Dear Reza,

On behalf of Varsity residents, I am writing to strongly oppose Development Permit DP2025-05349 for 132 Varsity Estates Place NW. The proposed rowhouse is entirely out of character with the established Varsity Estates neighbourhood, which was built as a cohesive, country-residential enclave of large lots, mature trees, and traditional two-storey homes. The proposed three-storey, multi-unit design would stand in stark contrast to its surroundings and fails the Municipal Development Plan's test of being "sensitive, compatible and complementary to the existing physical patterns and character of neighbourhoods."

Beyond aesthetics, this proposal threatens the stability and livability of the cul-de-sac and adjacent streets. A jump from one home to as many as ten units would drastically alter the intensity of use, bringing excess noise, parking congestion, and traffic safety issues on a short, laneless street with limited sightlines. It would overshadow and overlook neighbouring homes, reduce privacy, and erode property values that residents have spent decades maintaining. Realtors confirm such redevelopment introduces uncertainty that discourages reinvestment and destabilizes entire blocks.

Varsity already exceeds city averages for housing diversity, density, and affordability, with a wealth of nearby multi-family options—including the Groves of Varsity, Cathedral Manor, and Silvera townhouses. Additional density here serves no planning purpose and undermines the local context Council pledged to protect. The proposed 60 % lot coverage and 12-metre building height would overwhelm adjacent one- and two-storey homes, eliminate mature landscaping, and degrade the streetscape and views from the golf course.

For these reasons, and given Council's own acknowledgment that rowhouses are a discretionary use not appropriate in all locations, we respectfully urge the Planning Department to exercise its discretion and refuse **DP2025-05349**. Varsity Estates exemplifies thoughtful, long-term planning; approving this out-of-context project would undo decades of careful stewardship and community investment.

Sincerely,
Brian Donaldson
Member, Varsity Community Association, Civic Affairs Committee

Outlook

Re: [External] 132 Varsity Estates Place NW feedback

From Bacchus, Reza <Reza.Bacchus@calgary.ca>
Date Wed 05/11/2025 10:05 AM
To [redacted]

Good Morning Cheryl,

Thank you for your questions and comments regarding Development Permit (DP) DP2025-05349.

To your first question:

> *After reviewing drawings and attending a very informative and large meeting hosted by Varsity community center/Horizon Land Survey (approx 500 people majority opposed) …. it is astounding that this project at 132 Varsity Estates Place NW (cul de sac) is still being considered for this location?*

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. Also, applicants pay a fee for their applications to be considered.

To your second question:

> *I was equally surprised to read that in a letter dated Sept 10, 2025 to Horizon Land Survey that it was aligned with our bylaw?*

The subject parcel is within the community of Varsity and so the South Shaganappi Communities Local Area Plan (SSLAP) applies. According to this Local Area Plan, the subject parcel is located in an area identified as Neighbourhood Flex (see Map 3: Urban Form, page 29). Therefore, the H-GO district can be used. I also understand that the Varsity Community Association "vigorously opposed this designation in the SSLAP".

Your concerns regarding the proposed development's potential:
- incompatibility with the community's contextual character and architecture
- negative shadowing impact on adjacent properties
- infringement of neighbours' privacy
- negative impact on pedestrian and vehicle safety at the intersection of Varsity Estates Place NW and Varsity Estates Drive NW
- negative impact on pedestrian and vehicle safety along Varsity Estates Drive NW and at the intersection of 53 Street NW and Varsity Estates Drive NW
- negative impact on pedestrian (child) safety along Varsity Estates Drive NW due to congestion of waste and recycle bins along Varsity Estates Drive NW

are currently being taken into consideration by the City of Calgary Development Application Review Team (DART) as part of the application review process. Furthermore, all of the concerns raised from the proposed land use amendment, LOC2025-0141, are also being applied to our review. Please note, the

review of this application is still **in progress**.

Also, because this Development Permit (DP) application is reliant on the proposed Land Use Amendment, the DP cannot be approved until the Land Use Amendment is approved. And the Land Use Amendment application is also currently **in progress**.

If, for argument's sake this DP application is eventually approved, a public notice regarding the development approval will be published. Anyone deemed to be affected by the approval will have an opportunity to appeal the decision in front of the Subdivision and Development Appeal Board. Further information regarding the appeal process can be found at https://www.calgarysdab.ca/home.html

I encourage you to remain engaged throughout this process.

Best Regards,
Reza

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Calgary, AB T2P 2M5

From: Chery [redacted]
Sent: Wednesday, October 29, 2025 1:20 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Subject: [External] 132 Varsity Estates Place NW feedback

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Hi Reza:

I am on the civic board for Varsity Community Center.

355

After reviewing drawings and attending a very informative and large meeting hosted by Varsity community center/Horizon Land Survey (approx 500 people majority opposed) …. it is astounding that this project at 132 Varsity Estates Place NW (cul de sac) is still being considered for this location?

A cul de sac configuration is limiting on many levels (parking/blind spots/overall congestion ie. visitors) but especially for this massive scale of a project.

I was equally surprised to read that in a letter dated Sept 10, 2025 to Horizon Land Survey that it was aligned with our bylaw?

It certainly does not meet our Landuse Policy 3.5.3 a.

The following cited policy aligns with the applicant's proposed land use amendment.
3.5.3 Established Areas
Land Use Policy 3.5.3 a.
Encourage modest redevelopment of Established Areas.

It is NOT small scale or compatible with the existing community and does not preserve the character of the established neighbourhood.

This project is a massive block wall that turns its back to the community. The architectural aesthetics of some geometric features does not enhance but emphasizes it is a monstrous box structure encompassing most of the lot.

It casts dark shadows to the neighbours and removes any privacy to enjoy their backyard without the new occupants observing from above through windows or rooftop patio.

This project will intensify the activity in this location to a point of causing safety issues for pedestrians and motorists.

The driveways back onto a major artery and near a T-intersection …placing the driver or the pedestrians at extreme risk.

Garbage collection day will add to the obstacles of blind spots and having children navigate on their way to school (approx. 24 bins lined up)

This project has all the ingredients of substantial hurdles and especially at this cul de sac.

Thank you

Cheryl Fryers

Varsity community Civic board

Outlook

Re: [External] Opposition to Development Application DP2025-05349: 132 Varsity Estates Place NW

From Bacchus, Reza <Reza.Bacchus@calgary.ca>
Date Wed 05/11/2025 11:36 AM
To [redacted]

Good Morning Shelleyanne,

Thank you for your comments regarding the Development Permit application DP2025-05349.

Your concerns regarding the proposed development's potential:
- incompatibility with the community's contextual character and architecture
- negative shadowing impact on adjacent properties
- infringement of neighbours' privacy
- negative impact on traffic congestion and pedestrian, cyclist, and vehicle safety along Varsity Estates Drive NW
- negative impact on traffic congestion and safety at the intersection of 53 Street NW and Varsity Estates Drive NW
- worsening of ice and snow build-up along Varsity Estates Drive NW and the sidewalk
- negative impact on neighbouring properties and the community in general
- incompatibility with the real estate market and the current affordable housing issue

are currently being taken into consideration by the City of Calgary Development Application Review Team (DART) as part of the application review process. Furthermore, all of the concerns raised from the proposed land use amendment, LOC2025-0141, are also being applied to our review. Please note, the review of this application is still **in progress**.

Also, because this Development Permit (DP) application is reliant on the proposed Land Use Amendment, the DP cannot be approved until the Land Use Amendment is approved. And the Land Use Amendment application is also currently **in progress**.

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I encourage you to remain engaged throughout this process.

Best Regards,
Reza

SDAB2026-0166

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Calgary, AB T2P 2M5

From: Shelleyanne Hall [redacted]
Sent: 29 October 2025 8:08 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Subject: [External] Opposition to Development Application DP2025-05349: 132 Varsity Estates Place NW

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Dear Reza,

I am writing to you to indicate my opposition to the development application at 132 Varsity Estates Place NW.

The proposed development does not fit in contextually within the neighbourhood; the drawings provided show window screenings covering the windows on the north side of the development that do not fit in architecturally with the homes in the neighbourhood; the tall, narrow boxy design buildings are also not complimentary to, nor reflective of the architectural characteristics of any homes and multi-family developments existing in the community. The height of the buildings is overwhelming to the streetscape and the neighbouring homes, negatively impacting light, privacy and the ability of existing homeowners to enjoy their homes and yards.

The proposed development also creates potential safety concerns for cyclists, pedestrians and vehicular traffic on Varsity Estates Drive. The driveways for the proposed garages will lead to vehicles backing out across the sidewalk, bike lane and onto a major road in Varsity Estates. There is a significant curve on Varsity Estates Drive immediately to the west of the proposed development so cars travelling on the road will not be able to see cars backing out until they get around the corner, the cars backing out will have to be looking for pedestrians, cyclists and vehicles that they don't have clear sight lines to see, and then there is a stop sign in close proximity to the east of the development (Varsity Estates Drive & 53 Street NW). In the winter that section of Varsity Estates Drive is on the snow route and

already tends to have more ice build up than elsewhere; adding in more driveways where there is no area to pile snow and the shadowing created by the height of the buildings will add to the icy conditions on the sidewalks and roadway. Calgarians, also on average, own approximately 1.8 vehicles per household, so it would not be unreasonable to assume that the homes will have insufficient on site parking and will be looking to park in front of other homes on the surrounding streets or within the existing bike lanes creating conflict with cyclists and cars.

This project will do nothing to increase the supply of affordable housing in Calgary. At best, these townhomes will likely be in the $900,000 to $1 million price range per unit when completed (accounting for land, development, finance, and construction costs as well as developer profit). At this time, late October 2025, there are 11 townhomes available in Varsity that range in price from $329,900 to $799,000. The City of Calgary cannot argue that they are adding to affordable housing in Varsity when the new townhomes will be significantly higher in price than townhomes available in the market in Varsity. If the 41 multi-family homes condos currently on the market are also taken to account, which range in price from $179,900 to $799,000, it should be very apparent that Varsity already has a reasonable supply of affordable homes as the cost is substantially less than that of the proposed new build townhouses. The real estate market in Varsity is traditionally a very stable market so even taking into account a 2 year build time for the project, the townhome and condo market will not increase to a level that makes the proposed development “affordable “.

If City Planning approves this project it is not to achieve the goal increasing the supply of affordable housing, nor truly increase the supply of homes near transit (there are already a large supply of multi-family homes near the Dalhousie LRT station, both rental and for sale). Approving this project has the real outcome of having significant negative impacts to the neighbouring properties and the community in general.

Yours truly,

Shelleyanne Hall

Outlook

Re: [External] DP2025-05349-132 Varsity Estates Place

From Bacchus, Reza <Reza.Bacchus@calgary.ca>
Date Fri 07/11/2025 7:45 AM
To Clarissa Han [redacted]
Cc Warren Lay <[redacted]>; Tyers, Kim <Kim.Tyers@calgary.ca>; Sabo, Emily <Emily.Sabo@calgary.ca>

1 attachment (574 KB)
Comments for DP2025-05349 for 132 Varsity Estates PL NW.pdf;

Good Afternoon Clarissa & Warren,

Thank you for your thoughtful comments.

Your concerns regarding the proposed development's potential:

- incompatibility with your initial property investment rationale
- incompatibility with the parking capacity in and around the cul-de-sac and along Varsity Estates Drive NW
- worsening of on-street parking congestion
- negative impact on children's safety within the cul-de-sac
- negative impact on emergency access entering and exiting the cul-de-sac
- negative impact on the aesthetic of the neighbourhood streetscape
- negative impact on street congestion and visibility along Varsity Estates Drive NW due to excessive waste and recycle bins
- negative impact on pedestrian, cyclist, vehicle safety in and around the cul-de-sac and along Varsity Estates Drive NW
- negative impact on visibility at the intersection of the cul-de-sac and Varsity Estates Drive NW
- negative impact on traffic congestion along Varsity Estates Drive NW and at the intersection of 53 Street NW and Varsity Estates Drive NW
- incompatibility with the community's character and architecture
- negative impact on existing tree canopy and local biodiversity
- negative impact on property value
- precedent for future high-density developments

are currently being taken into consideration by the City of Calgary Development Application Review Team (DART) as part of the application review process. Furthermore, all of the concerns raised from the proposed land use amendment, LOC2025-0141, are also being applied to our review. Please note, the review of this application is still **in progress**.

SDAB2026-0166

Also, because this Development Permit (DP) application is reliant on the proposed Land Use Amendment, the DP cannot be approved until the Land Use Amendment is approved. And the Land Use Amendment application is also currently **in progress**.

If, for argument's sake this DP application is eventually approved, a public notice regarding the development approval will be published. Anyone deemed to be affected by the approval will have an opportunity to appeal the decision in front of the Subdivision and Development Appeal Board. Further information regarding the appeal process can be found at https://www.calgarysdab.ca/home.html

I encourage you to remain engaged throughout this process.

Best Regards,
Reza

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Calgary, AB T2P 2M5

From: Clarissa Han [redacted]
Sent: 30 October 2025 12:33 PM
[redacted].ca>
[redacted] Tyers, Kim <Kim.Tyers@calgary.ca>
Subject: [External] DP2025-05349-132 Varsity Estates Place

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Hi Reza,

Please find our response to the DP2025-05349-132 Varsity Estates Place NW application.

SDAB2026-0166

361

Thanks,
Clarissa

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October 29, 2025

Dear Reza Bacchus,

Thank you for reviewing our appeal letter for the application for land use amendment DP2025-05349 for 132 Varsity Estates PL NW.

We are a young family that moved into 112 Varsity Estates PL NW two years ago in hopes of raising our two young children in a quiet cul-de-sac where there is little parking and driving congestion. We are **strongly opposed** to the proposed multi-unit development of 132 Varsity Estates Pl NW.

SAFETY

We are worried about the reduced quality of life that this multi-unit development would present. There are currently 8 single family homes in the circle with little parking available next to the homes. The increased congestion of parking associated with the multi-unit development would create safety concerns especially with young kids. It would ***also conflict with emergency and service vehicle access*** where they would not be able to find suitable space to safely reach the residents.

The courtyard requirements (minimum 6.5m between buildings) will not compensate for the sense of ***overcrowding or change in the streetscape***. In addition, the city's zoning allows for 0.5 parking stalls. Cul-de-sacs ***were not designed*** to absorb the average 1.5 additional cars per family unit the new development would bring. In addition, there is no storage space for the additional 3 waste disposal bins per dwelling units. There is no back lane, and pick up of waste disposal would occur on Varsity Estates Drive and Varsity Estates Place, further congesting and limiting the visibility on this roadway.

The neighborhood has steady traffic on Varsity Estates Drive and the congestion brought on by the new development (no back lane in the cul-de-sac) which would create roadblocks for drivers and present safety concerns for numerous cyclists and young children.

TRAFFIC

There is already a safety concern related to exiting the cul-de-sac due to the curvature of the street. There is currently a blind turn, which makes it risky to exit into Varsity Estates Drive from Varsity Estates Place. With additional units added to the cul-de-sac, this would increase the amount of cars parked on the street which would increase the risk of the blind spot when exiting into Varsity Estates Drive.

Due to the high traffic of Varsity Estates Drive, this section of the road to the T intersection at 53rd street is prone to icing and snow accumulation. This would be worsened if a 12 metre building were to replace the existing two storey, single family home.

COMPATABILITY WITH NEIGHBOURHOOD

The current neighborhood was purposely developed to encourage single family homes in cul-de-sacs. The build of a multiunit disrupts the visual coherence of the neighborhood and disrupts the suburban feel of the community.

ENVIRONMENTAL IMPACT

The lots in the cul-de-sac all back onto green space (Silver Springs Golf Course), which is home to a variety of migratory birds (blue-jays, red robins, woodpeckers, sparrows, crows, owls and hawks). In addition, we have seen bats in the evenings which help maintain the biodiversity of the Calgary eco-system. Many of these birds and bats nest or roost in the trees maintained on the homeowners' backyards and disruption due to light pollution. Please see below for a small sample animals who call our backyards home.






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PROPERTY VALUE DEPRECIATION

Homeowners within this cul-de-sac and neighborhood have invested heavily into their homes to maintain/landscape and improve the value of the community. Bringing in a development that deviates from the core attraction of this neighborhood (single family lots) in low traffic areas would be detrimental to the property values of not only the cul-de-sac but the entire neighborhood as it sets a precent for future developments.

We would deeply appreciate your rejection of this development proposal in order to preserve the **safety, ecosystem and property values of this neighborhood.**

The community is ready to stand together against this proposal and we hope you will stand with us.

Sincerely,

Clarissa Han, Warren Lay
Homeowners of 112 Varsity Estates PL NW

Outlook

[External] Re: Development Permit - DP2025-05349

From Emil Kothari [redacted]
Date Wed 08/10/2025 12:32 PM
To
Cc [redacted]

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Thanks Reza, appreciate the quick response and color on the matter.

Emil
Sent from my iPhone

[redacted] ercial | **Strathcona Resources Ltd.** | 1900 - 421 7 Avenue SW | Calgary, AB T2P 4K9 |

On Oct 8, 2025, at 11:46 AM, Bacchus, Reza <Reza.Bacchus@calgary.ca> wrote:

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Good Morning Emil,

Thank you for the follow-up and questions.

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.

Regarding the formal commenting period for DP2025-05349, I only completed our internal process for the Notice Posting earlier this week. You should see the Notice Posting in place shortly. I requested a 21-day posting, so the commenting period will be open until Oct. 29.

Regarding the role public comments play in reviewing Land Use Amendments and Development Applications, I cannot give you a specific numerical metric. Each application, parcel, and residents' concerns are different. That being said, Land Use Amendment reviews are more guided by policy (Local Area Plans, Municipal Development Plan, etc.) but not entirely, whereas Development Application reviews can certainly be more influenced by public comments. We may require the applicant to demonstrate how a specific concern will be handled or mitigated, or of course to amend plans to address specific concerns raised by residents. Public consultation is taken very seriously.

With regards to DP2025-05349, many of the concerns raised from the proposed land use amendment (LOC2025-0141) are being applied to our review.

I hope this helps clarify what is happening.

Best Regards,
Reza

Reza Bacchus
Planner I
Planning and Development Services - Community Planning
C (587) 891-3895
E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: Emil Kothar [redacted]
Sent: 06 October 2025 3:20 PM
To:
Cc [redacted]
Subject: [External] Development Permit - DP2025-05349

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Hello Reza,

I had previously been writing to you regarding a rezoning application for RC-G to H-GO in Varsity estates. I have noticed a development permit for the same land parcel at 132 Varsity Estates PI has been filed. Can you confirm the date which this was submitted? I cannot find this date on the city site and a notice of application is not posted on the property.

I'm not too familiar with the city's Dev permit process, however, wanted to know when it's appropriate to submit commentary on the development. I live a few doors away and the proposed development will have a large negative effect on us. **There is reference to a formal commenting period, can you let me know when this period starts/ends?** I plan to share with the community as there are many local stakeholders that want to provide feedback.

Can you provide any color the relative consideration of feedback from proximally located residents vs. broad city guidelines espoused by the current counsel/mayor in this particular case? Is it material to decision making (eg. Factors into 50% of decision) or immaterial (eg. Factors into less than 10% of decision).

Thank you,

Emil

Emil Kothari, P.Eng. | Manager, Business Development and Commercial | **Strathcona Resources Ltd.** | 1900 - 421 7 Avenue SW | Calgary, AB T2P 4K9 | Te [redacted]

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Outlook

[External] Re: Confirmation of receipt

From Emil Kothar [redacted]
Date Wed 05/11/2025 8:01 PM
To Bacchus, Reza <Reza.Bacchus@calgary.ca>

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Thanks Reza.

Sent from my iPhone

Em [redacted] ial | **Strathcona Resources Ltd.** | 1900 - 421 7 Avenue SW | Calgary, AB T2P 4K9 |
T [redacted]

On Nov 5, 2025, at 4:23 PM, Bacchus, Reza <Reza.Bacchus@calgary.ca> wrote:

CAUTION: This email originated outside of Strathcona Resources. Do not click links or open attachments unless you trust the sender and know the content is safe. Immediately report suspicious emails using the **Report Message** button.

Good Afternoon Emil,

Please accept this reply as confirmation that your feedback regarding Development Permit (DP) application DP2025-05349 was successfully received.

Thank you for taking the time to follow-up your comments on LOC2025-0141, with thoughtful comments relating to DP2025-05349 at 132 Varsity Estates Place NW.

Your concerns over the Land Use Amendment application, re-iterated in your submitted attachment, are currently being taken into consideration by the City of Calgary Development Application Review Team (DART) as part of this Development Permit application's review process:

- potential to permanently damage the community's character and architectural integrity
- worsening of on-street parking congestion
- incompatibility with the parking capacity in and around the cul-de-sac and along Varsity Estates Drive NW
- worsening of traffic/ pedestrian/ cyclist safety due on-street parking congestion and the loss of sightlines
- worsening of traffic congestion
- negative impact on visibility at the intersection of the cul-de-sac and Varsity Estates Drive NW
- negative impact on emergency access entering and exiting the cul-de-sac
- negative impact on the visibility and safety along Varsity Estates Drive NW to excessive waste and recycle bins, and potential unruly organization of these bins
- negative impact on the already limited on-street parking along Varsity Estates Drive NW due to excessive waste and recycle bins
- traffic safety and congestion concerns due to the prolonged time, waste and recycle trucks will have to spend in the immediate area
- incompatible architecture, building height, lot coverage, and setback
- negative impact on adjacent parcels' privacy
- negative shadowing impact onto adjacent parcels
- negative impact on existing tree canopy
- inappropriate density
- incompatibility with your initial property investment rationale
- negative impact on property value
- incompatibility with existing water, sewage, gas, and electrical infrastructure due to inappropriate scale/ density of development

Furthermore, all of the community's concerns raised from the proposed land use amendment, LOC2025-0141, are being applied to our review. The review of this application is still **in progress**. Also, because this Development Permit (DP) application is reliant on the proposed Land Use Amendment, the DP cannot be approved until the Land Use Amendment is approved. And the Land Use Amendment application is still **in progress**.

If, for argument's sake this DP application is eventually approved, a public notice regarding the development approval will be published. Anyone deemed to be affected by the approval will have an opportunity to appeal the decision in front of the Subdivision and Development Appeal Board. Further information regarding the appeal process can be found at https://www.calgarysdab.ca/home.html

I encourage you to remain engaged throughout this process.

Best Regards,
Reza

Reza Bacchus
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E Reza.Bacchus@calgary.ca
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Calgary, AB T2P 2M5

From: Emil Kothar [redacted]
Sent: 30 October 2025 7:48 AM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Subject: [External] Confirmation of receipt

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Hi Reza,

Wanted to confirm you have received my feedback to the proposed development permit application in varsity estates at 132 Varsity Esatates Pl? I had heard that perhaps it may not be registered if it wasnt sent directly to your email. Thanks,

Emil

Sent from my iPhone

Emil Kothari, P. [redacted] **ona Resources Ltd.** | 1900 - 421 7 Avenue SW | Calgary, AB T2P 4K9 | Te [redacted]

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Outlook

Re: [External] Opposition to 132 Varsity Estates Pl NW Re-Zoning

From Bacchus, Reza <Reza.Bacchus@calgary.ca>
Date Fri 07/11/2025 7:36 AM
To Neena Kothari <[redacted]>
Cc Tyers, Kim <Kim.Tyers@calgary.ca>; Sabo, Emily <Emily.Sabo@calgary.ca>

Good Afternoon Neena,

Thank you for taking the time to follow-up your comments on LOC2025-0141, with thoughtful comments relating to the Development Permit application DP2025-05349 at 132 Varsity Estates Place NW.

Your concerns over the Land Use Amendment application, re-iterated in your recent email, are currently being taken into consideration by the City of Calgary Development Application Review Team (DART) as part of this Development Permit application's review process:

- worsening of on-street parking congestion
- worsening of traffic congestion
- incompatibility with the parking capacity in and around the cul-de-sac and along Varsity Estates Drive NW
- worsening of traffic/ pedestrian/ cyclist safety due to increased traffic congestion, on-street parking congestion and the loss of sightlines
- negative impact on visibility at the intersection of the cul-de-sac and Varsity Estates Drive NW
- incompatibility with contextual character, architecture
- incompatible building mass, size, lot coverage
- negative impact on mature tree canopy
- negative impact on local biodiversity
- incompatibility with the City's climate and sustainability goals
- negative shadowing impact onto adjacent parcels
- negative impact on adjacent parcels' privacy
- negative impact on neighbours' quality of life
- negative impact on adjacent properties' property value

Furthermore, all of the community's concerns raised from the proposed land use amendment, LOC2025-0141, are being applied to our review. The review of this application is still **in progress**. Also, because this Development Permit (DP) application is reliant on the proposed Land Use Amendment, the DP cannot be approved until the Land Use Amendment is approved. And the Land Use Amendment application is still **in progress**.

If, for argument's sake this DP application is eventually approved, a public notice regarding the development approval will be published. Anyone deemed to be affected by the approval will have an opportunity to appeal the decision in front of the Subdivision and Development Appeal Board. Further information

regarding the appeal process can be found at https://www.calgarysdab.ca/home.html

I encourage you to remain engaged throughout this process.

Best Regards,
Reza

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Calgary, AB T2P 2M5

From: Neena Kothari [redacted]
Sent: 29 October 2025 9:16 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Cc: Tyers, Kim <Kim.Tyers@calgary.ca>
Subject: [External] Opposition to 132 Varsity Estates Pl NW Re-Zoning

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Dear Reza

Please note I have submitted a response online but am also sending an email response.

I am writing to express my deep concern about the proposed rezoning that would allow additional homes and driveways to be constructed along Varsity Estates Drive, particularly near the entrance to our cul-de-sac and the 53rd 3-way stop (busiest intersection in our

community). While I understand the need for thoughtful development, this proposal poses significant safety, traffic, and livability challenges for our neighbourhood.

1. Pedestrian and Cyclist Safety
Varsity Estates Drive is already one of the busiest roads in our area, with many children, seniors, and community members walking, biking, and driving through daily. The addition of five new driveways would dramatically increase vehicle movements, creating serious safety risks for pedestrians and cyclists. Vehicles parked along the street will reduce available space for cyclists, forcing them — including children — to enter the main roadway, which is already heavily trafficked. Unfortunately, this is an accident waiting to happen.

2. Traffic Congestion and Visibility Issues
Increased parking along the west side of Varsity Estates Drive will significantly impact visibility for drivers exiting the 100 Varsity Estates cul-de-sac. The existing bend in the road already limits sightlines; additional parked cars will make it nearly impossible to see oncoming traffic safely.

3. Parking Capacity and Overflow
Our cul-de-sac does not have the capacity to accommodate overflow parking. Each home currently has access to one visitor space, which residents rely on for household vehicles and guests. Recent construction activity has already highlighted how limited parking and congestion can create unsafe conditions and unnecessary stress for residents. Expanding density without adequate parking solutions would only worsen this issue.

4. Personal Experience of Safety Concerns
In the past few weeks, increased construction and vehicle activity in our cul-de-sac have made both driving and walking increasingly unsafe. Large vehicles frequently block or partially obstruct driveways, while constant turning and U-turning traffic has created serious visibility challenges. As both a pedestrian and a driver, I have personally felt unsafe navigating my own street — a feeling no resident should have in their own neighbourhood.

5. Environmental and Aesthetic Impact
The proposed structure's large scale and increased lot coverage are inconsistent with the character of existing homes. Mature trees would need to be removed, negatively affecting local biodiversity and contradicting the City's climate and sustainability goals. Additionally, the new development would cast shadows and diminish privacy for adjacent properties, impacting residents' quality of life and potentially reducing neighbouring property values.

6. Infrastructure and Traffic Study Concerns
A 2007 DA Watt Traffic Study identified the need for major roadway improvements along Varsity Estates Drive and 53 Street to accommodate any increase in housing density. To date, those recommendations have not been implemented. Approving additional units before addressing these infrastructure concerns would only compound existing safety risks.

In summary, while I appreciate the intention to improve housing availability, the proposed rezoning and increased density are not suitable for this location. The existing road design, limited parking, and established community layout simply cannot support this scale of development safely or responsibly.

I respectfully urge the City to reconsider this rezoning application or explore alternative lots with back-lane access, which would better accommodate higher-density housing without compromising public safety or community character.

Thank you for your time and attention to this important matter.

Sincerely,
Neena Kothari

120 Varsity Estates Pl NW

Would you like me to tailor this version for a **specific recipient** (e.g., City Council, Planning Commission, or a Community Association letter)? I can adjust tone and format accordingly.

Outlook

Re: [External] Letter of Opposition – Development Permit DP2025-05349

From Bacchus, Reza <Reza.Bacchus@calgary.ca>
Date Mon 20/10/2025 3:12 PM
To alby1976 <[redacted]
Cc JoAnne Atk

Good Afternoon Albert,

My apologies for sending my reply prematurely. Please disregard my previous email. It was the result of an unintentional click.

Your concerns regarding the proposed development's potential:
- incompatibility with contextual neighbourhood character
- inappropriate building height and building mass
- incompatibility with Residential – Grade-Oriented Infill (R-CG) District rules*
- worsening of traffic congestion
- incompatibility with the parking capacity in and around the cul-de-sac and along Varsity Estates Drive NW
- negative impact on emergency access entering and exiting the cul-de-sac
- negative impact on visibility at the intersection of 53 Ave NW and Varsity Estates Drive NW
- worsening of traffic/ pedestrian/ cyclist safety due on-street parking congestion and the loss of sightlines
- negative impact on adjacent parcels' privacy
- negative shadowing impact onto adjacent parcels
- negative impact on stormwater infrastructure
- negative impact on site/ sidewalk conditions; worsening of ice accumulation condition in and around site
- negative impact on existing quiet neighbourhood condition due to mechanical noises from air-conditioning units and heat exhausts
- negative impact on the visibility and safety along Varsity Estates Drive NW to excessive waste and recycle bins, and potential unruly organization of these bins
- negative impact on the already limited on-street parking along Varsity Estates Drive NW due to excessive waste and recycle bins
- traffic safety and congestion concerns due to the prolonged time, waste and recycle trucks will have to spend in the immediate area
- non-compliance with spatial separation and fire-access standards
- precedent that will lead to future similar developments, that will in turn diminish existing property values

are currently being taken into consideration by the City of Calgary Development Application Review Team (DART) as part of the application review process. Please note, the review of this application is still **in progress**.

SDAB2026-0166

Your proposed conditions 11A, 11B, 11C have also been noted and will be taken into consideration.

Regarding your comment, "1A. Zoning Context and Non-Compliance with R-CG Intent", please note this application is being reviewed against Housing - Grade Oriented (H-GO) District rules. 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. 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.

I encourage you to remain engaged in this process.

Best Regards,
Reza

Reza Bacchus
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Calgary, AB T2P 2M5

From: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Sen
To: [redacted]
Cc:
Subject: Re: [External] Letter of Opposition – Development Permit DP2025-05349

Good Afternoon Albert,

Thank you for taking the time to provide us with thoughtful comments relating to this planning application DP2025-05349 at 132 Varsity Estates Place NW.

Your concerns regarding the proposed development's potential:
- incompatibility with contextual neighbourhood character
- inappropriate building height and building mass
- incompatibility with Residential – Grade-Oriented Infill (R-CG) District rules*

- incompatibility with your initial property investment rationale

- negative impact on adjacent parcels' privacy
- negative shadowing impact onto adjacent parcels

- incompatibility with the parking capacity in and around the cul-de-sac and along Varsity Estates Drive NW
- worsening of traffic/ pedestrian/ cyclist safety due on-street parking congestion and the loss of sightlines
- worsening of traffic congestion
- negative impact on visibility at the intersection of 53 Ave NW and Varsity Estates Drive NW
- negative impact on emergency access entering and exiting the cul-de-sac
- negative impact on the visibility and safety along Varsity Estates Drive NW to excessive waste and recycle bins, and potential unruly organization of these bins
- negative impact on the already limited on-street parking along Varsity Estates Drive NW due to excessive waste and recycle bins
- traffic safety and congestion concerns due to the prolonged time, waste and recycle trucks will have to spend in the immediate area

are currently being taken into consideration by the City of Calgary Development Application Review Team (DART) as part of the application review process. Please note, the review of this application is still **in progress**.

Please note that the Land Use Amendment application for this parcel is also still in progress. 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.

I encourage you to remain engaged in this process.

Best Regards,
Reza

Reza Bacchus
Planner I
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Calgary, AB T2P 2M5

From: alby19 [redacted]
Sent: 12 October 2025 2:06 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Cc: JoAnne Atkins [redacted]
Subject: [External] Letter of Opposition – Development Permit DP2025-05349

SDAB2026-0166

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Dear Mr. Bacchus,

I have attached my letter of objection to the approval of DP2025-05349 (132 Varsity Estates Place NW and the development plans that the owner had sent to you.

Yours sincerely,

Albert Leung

To:
Reza Bacchus, File Manager
Planning & Development Services, City of Calgary
(587) 891-3895
Reza.Bacchus@calgary.ca

Subject: Letter of Opposition – Development Permit DP2025-05349
Property: 132 Varsity Estates Place NW (Lot 4, Block 21, Plan 751 0331)
Community: Varsity Estates
LAND USE DESIGNATION: R-CG (Residential – Grade-Oriented Infill District)
Note: The owners previously applied to redesignate to H-GO but withdrew that application. The site, therefore, remains under R-CG rules.
Date: October 11, 2025

Dear Mr. Bacchus,

I am writing as a long-time resident of the Varsity Estates community to formally oppose Development Permit DP2025-05349, proposing a five-unit rowhouse at 132 Varsity Estates Place NW. While redevelopment and modernization can be positive when context-sensitive, this proposal represents a significant departure from the established single-family character and low-density pattern that defines Varsity Estates.

1. Incompatibility with Neighbourhood Character

The proposal introduces five attached units with a Floor Area Ratio of 1.30 and parcel coverage near 50 percent — much denser than surrounding homes. The height of approximately 11.9 m (3½ storeys plus rooftop amenity) would visually overpower adjacent one- and two-storey dwellings. This scale, bulk, and roofline would permanently disrupt the cohesive estate-style streetscape that has long characterized the area.

1A. Zoning Context and Non-Compliance with R-CG Intent

This development is being evaluated under R-CG zoning, as the owners have withdrawn their application to rezone to H-GO. The R-CG District was designed for small-scale, grade-oriented infill that transitions sensitively from single-detached homes to slightly higher-density housing.

The proposed five-unit, three-storey plus loft rowhouse on a single parcel significantly exceeds the intended intensity, bulk, and height envisioned under R-CG. It effectively reintroduces H-GO-level density without Council approval, undermining the integrity of the land-use process and circumventing the public input that would accompany a land-use amendment.

2. Parking and Traffic Impact

Each unit includes only one garage space, with no visitor parking indicated. Street parking on this narrow cul-de-sac is already constrained; additional demand will increase congestion and reduce emergency-vehicle access. The proximity to Varsity Estates Drive NW and 53 Street NW amplifies the potential for turning-movement conflicts.

3. Privacy and Shadowing

Each unit features a rooftop patio (“private amenity space”) overlooking adjacent rear yards. The proposed 2 m privacy screens will not adequately block direct sightlines into neighbouring windows and yards. A complete shadow study should be required to confirm impacts on sunlight access, particularly in winter.

4. Traffic Safety and Sightline Hazards

At certain times of day — especially around sunrise and sunset along Varsity Estates Drive NW heading to and away 53 Street — drivers already experience intense sun glare that can momentarily blind vision. Introducing a tall multi-storey façade close to the street will worsen glare and reduce peripheral visibility, increasing the risk that a driver heading toward 53 Street may not see a vehicle or pedestrian exiting one of the proposed driveways.

As someone who regularly walks and drives past this property daily, I have firsthand experience with these conditions. During my morning walks around 8:15 a.m., the glare from the rising sun is already significant. Around 9 a.m., as I commute to work, sunlight and oncoming traffic make it difficult to see clearly along this curve. In the evening, when I return around 7 p.m., the low sun angle again creates bright reflection on nearby surfaces and windshields. Adding a tall multi-unit structure here would further impair visibility and increase the risk of collisions.

5. Infrastructure and Servicing Concerns

The design lies adjacent to 3.05–3.96 m utility rights-of-way, yet there is no clear servicing plan for stormwater or sanitary tie-ins. With over 79 m² of hard landscaping, the risk of runoff to neighbouring lots increases without proper drainage design.

6. Winter Conditions and Ice Accumulation Risks

Varsity Estates Drive near Varsity Estates Place often experiences significant ice buildup during the winter months, particularly along the curved roadway and shaded driveways. Additional roof drainage, paved surfaces, and vehicle movement from multiple units will intensify freeze–thaw runoff, creating slip and collision hazards for both pedestrians and vehicles — especially during morning and evening commutes when sunlight and glare are already limited. I request that the City require a winter stormwater and drainage management plan, ensuring runoff from the proposed development is contained on-site and does not worsen icing on adjacent sidewalks or the road surface.

7. Mechanical Noise and Heat Impact

The proposed development appears to include three exterior air-conditioning units located near shared property boundaries. Concentrated heat exhaust and mechanical noise at this proximity would negatively impact adjacent yards and outdoor amenity spaces, particularly in the summer months. I request that the City require a detailed mechanical placement plan and noise impact review to ensure compliance with the Community Standards Bylaw and to mitigate noise and thermal impacts on neighbouring properties.

8. Waste Storage and Collection Issues

With five dwellings, the development will require at least fifteen bins (waste, recycling, and compost). The site plan shows no designated screened storage area. Placing bins along Varsity Estates Place will obstruct visibility, pedestrian movement, and create odour and aesthetic impacts inconsistent with the character of Varsity Estates. A condition of approval should require an on-site screened waste-storage enclosure and confirmation that City collection vehicles can safely access the bins without blocking the street.

9. Fire Safety and Spatial Separation Concerns

The proposed design already identifies minimal limiting distances (as low as 1.3 m) between buildings and property lines. Installing multiple A/C units and refuse bins in these narrow side yards may impede access for emergency response and increase fire load and propagation risk. I request that the Fire Department and Development Authority review the site plan for compliance with spatial separation and fire-access standards, and that any approval include conditions ensuring safe mechanical and waste placement clearances.

10. Precedent and Cumulative Impact

Approving this permit would set a precedent for multi-unit infill within a heritage low-density enclave. Gradual intensification of this type — absent a coordinated Local Area Plan — will erode property values, green space, and the estate-scale identity of Varsity Estates.

11. Conditions Requested if Not Refused

If the Development Department approves the application, you should impose the following conditions to mitigate significant community impacts.

11A. Construction & Servicing

1. Require a Construction Management Plan controlling hours, dust, noise, truck routing, on-street staging, and parking.
2. Require a Snow Storage and Drainage Plan ensuring meltwater is contained on-site and does not contribute to icing on public sidewalks or roads.
3. Confirm all utility and meter placements remain clear of the 3.05–3.96 m utility rights-of-way.

11B. Safety & Access

1. Confirm Fire Department access, hydrant distance, and compliance with spatial separation requirements.
2. Require a Driveway Sight-Triangle Verification showing no obstructions above 0.75 m within required sightlines.
3. Require a Photometric Lighting Plan demonstrating 0–0.3 lux at property lines and full cut-off fixtures to prevent light spill.

11C. Design & Neighbourhood Character

7. Require a Mechanical Noise and Heat Mitigation Plan addressing condenser placement, sound limits, and visual screening.
8. Require a screened Waste Enclosure and Collection Logistics Plan confirming safe bin placement and pickup operations.
9. Apply Rooftop Amenity Noise and Overlook Controls (hours 7 a.m.–10 p.m., 2 m opaque screens, no amplified sound).
10. Require a Tree Protection and Boulevard Restoration Plan, including root-zone fencing and replacement planting where impacted.

These measures align with the City's Land Use Bylaw 1P2007 Section 35 and ensure the development respects public safety and established neighbourhood character.

This proposal also conflicts with the Municipal Development Plan (2020), Section 2.3.2 and the Northwest Local Area Plan policies promoting compatible scale transitions and preservation of established residential character.

Sincerely,

Albert Ah-Tat Leung
42 Varsity Estates Close NW
Calgary, Alberta T3B 5J2
Email: [redacted]
Phone

cc: Varsity Community Association (Civic Committee)

Outlook

Re: [External] Re: opposition to development permit for 132 Varsity Estates Place NW

From Bacchus, Reza <Reza.Bacchus@calgary.ca>
Date Fri 31/10/2025 1
To 'Lukacs Home' <[redacted]>

Good Afternoon Marie,

Thank you for your thoughtful comments.

With regards to the Development Permit (DP), DP2025-05349, all of the concerns raised from the proposed land use amendment, LOC2025-0141, are also being applied to our review. Please note, the review of this Development Permit (DP) application is still **in progress**.

Also, because this DP is reliant on the proposed Land Use Amendment, the DP cannot be approved until the Land Use Amendment is approved. And the Land Use Amendment application is also currently **in progress**.

I encourage you to remain engaged throughout this process.

Best Regards,
Reza

Reza Bacchus
Planner I
Planning and Development Services - Community Planning
C (587) 891-3895
E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: Lukacs Home [redacted]
Sent: 28 October 2025 5:03 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Subject: [External] Re: opposition to development permit for 132 Varsity Estates Place NW

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Thank you for responding to my question, and for allowing me to voice my extreme concern regarding the proposed development at 132 Varsity Estates Place NW.

My Name: Marie A. Lukacs
Address: 1168 Varsity Estates Drive NW
Position: Strongly disagree with this development application; I ask that the City of Calgary immediately reject the proposal.

File Number	**DP2025-05349**
Permit Type	**Development Permit**
Address	**132 VARSITY ESTATES PL NW**
File Manager	**Reza Bacchus**
Applicant	**Hibbard, Quinn**
Submitted	**September 16, 2025**
Status	**Hold**

My family and I have lived on Varsity Estates Drive NW for 23 years. We moved to the Varsity Estates area because we were drawn to the green space, large yards, tree canopy, good schools, and active planning for our community. I am aware that the Varsity Community Association has prepared and submitted a number of letters and documents to the City of Calgary, strongly opposing the development at 132 Varsity Estates Place NW. I have attended the community meetings, and know that I am one of many (most?) who vehemently oppose the development. These meetings were moderated respectfully by the hosts, and the residents who spoke were also respectful, although very passionate about their concerns.

I learned recently that the developer was in attendance at the September 15 community meeting, but did not make this known, and did not participate at all. After the meeting, the developer accused the Varsity residents of hate and racism, as per information shared by the Civic Affairs Committee on September 24/25. This is ridiculous, as residents had no idea who the developer was, and spoke to the actions of the development processes, definitely not to the people pursuing the development. The comments and accusations from the developer were inflammatory and rude, and would lead me to trust nothing that they would do or say going forward.

I agree 100% with the position of the Varsity Community Association Civic Affairs Committee. To keep this short, I will not reiterate all the committee's stats and history that describes the very fair housing density, the population growth and maintenance history, and aesthetic appeal of our community. However, I hope the City will heed the opposition, and reject this application for row housing in the part of the

community that has very well-maintained, mostly renovated, proudly owned homes. Varsity has many kinds of housing available in the community as a whole, which shows that Varsity takes care of its community members. It's not logical, though, to have a development that is so out of character with the rest of the Varsity Estates Place cul de sac, the street, and the general area of Varsity Estates. My heart goes out to the residents who own homes in the immediate surrounding area, as there will no doubt be financial, aesthetic and personal heartbreak if the development is approved. I want to be proud of the community I live in, and of the great city I'm part of.

Please do not approve this application. I trust the City will repeal the blanket rezoning decision, and make more helpful and thoughtful decisions regarding housing needs in the northwest that won't adversely affect the current residents, now and in the future.

Respectfully submitted,
Marie Lukacs
[redacted]

Outlook

Re: [External] RE: 132 Varsity Estates Place DP2025-05349

From Bacchus, Reza <Reza.Bacchus@calgary.ca>
Date Mon 10/11/2025 1:54 PM
To [redacted]
Cc

Good Afternoon Zoltan,

Thank you for taking the time to follow-up your comments on LOC2025-0141, with thoughtful comments relating to the Development Permit application DP2025-05349 at 132 Varsity Estates Place NW.

Your concerns over the Land Use Amendment application, re-iterated in your recent email, are currently being taken into consideration by the City of Calgary Development Application Review Team (DART) as part of this Development Permit application's review process:

- incompatibility with the community's contextual character and architecture
- negative impact on the aesthetic of the streetscape
- incompatible contextual density and land use
- negative impact on the quality of life of the cul-de-sac and adjacent streets
- incompatibility with initial property investment rationale
- negative shadowing impact on adjacent properties
- infringement of neighbours' privacy
- incompatibility with the parking capacity in and around the cul-de-sac and along Varsity Estates Drive NW
- worsening of parking and traffic congestion along Varsity Estates Drive NW and at the intersection of 53 Street NW and Varsity Estates Drive NW
- worsening of pedestrian, cyclist, and vehicle safety along Varsity Estates Drive NW and at the intersection of 53 Street NW and Varsity Estates Drive NW
- negative impact on the visibility entering and exiting the cul-de-sac onto Varsity Estates Drive NW
- negative impact on the visibility, safety, and character along Varsity Estates Drive NW due to excessive waste and recycle bins
- negative impact on the already limited on-street parking along Varsity Estates Drive NW due to excessive waste and recycle bins
- incompatibility with existing road infrastructure due to inappropriate scale/ density of development
- interference with snow removal along Varsity Estates Drive due to overflow parking
- negative impact on snow and ice accumulation on the public sidewalk running along the proposed development, and on Varsity Estates Drive NW, due to shadowing
- negative impact on adjacent properties' property values
- egregious traffic safety and congestion inconveniences subjected to existing residents due to construction

Furthermore, all of the community's concerns raised from the proposed land use amendment, LOC2025-0141, are being applied to our review. The review of this application is still **in progress**. Also, because this Development Permit (DP) application is reliant on the proposed Land Use Amendment, the DP cannot be approved until the Land Use Amendment is approved. And the Land Use Amendment application is still **in progress**.

Please note, 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. 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.

If, for argument's sake this DP application is eventually approved, a public notice regarding the development approval will be published. Anyone deemed to be affected by the approval will have an opportunity to appeal the decision in front of the Subdivision and Development Appeal Board. Further information regarding the appeal process can be found at https://www.calgarysdab.ca/home.html

I hope this helps clarify what is happening. I encourage you to remain engaged throughout this process.

Best Regards,
Reza

Reza Bacchus
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Calgary, AB T2P 2M5

From: Zoltan Luka [redacted]
Sent: 28 October 2025 11:54 PM
To: Bacchus, Reza [redacted]y.ca>
Cc: 'Lukacs Hom [redacted]
Subject: [External] RE: 132 Varsity Estates Place DP2025-05349

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Thank You for allowing us to submit our response to the Development at 132 Varsity Estates Place

I have articulated my response and opposition to the proposed development in the attached document.

Please feel free to contact me if you have any questions regarding my submission

Thank You

Zoltan Lukacs P.Eng; FCIM

From: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Sent: Tuesday,
To: Lukacs Hom[redacted]
Cc: Zoli Lukacs
Subject: Re: [External] Question re 132 Varsity Estates Place

Good Afternoon Marie,

Thank you for the question.

I do not know if the DMap website closes at a certain time of day or at midnight. Regardless, please feel free to email your comments directly to me at your convenience.

Best Regards,
Reza

Reza Bacchus
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The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: Lukacs Home [redacted]
Sent: 28 October 2025 11:12 AM

To: Bacchus, R
Cc: Zoli Lukacs [redacted]
Subject: [External] Question re 132 Varsity Estates Place

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Report Suspicious

Good morning - responses to the development permit application for 132 Varsity Estates Place have to be in today. Do we have until end of day to submit our concerns?

Thank you
Marie Lukacs
1168 Varsity Estates Drive NW
Sent from my iPhone

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Development Appeal for 132 Varsity Estates Place

Attention: Reza Bacchus; File Manager

Relating to the development application for 132 Varsity Estates Place NW, I would like to acknowledge the hard work of the Varsity Community Association in responding to this application. I stand fully supportive of their position with regard to the proposed development.

I also wish to state that the opinions expressed below are my personal opinions and are not to reflect on the community association.

Let me begin by reiterating what so many others have said … that this development is inconsistent with the character of the neighborhood. The proposed development reflects neither the spirit of rezoning nor of the neighborhood.

Varsity Estates is a quiet neighborhood, with large yards, many of which back onto a golf course. People who bought here did so with the intent of raising families. The homes neighboring the proposed development are beautiful homes, at least one of which was a show home when development of the neighborhood began. They have been well cared for, some with recent renovations.

The proposed development is not only obnoxious, but an affront to the character of the area. It is a slap in the face to those who long ago purchased homes near the development, thinking their investment in a desirable single family home would be protected.

My heart goes out to the couple who recently purchased a new home in the cul de sac thinking they were going to live in a quiet treed neighborhood, instead they are facing a future looking out at an obnoxious behemoth which will provide nothing but shade and lack of privacy for their home.

Instead of moving to an energetic community with a good vibe, lots of restaurants and shopping, we invested in the quality of life, quiet and space that a single family community offers.

The development raises some serious concerns from a practical perspective, impacting all those that make Varsity Estates their home.

Parking

Parking will be an issue for the development. It is idealistic at best to assume residents of the complex would rely soley on Calgary's transit system for transportation throughout the city. Assuming each adult resident would own a vehicle, as is commonly the case in Calgary, it is unclear where residents would park a second vehicle or would accommodate parking for guests. The development could potentially result in 10 extra cars in the neighborhood. Assuming each unit would have a driveway or garage that leaves 5 vehicles looking for a place to park.

The cul de sac will not accommodate parking for any additional vehicles. Street parking in front of the proposed development will be difficult if not impossible, with a bus stop across the street, and driveways more than likely taking up the road for the width of each unit. The road is already narrow. Any on-street parking will impede traffic.

Parking to the east toward the three way stop is not an option as driveways from existing homes take up most of the road, and parking to the west would create a hazard to any eastbound traffic travelling on VED due to a blind corner.

As the road is classed as a snow route, on street parking would not be allowed during the winter when a snow route is declared.

Traffic

I am also extremely concerned about the impact on vehicle, pedestrian and bicycle safety.

All traffic leaving Varsity Estates passes through this area to exit at the three way stop east of the proposed development or the through the alternate south terminus of Varsity Estates Drive and 53rd Street. The area sees steady and at times high traffic levels.

The road is already at capacity for the amount of traffic; A 2007 study referenced in the August 22, 2025, letter to Reza Bacchus concluded "major roadway improvements will be necessary on Varsity Estates Drive and 53 Street to accommodate the increase in density as proposed in the Varsity Land Use Study"

The proposed development property is located after a corner with poor visibility. Because of road classification drivers approach the corner from the west at speeds that are legal, but unsafe for the conditions.

Owners of homes east of the proposed development have difficulty backing out due to traffic levels and rapid approach of eastbound traffic. Additional traffic from densification will exacerbate congestion and the already dangerous conditions in the area.

Varsity Estates Drive in this area is heavily used by pedestrians for access to shopping centers, LRT and is a well-used walking route for the community. It is also a popular cycling route for commuters and recreational cyclists in the summer months. The impacts identified above will create hazardous conditions for pedestrians and cyclists.

Impact on Snow Removal

Because road is a snow route, it is regularly plowed, and to prevent snow being pushed onto sidewalk, it is just pushed to side of the road, further narrowing the running surface.

Currently the tree canopy in the area blocks daytime sun reaching the road, resulting in accumulation of hardpack ice and snow due to limited natural melt. The impact in this particular area is that typically larger snow and ice accumulations in this area than other areas of Varsity Estates Drive and frequent flooding and ice accumulation on the road and sidewalk during snowmelts.

The proposed development will extend the shadow farther into the road surface, resulting in higher levels of snow and ice accumulation on the road and sidewalk creating hazardous conditions for vehicle traffic and pedestrians.

The design does not allow for clearing of snow from driveways. Existing single family homes with large yards are challenged to find adequate area to pile snow from driveways. With the exception of the westernmost unit, the development does not allow for clearing of snow from driveways, unless it is pushed onto the road surface, which is now considered a bylaw infraction by the city.

Grading of the road surface by city crews typically results in hardpack snow and ice being pushed onto sidewalks, which is the responsibility of the homeowner to clear. The development design will not allow for clearing of the sidewalk following grading without contravention of the bylaw.

Waste disposal was addressed in a previous letter from the community association; on garbage pickup days, two days of the week, the waste bins will further narrow the road.

It will be virtually impossible to find room to accommodate waste bins during the winter without forcing eastbound traffic into the westbound lane.

Construction Impacts

Several houses have been recently renovated on Varsity Estates Drive. During the renovations, construction vehicles in front of the house effectively resulted in the loss of one lane of running surface; resulting in an interruption to free flow traffic; eastbound

traffic will be forced into the westbound lane which could potentially result in single lane traffic for several months of winter construction.



The photo of recent construction demonstrates the impact of the narrowing of the road. In the winter this would become impassable for two cars with the usual snow berm on both sides of the road.

Construction has impacted pedestrian traffic, forcing pedestrians to cross a busy road twice (Along most of Varsity Estates Drive, only one side of the road has a sidewalk.)

The construction has resulted in dangerous conditions for cyclists, being forced to share the travel lane with vehicular traffic.

Because this is a bus route, bus traffic will be forced into the oncoming lane as currently takes place, resulting in single lane traffic, creating further hazards the vehicular, pedestrian and bicycle traffic.

It would be an egregious inconvenience to incur these impacts for the extended construction of a development of this nature. These are sacrifices that may need to be accepted when progress toward a desirable end is being made, and the result is of a benefit to the community. But this is a case where the end result not only detracts from the community, it results in loss of property value, (and with that possibly erosion of the tax to the city) ongoing traffic congestion and a reduction in the quality of life in the community.

We are not against development if it serves the public good but, in this case, there is no justification for approving this besides greed. Varsity already represents a mixed range of housing developments as presented in the letter to Reza Bacchus by the Varsity Community Association. Based on the lack of any evidence from larger cites having started on the path to densification well before Calgary that densification has resulted in increased accessibility to affordable housing, additional density in the single family area of Varsity is not justified.

There is no need for high density in this location; an existing high density area already exists two blocks from the property in question on the other side of 53rd st without impacting the owners of the cul de sac of the residents of Varsity Estates

I believe the development in its current form should not proceed.

An increase in density in this area provides no benefit to society; the only thing this development accomplishes is an increased return to the developer and increased tax revenue to the city. This comes at the cost of reduced values for existing homes in the area, for homeowners who thought they were investing for the long run in stable, lower density single family housing.

I am not against development if it respects the character of the neighborhood. I believe the lot would be better suited to a single family dwelling or even an attached home (duplex) respecting height considerations. I'm not against an investor making a profit off a property if done respectfully and honouring the well being of their neighbors. However, capitalism without a conscience is greed.

The credibility of the developer to live up to their commitments is questioned based on their response to the public forum relating to the development on September 15 at the Dalhousie Community Center.

In their response to the open house the proponents indicated their commitment to transparency, yet despite repeated requests from those attending the open house to identify the developer they not only refused to address any of the issues that in my mind were respectfully raised, but refused to acknowledge that they were in fact present, actually in attendance at the event. This does not look like transparency … it was deception and reflects a lack of courage. On social media, one of the developers stated they remain committed to showing up. They had their chance… and let it pass. He misrepresented many of the points that were brought up in his response, going so far as to suggest racism, when we did not even know who he was. (we are not that type of community if you look at the demographic present at one of our community block parties.) On one point I believe he was caught in a lie regarding allegations of harassment at the house in question. I do not

believe this developer is in any way transparent or can be trusted to live up to their commitments. Their application should be rejected.

I also believe there is an onus on the city to honor the strong opinions and valid points presented by the community opposing this development by turning down this application in its present form.

Thank you for your attention

Respectfully,

Zoltan W. Lukacs

Resident

1168 Varsity Estates Drive NW

[redacted]

Outlook

Re: Opposition to Proposed Development at 132 Varsity Estates- DP2025-05349

From Bacchus, Reza <Reza.Bacchus@calgary.ca>
Date
To [redacted]

Good Morning Laura,

Thank you for your comments.

Your concerns regarding the proposed development's potential:
- incompatibility with the neighbourhood's contextual character and architecture
- negative impact on the livability of the adjacent properties in and around the cul-de-sac
- negative impact on the property value of the adjacent properties in and around the cul-de-sac
- negative impact on public property and/or infrastructure and cause of maintenance problems for the City
- negative impact on parking and traffic congestion along Varsity Estates Drive NW
- negative impact on pedestrian, cyclist, and vehicle safety along Varsity Estates Drive NW
- negative impact on existing mature tree canopy and soft landscaping

are currently being taken into consideration by the City of Calgary Development Application Review Team (DART) as part of the application review process. Furthermore, all of the concerns raised from the proposed land use amendment, LOC2025-0141, are also being applied to this review. Please note, the review of this application is still **in progress**.

Also, because this Development Permit (DP) application is reliant on the proposed Land Use Amendment, the DP cannot be approved until the Land Use Amendment is approved. And the Land Use Amendment application is also currently **in progress**.

If, for argument's sake this DP application is eventually approved, a public notice regarding the development approval will be published. Anyone deemed to be affected by the approval will have an opportunity to appeal the decision in front of the Subdivision and Development Appeal Board. Further information regarding the appeal process can be found at https://www.calgarysdab.ca/home.html

I encourage you to remain engaged throughout this process.

Best Regards,
Reza

SDAB2026-0166

Reza Bacchus
Planner I
Planning and Development Services - Community Planning
C (587) 891-3895
E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: L Macgregor [redacted]
Sent: 29 October 2025 11:24 AM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Subject: [External] Opposition to Proposed Development at 132 Varsity Estates- DP2025-05349

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Dear Reza Bacchus; as a long-time resident and homeowner in Varsity, I am strongly opposed to the proposed development at 132 Varsity Estates Place NW: DP2025-05349. I request the refusal of both this Development Permit and the assumed re-designation of this property to H-GO.

132 Varsity Estates Place NW is located on a cul-de-sac and the type of proposed development is completely incompatible with the neighbouring homes and character. It will cause countless problems for: all the neighbours, in terms of the livability and value of their current homes; The City, that will inevitably have to respond to and manage those problems; traffic volumes and safety issues - causing a very dangerous situation for all residents and visitors using Varsity Estates Drive; reduced tree canopy and soft landscaping - which are very desirable in this neighbourhood to residents and potential new buyers.

This Development Plan makes absolutely no sense. It has no basis whatsoever in this place in Varsity Community; in addition to causing all kinds of problems, it will not solve the housing problem and nor will it solve the affordability problem.

Please refuse to let the developer proceed.

Yours truly,

Laura MacGregor

Outlook

Re: Detailed Review #1 for Development Permit application DP2025-05349.

From Bacchus, Reza <Reza.Bacchus@calgary.ca>
Date Fri 31/10/2025
To Catherine Mo [redacted]
Cc Jo Anne Atkin

Good Afternoon Catherine,

Thank you for your thoughtful and heartfelt comments.

I have reviewed, uploaded, and filed the thorough document Jo Anne submitted earlier this week (Varsity Community Association's Comments and Appendices A & B).

With regards to DP2025-05349, all of the concerns raised from the proposed land use amendment, LOC2025-0141, are also being applied to our review. Please note, the review of this Development Permit (DP) application is still **in progress**.

Also as a reminder, because this DP is reliant on the proposed Land Use Amendment, the DP cannot be approved until the Land Use Amendment is approved. And the Land Use Amendment application is also currently **in progress**.

Thank you for the Community Association's total engagement throughout this process.

Best Regards,
Reza

Reza Bacchus
Planner I
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The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: Catherine Morrison [redacted]
Sent: 28 October 2025 3:23 PM
To: Bacchus, Reza a>
Cc: Jo Anne Atki [redacted]
Subject: [External] Detailed Review #1 for Development Permit application DP2025-05349.

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Good Afternoon
I am writing as a member of the Varsity Civic Affairs committee, a resident of Varsity, and a citizen of Calgary.

I strongly disapprove of the proposed HGO application at 132 Varsity Estates Place. Should the developer change the application back to a multi-unit plan that fits RCG guidelines, I also object.

This lot, if developed for multi unit residences will create safety issues for drivers, pedestrians and cyclists due to increased vehicles backing directly onto an already busy street (Varsity EstatesRoad). I am baffled as to how this road was designated as a main connector, given its route through an entirely single family home residence area with modest bus service and no commercial activity whatsoever so ever?

This proposal will significantly and negatively affect the lived experience of others on the cul de sac and next door on the street. It will drive down neighbours property values; the single biggest investment each of them have made. In fact, the “threat” of this development is already having that effect on nearby homes.

I could outline the long list of negative impacts, but I know you have heard them (bin management, safety, overshadowing, privacy violation, demand on utilities, etc.). This note is to add my voice to those very real concerns.

Varsity has already achieved density that exceeds most other communities in Calgary and we are surrounded by massive high Density development at University District, Brentwood Shopping Area and soon to come the Innovation Quarter. There is room to grow on the commercial footprint at Dalhousie near the train. We already have major high density at 53 st and Varsity Estates Road NW.

This proposal is out of sync with the surrounding neighbourhood and is disrespectful of residents.

I attended a public hearing on this proposal attended by hundreds of Varsity residents. It was well organized, civil, and respectful albeit passionate. The developers representative asked for respect given his role as messenger and he received respectful

interactions from people who will be directly impacted. I was shocked to see online posts by the property owners the days after that event accusing residents of threatening and racist behaviour. Those accusations, presented as fact, were utterly untrue and there are hundreds who can attest to that reality.

Please add my strong objection to this proposal.

Sincerely,
Catherine Morrison

Outlook

Re: [External] Commenting regarding Land use redesignation - LOC2025-0141

From Kelvin Ng [redacted]
Date Tue 04/11/2025 3:54 PM
To Bacchus, Reza <Reza.Bacchus@calgary.ca>

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Good afternoon Reza,

Please find attached the comments from the original rezoning application

"The first reason is that contextually, the row houses that would be built under the updated designation would be out of place with the general theme of Varsity, and especially so in estates where single family detached houses make up nearly all houses in this area of Varsity. The height as well as significantly reduced setback would be an eyesore on the community.

In addition, as a result of the increase in density of housing, there will be an overflow of parking onto the streets which is also contextually not consistent with the community where there are setbacks for driveways and garages allowing for ample space to park not having to have cars parked all over the road.

Furthermore, the intensity of the usage that would result for the building of the row houses is significantly higher than what the area was designed to handle. The three way stop sign governed intersection immediately east of this property already regularly has cars that ignore the stop signs, and as a pedestrian that crosses this intersection regularly, ad increasing the usage will only exacerbate the problems. As it stands I probably am at risk of getting run over by a vehicle due to not being given right of way in the cross walk approximately half of the times that I cross the intersection. It is likely only a matter of time before there is an injury at this intersection, and I can't help but worry that this kind of development will speed up the timelines on which it will happen. "

In addition, the positioning of those driveways out towards Varsity Estates Drive is just an accident waiting to happen given the blind corner of that section of varsity estates drive heading east and the cars backing out from this proposed development. I think although in your original email you noted that no proposed plans or designs have been submitted to the city, but if this is what they intend to allow with the rezoning, the height difference is too significant for houses in this area.

Thank you,
Kelvin

On Tue, 4 Nov 2025 at 15:31, Bacchus, Reza <Reza.Bacchus@calgary.ca> wrote:

> Good Afternoon Kelvin,
>
> Thank you for your follow-up.
>
> Please note, your public comments for the Land Use Amendment application, LOC2025-0141, was not automatically duplicated or redirected to the related Development Permit (DP) application, DP2025-05349.
>
> If you would like to do so, please forward me your previous comments with the DP number in the subject line, and I will file it accordingly.
>
> Best Regards,
> Reza

SDAB2026-0166

Reza Bacchus
Planner I
Planning and Development Services - Community Planning
C (587) 891-3895
E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: Kelvin Ng [redacted]
Sent: 02 November 2025 8:30 AM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Subject: Re: [External] Commenting regarding Land use redesignation - LOC2025-0141

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Good morning Reza,
I saw that the sandwich board sign has come down. I just wanted to confirm that my previous comments lodged for the rezoning application were also lodged for this development permit.
Thanks,
Kelvin

On Oct 9, 2025, at 9:55 AM, Bacchus, Reza <Reza.Bacchus@calgary.ca> wrote:

Good Morning Kelvin,

Thank you for the follow-up and questions.

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.

You should see the Notice Posting in place shortly. I requested a 21-day posting, so the commenting period will be open until Oct. 29. I encourage you to remain engaged.

I hope this helps clarify what is happening.

Best Regards,
Reza

Reza Bacchus
Planner I
Planning and Development Services - Community Planning
C (587) 891-3895
E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: Kelvin Ng [redacted]
Sent: 08 October 2025 8:08 AM

404

To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Subject: Re: [External] Commenting regarding Land use redesignation - LOC2025-0141

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Good morning Reza,
I saw that a development permit application has now been raised for this location and the DP matches the renderings that were originally provided in the townhall.

I think the existence of a concurrent DP application only solidifies that the intent of the re-zoning application is to ultimately build row houses that are significantly taller than anything else in the community of varsity, with maybe the exception of high rise/low rise towers.

In addition, how can a development permit be submitted noting that the land use designation is H-GO before the land use change application has been decided? It either seems like the developer is jumping the gun on this or they expect the process to be rubber stamped.

Thanks for your time,
Kelvin

On Sep 15, 2025, at 9:21 AM, Bacchus, Reza <Reza.Bacchus@calgary.ca> wrote:

Good Morning Kelvin,

Thank you for the follow-up.

Please note this rendering is only **conceptual** at this point. Without a concurrent development permit application, we do not give much weight to these types of conceptual drawings because the applicant is not held to this.

The substance of this application is the redesignation of 132 VARSITY ESTATES PL NW from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District, and the information on those Districts is in the Land Use Bylaw.

Circulation and public comments, specifically those regarding how vehicular access to and from the site will be resolved, will be duly considered and a recommendation on the application will go forward to the Calgary Planning Commission. The Calgary Planning Commission will review the application and make a recommendation to be forwarded to a public hearing of the City Council for the final decision. You can be involved in the process should you wish to make a presentation to the City Council, either in person or by filing a written submission.

Best Regards,
Reza

Reza Bacchus
Planner I
Planning and Development Services - Community Planning
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E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: Kelvin Ng [redacted]
Sent: 12 September 2025 11:08 AM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Subject: Re: [External] Commenting regarding Land use redesignation - LOC2025-0141

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Hi Reza,
We have just seen preliminary renderings of the row houses that the developer/applicant intends to build, and I think my concerns noted in your reply are even greater than initially thought.
<PastedGraphic-1.png>

In addition, the positioning of those driveways out towards Varsity Estates Drive is just an accident waiting to happen given the blind corner of that section of varsity estates drive heading east and the cars backing out from this proposed development. I think although in your original email you noted that no proposed plans or designs have been submitted to the city, but if this is what they intend to allow with the rezoning, the height difference is too significant for houses in this area.

Thank you for your time,
Kelvin

On Aug 27, 2025, at 1:30 PM, Bacchus, Reza <Reza.Bacchus@calgary.ca> wrote:

Good Afternoon Kelvin,

Thank you for taking the time to submit your thoughtful comments regarding LOC2025-0141.

Your concerns regarding the proposed land use amendment's potential:

- incompatibility with the community's contextual character and architecture
- incompatibility with the community's contextual height, setback, and visual appeal
- incompatibility with the parking capacity in and around the cul-de-sac and along Varsity Estates Drive NW
- incompatible contextual density and land use
- incompatibility with the area's infrastructure capacity
- worsening of traffic congestion along Varsity Estates Drive NW and at the intersection of 53 Street NW and Varsity Estates Drive NW
- worsening of pedestrian safety along Varsity Estates Drive NW and at the intersection of 53 Street NW and Varsity Estates Drive NW

are currently being taken into consideration by the City of Calgary Development Application Review Team (DART) as part of the application review process. Please note, the review of this application is still **in progress**.

LOC2025-0141 is an application for redesignation of 132 VARSITY ESTATES PL NW from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District, and the information on those Districts is in the Land Use Bylaw. This is the substance of the application. Please note, no Development Permit application or proposed plans, designs, etc. have been submitted yet.

This application is currently being circulated to City departments, external referees and all adjacent owners. Please find attached a copy of the Circulation Package that was sent to adjacent owners.

Circulation and public comments will be duly considered and a recommendation on the application will go forward to the Calgary Planning Commission. The Calgary Planning Commission will review the application and make a recommendation to be forwarded to a public hearing of City Council for the final decision. You can be involved in the process should you wish to make a presentation to City Council, either in person or by filing a written submission.

I encourage you to remain engaged throughout this process.

Best Regards,
Reza

Reza Bacchus
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Calgary, AB T2P 2M5

From: Kelvin Ng <[redacted]
Sent: Thursday, August 21, 2025 5:11 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Subject: [External] Commenting regarding Land use redesignation - LOC2025-0141

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Hi Reza,
My name is Kelvin and I'm a resident of Varsity. Apologies for the delay in submitting these comments past the formal commenting period, I thought it ended a week later than it did.

I'm writing in opposition to this land use resignation for a few reasons.

The first reason is that contextually, the row houses that would be built under the updated designation would be out of place with the general theme of Varsity, and especially so in estates where single family detached houses make up nearly all houses in this area of Varsity. The height as well as significantly reduced setback would be an eyesore on the community.

In addition, as a result of the increase in density of housing, there will be an overflow of parking onto the streets which is also contextually not consistent with the community where there are setbacks for driveways and garages allowing for ample space to park not having to have cars parked all over the road.

Furthermore, the intensity of the usage that would result for the building of the row houses is significantly higher than what the area was designed to handle. The three way stop sign governed intersection immediately east of this property already regularly has cars that ignore the stop signs, and as a pedestrian that crosses this intersection regularly, ad increasing the usage will only exacerbate the problems. As it stands I probably am at risk of getting run over by a vehicle due to not being given right of way in the cross walk approximately half of the times that I cross the intersection. It is likely only a matter of time before there is an injury at this intersection, and I can't help but worry that this kind of development will speed up the timelines on which it will happen.

Thank you for your time,
Kelvin

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<LOC2025-0141 Circulation Package .pdf>

Outlook

RE: [External] DP2025-05349 - 132 Varsity Estates Place

From Dave O'Ne [redacted]
Date Wed 05/11/2025 2:30 PM
To Bacchus, Reza <Reza.Bacchus@calgary.ca>

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Thank you for your consideration and your reply, Reza.
We will endeavour to remain engaged and informed.

Deb & Dave

From: Bacchus, Reza [mailto:Reza.Bacchus@calgary.ca]
Sent: November-05-25 2:27 PM
[redacted]
Subject: Re: [External] DP2025-05349 - 132 Varsity Estates Place

Good Afternoon Deb & Dave,

Thank you for your thoughtful comments.

Your concerns regarding the proposed development's potential:

- incompatible contextual density and land use
- incompatibility with the community's contextual character and architecture
- negative impact on adjacent properties' property values
- incompatible building mass, height, lot coverage
- negative shadowing impact on adjacent properties
- infringement of neighbours' privacy
- negative impact on existing mature tree canopy and mature landscaping
- negative impact on the aesthetic of the streetscape

- incompatibility with the parking capacity in and around the cul-de-sac and along Varsity Estates Drive NW
- worsening of parking congestion
- negative impact on waste and recycle bin collection
- negative impact on access for emergency services

are currently being taken into consideration by the City of Calgary Development Application Review Team (DART) as part of the application review process. Furthermore, all of the concerns raised from the proposed land use amendment, LOC2025-0141, are also being applied to our review. Please note, the review of this application is still **in progress**.

Also, because this Development Permit (DP) application is reliant on the proposed Land Use Amendment, the DP cannot be approved until the Land Use Amendment is approved. And the Land Use Amendment application is also currently **in progress**.

If, for argument's sake this DP application is eventually approved, a public notice regarding the development approval will be published. Anyone deemed to be affected by the approval will have an opportunity to appeal the decision in front of the Subdivision and Development Appeal Board. Further information regarding the appeal process can be found at https://www.calgarysdab.ca/home.html

I encourage you to remain engaged throughout this process.

Best Regards,
Reza

Reza Bacchus
Planner I
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E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076
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Calgary, AB T2P 2M5

From: Dave O'Neill [redacted]
Sent: 29 October 2025 8:03 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Subject: [External] DP2025-05349 - 132 Varsity Estates Place

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Subject: Objection to Proposed DP2025-05349 at 132 Varsity Estates Place NW.
As the homeowners of 1019 Varsity Estates Drive NW, we are writing to express our opposition to the proposed development permit at 132 Varsity Estates Place NW.

The approval DP2025-05349 would provide the perfect case history for everything that is ***wrong*** the city's newly enacted, and highly controversial, blanket rezoning policy and the South Shaganappi Local Area Plan.

Approximately 500 Varsity residents attended a Land Use Change information session at the Dalhousie Community Centre on September 15th, 2025 for this same address and strongly voiced their disapproval for the developer's seemingly fluid multi-unit plans for the property.

This region of Varsity contains a well-balanced mixture of single family homes, multi-family developments, senior's housing and more recently high rise accommodation adjacent to the LRT. Currently, that housing mix is complimentary and enables the city to address increasing density needs while still preserving the character of one of its most cherished neighbourhoods.

The proposed DP flies in the face of all of that. It is ill-advised, inappropriate, unattractive and entirely at odds with the fabric and character of the neighbourhood. Its presence will severely impact the property value of its immediate neighbours and it is resoundingly incompatible with style, composition and architectural harmony of those homes.

All of the usual subdivision and densification pitfalls apply; the proposed structure is too big, it is too high, it has an excessive lot footprint, it will induce a loss of mature landscaping, it will create overshadowing, it will lead to a loss of privacy for neighbours, it will create additional parking havoc, it will increase fire hazards due to excessive footprint and proximity, it will add impediments to waste management and emergency services logistics.

Perhaps the best way for you to understand this objection is to actually go and stand on the site with a copy of the development plans and ask yourself, if you were a neighbour in the adjacent properties, would you approve this project? The answer is both simple and clear. We hope that common sense will prevail and that this DP will be resoundingly rejected.

Deb & Dave O'Neill
1019 Varsity Estates Drive NW

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or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then destroy or delete this communication, or return it to us by mail if requested by us. The City of Calgary thanks you for your attention and co-operation.

Outlook

Re: [External] Letter of Objection DP2025-05349

From Bacchus, Reza <Reza.Bacchus@calgary.ca>
Date Mon 10/11/202
To Hans Rohmann [redacted]

Good Afternoon Hans,

Thank you for taking the time to follow-up your comments on LOC2025-0141, with thoughtful comments relating to the Development Permit application DP2025-05349 at 132 Varsity Estates Place NW.

Your concerns over the Land Use Amendment application, re-iterated in your recent email, are currently being taken into consideration by the City of Calgary Development Application Review Team (DART) as part of this Development Permit application's review process:

- incompatibility with the existing character, safety, and infrastructure of the community
- inappropriate building scale
- incompatible architecture
- inappropriate density
- incompatibility with the parking capacity in and around the cul-de-sac and along Varsity Estates Drive NW
- negative impact on emergency access entering and exiting the cul-de-sac
- worsening of traffic congestion
- worsening of traffic/ pedestrian/ cyclist safety along Varsity Estates Drive NW
- negative impact on visibility at the intersection of the cul-de-sac and Varsity Estates Drive NW
- negative impact on the visibility and safety along Varsity Estates Drive NW to excessive waste and recycle bins, and potential unruly organization of these bins
- negative impact on the already limited on-street parking along Varsity Estates Drive NW due to excessive waste and recycle bins
- negative impact on adjacent parcels' privacy
- negative shadowing impact onto adjacent parcels
- worsening of traffic/ pedestrian/ cyclist safety due to the likelihood of an increase in illegal u-turns made at the entrance to the cul-de-sac
- negative impact on property value
- incompatibility with your initial property investment rationale

Furthermore, all of the community's concerns raised from the proposed land use amendment, LOC2025-0141, are being applied to our review. The review of this application is still **in progress**. Also, because this Development Permit (DP) application is reliant on the proposed Land Use Amendment, the DP cannot be approved until the Land Use Amendment is approved. And the Land Use Amendment application is still **in progress**.

Please note, 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. 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.

If, for argument's sake this DP application is eventually approved, a public notice regarding the development approval will be published. Anyone deemed to be affected by the approval will have an opportunity to appeal the decision in front of the Subdivision and Development Appeal Board. Further information regarding the appeal process can be found at https://www.calgarysdab.ca/home.html

I hope this helps clarify what is happening. I encourage you to remain engaged throughout this process.

Best Regards,
Reza

Reza Bacchus
Planner I
Planning and Development Services - Community Planning
C (587) 891-3895
E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076
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Calgary, AB T2P 2M5

From: Hans Rohman [redacted]
Sent: 29 October 2025 2:19 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Subject: [External] Letter of Objection DP2025-05349

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Hello Reza,

Please find the attached letter of objection for DP2025-05349. I did submit online as well.

SDAB2026-0166

Thanks,
Hans Rohmann

414

October 29, 2025

Hans Rohmann
124 Varsity Estates Place NW
Calgary, AB
T3B 3B6

Planning and Development Services - Community Planning
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

Attn: Reza Bacchus, Planner I

Dear Reza,

I am a resident of Varsity Estates Place NW, I am writing to formally register my strong objection to the proposed Development Permit DP2025-05349 at 132 Varsity Estates Place NW. This proposal is unsuitable for the site and fundamentally incompatible with the character, safety, and infrastructure of the Varsity Estates community.

Varsity Estates is an established neighbourhood of low-density, single-family estate homes with no back-lanes. The proposed development would impose a building form that is completely out of scale with surrounding homes, disrupting the architectural integrity and long-standing visual cohesion of the street. This cul-de-sac was intentionally designed as a quiet, low-traffic residential enclave, and intensification of this nature is a radical departure—not "gentle density."

Severe Parking and Traffic Impacts

. The 100 block Varsity Estates Place cul-de-sac lacks the curb length, roadway width, and back lanes to accommodate any overflow parking. This proposed development will compromise emergency access and traffic circulation, reduce visibility for drivers exiting the cul-de-sac, raising collision risk, create hazards for children, pedestrians, and cyclists who regularly use the street for recreation and force additional waste and recycling bins onto Varsity Estates Drive, further obstructing traffic flow and parking. This development would require up to 10 bins on combined green and blue bin pick-up days significantly limiting utilization of curb space and potentially impeding traffic flow.

Loss of Sunlight, Privacy, and Greenspace

The oversized footprint and minimal setbacks of a high-density development would directly impair adjacent homeowners' sunlight, privacy, and enjoyment of their properties.

Safety and Property Value Concerns

Varsity Estates is a neighborhood with limited vehicle entrances/exits and this proposed redevelopment will increase congestion and compromise sightlines raising risks for drivers, cyclists, and pedestrians in an

area already heavily used by families and recreational users. In addition, this high-density development would undermine property values in the cul-de-sac, deterring buyers who seek quiet, safe streets. I do recognize the proximity of this lot to Crowchild Trail. It is expected that future residents will exit Crowchild and enter the Varsity Estates community by turning right from 53rd Ave onto Varsity Estates drive. The lot in question is on the south side of the road which will prompt drivers to perform a U-turn to park in front of the house. Currently, the both Varsity Estates Place NW and Varsity Estates Ct NW both have 'No U-Turn' signs. Even with this signage, these streets are used to turn around and drive back to the 3-way stop. See Figure 1 attached. With this proposed development, these two roads will see significantly more traffic with drivers performing illegal u-turns endangering children, pedestrians and cyclists as well as other vehicles. See map below.

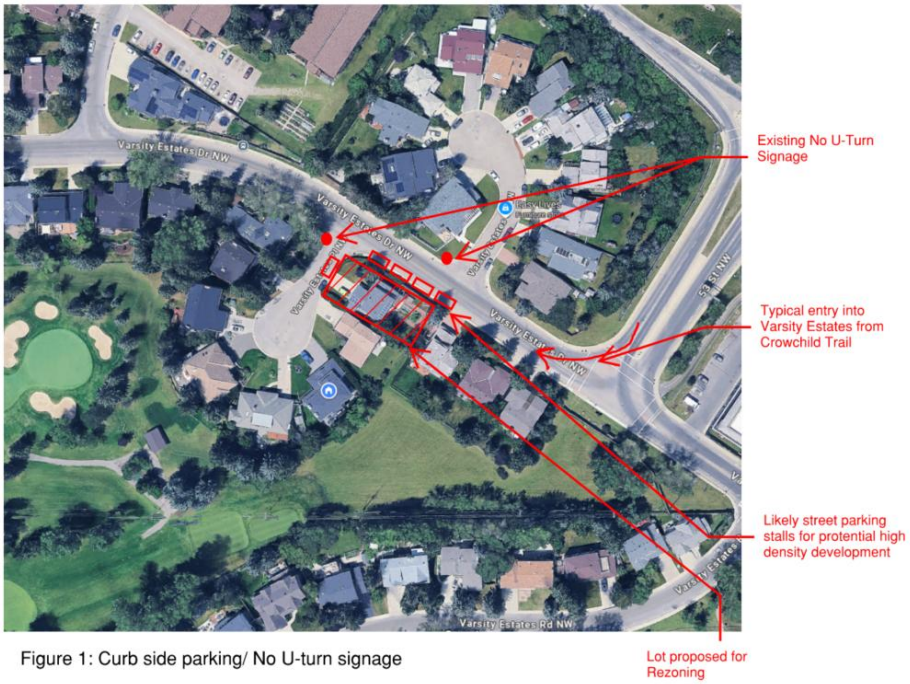


Figure 1: Curb side parking/ No U-turn signage

Currently the sightlines for residents leaving Varsity Estates Place NW are already limited due to a bend on Varsity Estates Drive NW. Additional vehicles parking on the street will further limit sightlines and causing more risk to drivers turning from the cul-de-sac due to the inability to see eastbound traffic. See image below. This development with reduced building set back will also pose challenges to incoming westbound vehicles. See Figure 2 attached. This proposal will pose significant safety risks to existing residents in the area.



These risks will see residents who have invested significantly in their homes stand to suffer property value losses, while a speculative development reaps the benefit.

Precedent and Policy Integrity

Approval of this application would set a damaging precedent for Varsity Estates and other mature Calgary communities. It signals that established planning criteria, community input, and contextual suitability are secondary to developer interests. Such an outcome would erode trust in the planning process and invite inappropriate intensification across the city.

This application is incompatible with its surroundings, and overwhelmingly detrimental to residents' safety, livability, and property rights. I urge Council and the Calgary Planning Commission to reject Development Permit DP2025-05349. Responsible densification should occur in locations that are transit-accessible and context-appropriate—not in a quiet cul-de-sac with no capacity for additional vehicles or infrastructure.

Thank you for considering my objection.



Hans Rohmann

Outlook

Re: [External] DP2025-05349

From Bacchus, Reza <Reza.Bacchus@calgary.ca>
Date Wed 05/11/2025 11:53 AM
To [redacted]
Cc

Good Morning Trevor,

Thank you for taking the time to follow-up your comments on LOC2025-0141, with thoughtful comments relating to the Development Permit application DP2025-05349 at 132 Varsity Estates Place NW.

Your concerns over the Land Use Amendment application, re-iterated in your recent email, are currently being taken into consideration by the City of Calgary Development Application Review Team (DART) as part of this Development Permit application's review process:

- incompatibility with the existing utility right of way
- incompatibility with the parking capacity in and around the cul-de-sac and along Varsity Estates Drive NW
- negative impact on emergency access entering and exiting the cul-de-sac due to overflow parking
- interference with snow removal along Varsity Estates Drive due to overflow parking
- negative impact on the visibility, safety, and character along Varsity Estates Drive NW due to excessive waste and recycle bins, and potential unruly organization of these bins
- negative impact on the already limited on-street parking along Varsity Estates Drive NW due to excessive waste and recycle bins
- inappropriate density
- incompatibility with existing water, sewage, gas, and electrical infrastructure due to inappropriate scale/ density of development
- incompatible building height and massing
- negative impact on adjacent parcels' privacy
- incompatibility with existing community character
- negative impact on adjacent parcels' safety due to possible site contamination, (e.g., asbestos, residual chemicals from previous outdoor pool, soil instability)
- insensitivity to community's character and integrity
- insensitivity to its negative impact on surrounding property values.

Furthermore, all of the community's concerns raised from the proposed land use amendment, LOC2025-0141, are being applied to our review. The review of this application is still **in progress**. Also, because this Development Permit (DP) application is reliant on the proposed Land Use Amendment, the DP cannot be approved until the Land Use Amendment is approved. And the Land Use Amendment application is still **in progress**.

Please note, 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. 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.

If, for argument's sake this DP application is eventually approved, a public notice regarding the development approval will be published. Anyone deemed to be affected by the approval will have an opportunity to appeal the decision in front of the Subdivision and Development Appeal Board. Further information regarding the appeal process can be found at https://www.calgarysdab.ca/home.html

I hope this helps clarify what is happening. I encourage you to remain engaged throughout this process.

Best Regards,
Reza

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Calgary, AB T2P 2M5

From: Trevor Samer <[redacted]
Sent: 30 October 2025 9:13 AM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca> [redacted]
Subject: [External] DP2025-05349

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I am writing as the owner and resident of **1108 Varsity Estates Drive NW**, affected by the proposed development of 132 Varsity Estates Place NW. The property is being developed with five primary dwellings. I wish to highlight the significant impacts such a development

would impose on our cul-de-sac and surrounding community.

1. Parking and Traffic

- **Lack of Back Alley:** This property does not have a back alley meaning that there is NO extra space in the back for parking nor waste (additional points below).
- **Utility Corridor:** It appears on the property maps that this property contains a utility corridor. Overbuilding on a property with a Utility Corridor is extremely unsafe for the neighbourhood due to lack of ability to locate and respond to emergencies when properties are overbearing on the access.
- **Vehicle Demand:** Based on Calgary's census (2011), households average **1.8 vehicles**. With 5 households, this equates to **~10 vehicles**.
- **On-Site Supply:** If each main unit has only a one car garage, this provides no parking for additional vehicles.
- **Cul-de-sac Constraints:** Varsity Estates Place is already constrained and cannot safely absorb additional curbside parking. Overflow vehicles would block access, reduce maneuverability, and impede emergency and service vehicles.
- **Spillover onto Varsity Estates Drive:** Extra vehicles would push onto Varsity Estates Drive, which is a **Snow Route Parking Ban Road** and **Priority 2 Snow Route**. Parked cars here would obstruct plowing during storms and compromise emergency access. In addition, the other side of that street is also the location of a bus stop, meaning that there is even LESS room for parking nearby. There is no doubt that this will spill into the neighboring community streets affecting everyone within the vicinity.

2. Waste Management

- At 5 households, the site would generate **15 bins** (5 black, 5 blue, 5 green).
- On collection days, it is impractical to place 30 bins on a cul-de-sac without obstructing driveways, sidewalks, or traffic flow. This poses safety risks and diminishes neighbourhood character.

3. Density and Infrastructure

- Using the aforementioned estimate, This intensification would shift the property from one residence to **10+ bedrooms, 5 kitchens, 5 laundry facilities, and numerous bathrooms**.
- Such intensity increases demand on **water, sewer, utilities, waste services, and parking** far beyond what the cul-de-sac and surrounding infrastructure were designed to support.
- The City's current practice of not counting secondary suites in density calculations results in a **misleading picture of impact**, as the lived reality is 10 households with full residential demands.

4. Privacy and Compatibility

- This type of development would create significant massing and would **directly overlook the backyard of 128 Varsity Estates Place**, eliminating ANY privacy for that neighbour.
- More broadly, Varsity Estates was built as a low-density, single-detached neighbourhood with large lots and mature landscaping. A multi-household development of this intensity is **incompatible with the established character** of the area. There are already numerous multi family areas in Varisty Estates, and MORE than most communities. They are strategic, beautiful and add to the community, not take away from it like this development will.

5. Health and Safety Concerns: Former Pool and Asbestos

- **Former Pool:** The site once contained a backyard pool, later filled in. The method of decommissioning is unknown, creating risks of:
  - Residual chemical contamination from chlorine and stabilizers.
  - Backfill with construction debris, potentially hazardous (e.g., asbestos tile, lead-based paint).
  - Soil instability or drainage failure during excavation.
- **Asbestos in Existing House:** Given the age of the home, asbestos-containing materials are highly likely. Improper demolition could release fibres, creating airborne risks for workers and neighbours alike.
- **Independent Assessment Required:** Before redevelopment proceeds, the City should require a **comprehensive environmental and asbestos survey**. <u>These must be performed by an **independent third party retained by the City**</u>, not by the developer, who has a financial interest in minimizing findings.

6. Property Value and Neighbourhood Livability

It is **extremely low-resolution thinking** to suggest that developments of this scale do not affect the value of surrounding properties. When residents lose privacy, face daily parking congestion, and live beside buildings that overwhelm the lot and cul-de-sac, the desirability and quality of the neighbourhood decline. Every Councillor states they care about their constituents, but decisions like this show little regard for the **immediate neighbours** who will live with the consequences.

Conclusion

The potential impacts of this rezoning are clear: **parking shortfalls, bin congestion, infrastructure strain, privacy loss, environmental health risks, process failures, and erosion of neighbourhood character**. Varsity Estates was not designed to absorb this level of intensification.

For these reasons, this application at **132 Varsity Estates Place NW should be denied.**

Sincerely,

Trevor Samer (and his two toddlers)
1108 Varsity Estates Drive NW

Outlook

Re: [External] 132 Varsity Estates Place

From Bacchus, Reza <Reza.Bacchus@calgary.ca>
Date Fri 31/10/2025 1:02 PM
To Jared Schick <jldmalo@telus.net>

Good Afternoon Jared,

Thank you for reaching out.

With regards to the Development Permit (DP), DP2025-05349, all of the concerns raised from the Varsity Community Association and engaged residents are being applied to our review.

Please note, the review of this Development Permit application is still **in progress**.

I encourage you to remain engaged throughout this process.

Best Regards,
Reza

Reza Bacchus
Planner I
Planning and Development Services - Community Planning
C (587) 891-3895
E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: Jared Schi [redacted]
Sent: 29 October 2025 8:25 AM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Subject: [External] 132 Varsity Estates Place

424

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Report Suspicious

Hello, my wife and I just recently purchased the home at 108 Varsity Estates Place two months ago and quickly found out this.
We strongly oppose this development as we both believe it would be a stain on the community.
Thanks

Outlook

Re: [External] Objection to Proposed Development Permit DP2025-05349 at 132 Varsity Estates Pl NW

From Bacchus, Reza <Reza.Bacchus@calgary.ca>
Date Thu 16/10/20
To Arlene White [redacted]

Good Afternoon Arlene,

Thank you for taking the time to follow-up your comments on LOC2025-0141, with thoughtful comments relating to the Development Permit application DP2025-05349 at 132 Varsity Estates Place NW.

Your concerns regarding the proposed development's potential:
- incompatibility with your initial property investment rationale
- negative impact on adjacent parcels' privacy
- negative shadowing impact onto adjacent parcels
- worsening of on-street parking congestion
- incompatibility with the parking capacity in and around the cul-de-sac and along Varsity Estates Drive NW
- worsening of traffic/ pedestrian/ cyclist safety due on-street parking congestion and the loss of sightlines
- worsening of traffic congestion
- negative impact on visibility at the intersection of 53 Ave NW and Varsity Estates Drive NW
- negative impact on emergency access entering and exiting the cul-de-sac
- negative impact on the visibility and safety along Varsity Estates Drive NW to excessive waste and recycle bins, and potential unruly organization of these bins
- negative impact on the already limited on-street parking along Varsity Estates Drive NW due to excessive waste and recycle bins
- traffic safety and congestion concerns due to the prolonged time, waste and recycle trucks will have to spend in the immediate area

are currently being taken into consideration by the City of Calgary Development Application Review Team (DART) as part of the application review process. Please note, the review of this application is still **in progress**.

Please note that the Land Use Amendment application for this parcel is also still in progress. 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.

I encourage you to remain engaged in this process.

Best Regards,

Reza

Reza Bacchus
Planner I
Planning and Development Services - Community Planning
C (587) 891-3895
E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: Arlene Wh [redacted]
Sent: 13 October 2025 4:35 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Subject: [External] Objection to Proposed Development Permit DP2025-05349 at 132 Varsity Estates Pl NW

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Report Suspicious

Dear Reza,

As a homeowner at **116 Varsity Estates Place NW**, I am writing to express my **strong and unequivocal opposition** to the proposed development permit at **132 Varsity Estates Place NW.**

We only recently purchased our home in late June of this year, drawn to the quiet charm and well-established character of this cul-de-sac and proximity to the golf course. Our vision of living on a cul-de-sac was one of being close to neighbours where we could gather at the end of our driveways and visit. And a place where children could play hockey or toss a basketball on the sidewalk in front of their homes. We are devastated to learn the developer has submitted both a zoning re-designation application, and now this development permit given the impact both of these proposals would have not only on the **peace and safety** of our new home, but also on the **significant financial investment** we've made.

Had our realtor disclosed this cul de sac's "Neighbourhood Flex Designation" in the South Shaganappi Local Area Plan (SSLAP), and this looming proposal, we would **never** have purchased this property, nor would countless other potential home buyers. It feels like we've been blindsided—traded the excitement of purchasing a new home for uncertainty and fear. To say we are **vehemently opposed** is truly an understatement.

1. The Proposal is Architecturally and Contextually Inappropriate

SDAB2026-0166

Varsity Estates Place NW was purposefully designed as a **low-density, residential cul-de-sac**. The introduction of a multi-unit development of this scale is a direct contradiction to everything this street represents.

The proposed development:

- Bears **no architectural resemblance** to the existing homes in terms of height, massing, or design
- Would shatter the **visual harmony** and architectural integrity of a long-established neighborhood
- Is, quite frankly, **unattractive**, and far too large for the lot and its surroundings

2. The Development Would Severely Undermine the Rights of Adjacent Homeowners

The oversized footprint, lack of meaningful setbacks, and removal of mature landscaping would significantly impair:

- **Sunlight access** and **privacy** for neighboring homes
- The right of adjacent residents to **peacefully enjoy** their properties without being overshadowed—literally and figuratively

3. Parking Deficit: Predictable, Dangerous, and Already Concerning

The parking implications of this project are not merely inconvenient—they are **dangerous**.

This plan indicates the construction of five units, which fails to consider the realities of Calgary's vehicle culture: families often have **two or more vehicles**, many of them large trucks or SUVs. The proposed tandem garages and driveways will not meet daily needs—let alone accommodate visitors, service vehicles, or deliveries.

Safety is also a huge concern. This development would add 5 driveways to an already extremely busy street (Varsity Estates Drive NW), and given its proximity to the 3-way stop intersection at 53rd Ave NW and Varsity Estates Drive, is both dangerous and unconscionable.

On our cul-de-sac:

- There is **no capacity** for overflow parking
- Street congestion would **block emergency access**, impede visibility, and create dangerous conditions for children, cyclists, and pedestrians
- Routine services—like garbage and recycling collection—would become **logistical nightmares** when bins are forced to compete with parked vehicles for curb space, and the chaos of a busy 3-way stop just a few hundred meters away.
- The result would be **chaotic, unsafe, and irreversible**

Just imagine two or three households hosting guests—where do those vehicles go? Not everyone will take public transit, and this street was **never designed** to handle such volume.

A Plea for Respect and Responsibility

Our plea to the City to deny this development permit is about **protecting a community**—a quiet street of homeowners who chose this place for its peacefulness, safety, and sense of shared space, AND the safety of all Varsity residents who use the very busy street, Varsity Estates Drive. T**his development is not being built to create affordable housing for Calgarians…it's about maximizing profit by building luxury row houses on every square inch of the property.**

We urge you, in the strongest possible terms, to **deny this development permit**. It is:

- Incompatible with the existing homes and infrastructure

- Ethically troubling due to the harm and safety issues it would cause to long-standing residents
- Resoundingly opposed by those who live here and would bear the brunt of its consequences

Please understand: this is not about opposing change or progress. We support thoughtful growth and responsible development. However, this proposal falls short on both counts. It is fundamentally out of step with the spirit, structure, and needs of this cul-de-sac, and our community.

We are prepared to oppose this development through all available legal, civic, and community channels.

Sincerely,

Arlene White
116 Varsity Estates Place NW

Outlook

Re: [External] DP2025-05349

From Bacchus, Reza <Reza.Bacchus@calgary.ca>
Da
To [redacted]

Good Morning Craig,

Thank you for your thoughtful comments.

Your concerns regarding the proposed development's potential:

- incompatibility with the parking capacity in and around the cul-de-sac and along Varsity Estates Drive NW
- worsening of traffic congestion along Varsity Estates Drive NW, and at the intersection of 53 St NW and Varsity Estates Drive NW.
- incompatible contextual density and land use
- incompatibility with the community's contextual character and architecture
- negative impact on existing greenspace - mature tree canopy and mature landscaping

are currently being taken into consideration by the City of Calgary Development Application Review Team (DART) as part of the application review process. Furthermore, all of the concerns raised from the proposed land use amendment, LOC2025-0141, are also being applied to our review. Please note, the review of this application is still **in progress**.

Also, because this Development Permit (DP) application is reliant on the proposed Land Use Amendment, the DP cannot be approved until the Land Use Amendment is approved. And the Land Use Amendment application is also currently **in progress**.

If, for argument's sake this DP application is eventually approved, a public notice regarding the development approval will be published. Anyone deemed to be affected by the approval will have an opportunity to appeal the decision in front of the Subdivision and Development Appeal Board. Further information regarding the appeal process can be found at https://www.calgarysdab.ca/home.html

I encourage you to remain engaged throughout this process.

Reza Bacchus
Planner I
Planning and Development Services - Community Planning
C (587) 891-3895
E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076

SDAB2026-0166

430

800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: craig wong [redacted]
Sent: 06 November 2025 7:33 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Subject: [External] DP2025-05349

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I would like to voice my opposition to the above mentioned application for development at 132 Varsity Estates Place NW.
I have been a resident in the neighborhood from 1976 - 1985 and then from 2005 to present. The community has grown and matured to a very appealing community.
The introduction of row housing that is being proposed for this site will create issues with parking, increased traffic in an already busy 3 way stop intersection, reduction of green space given that the row housing structures are occupying the entire lot, and the overall architectural design of the row housing does not blend or match with the homes in the vicinity.

Craig Wong
1209 Varsity Estates Rd NW

SDAB2026-0166

Outlook

Re: [External] Residents of 128 Varsity Estates Pl. NW.

From Yoke Yong [redacted]
Date Fri 31/10/2025 10:04 PM
To Bacchus, Reza <Reza.Bacchus@calgary.ca>

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Report Suspicious

Thanks Reza

Will stay engaged

On Fri, Oct 31, 2025, 1:04 p.m. Bacchus, Reza <Reza.Bacchus@calgary.ca> wrote:

> Good Afternoon Karen and Yoke,
>
> Thank you for reaching out with your heartfelt comments.
>
> With regards to the Development Permit, DP2025-05349, all of the concerns raised from the Varsity Community Association and engaged residents are being applied to our review.
>
> Please note, the review of this Development Permit application is still **in progress**.
>
> I encourage you to remain engaged throughout this process.
>
> Best Regards,
> Reza
>
> **Reza Bacchus**
> Planner I
> Planning and Development Services - Community Planning
> **C** (587) 891-3895

SDAB2026-0166

E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: Yoke Yong [redacted]
Sent: 29 October 2025 8:49 AM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Subject: [External] Residents of 128 Varsity Estates Pl. NW.

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Report Suspicious

My wife and I have been here 35 years. We may want to continue living here for the time being. But the new DP proposal may change our minds. It will no longer be a place for retirement for us. Please do not let any bad planning destroy the purpose of living a good life for this community.
Our hearts will always be with them.

Karen and Yoke

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Subject:
Objection to Proposed Development Permit DP2025-05349 at 132 Varsity Estates Place NW

Dear City of Calgary Planning Department,

As a homeowner at **73 Varsity Estates View NW**, I am writing to express my strong opposition to the proposed development permit at **132 Varsity Estates Place NW**.

When my family purchased our home in March 2009, we were drawn to the quiet charm of Varsity, its established character, and its proximity to so many amenities. To now learn that a developer has submitted both a zoning re-designation application and this development permit is deeply unsettling. These proposals threaten not only the peace and safety of our neighborhood, but also the stability of a significant financial investment made in good faith.

Varsity Estates is known as one of Calgary's most peaceful residential areas—a community of quiet streets, mature trees, and neighbors who know and look out for one another. The presence of the golf course adds to this sense of calm and retreat, offering open green space, wildlife, and a buffer from urban congestion. Residents here value the opportunity to gather casually at the end of their driveways, walk safely with children, and enjoy an environment where tranquility is the norm. Introducing a dense multi-unit development into this setting would permanently erode those qualities that make Varsity Estates so distinctive and cherished.

1. Architecturally and Contextually Inappropriate

Varsity Estates Place NW was intentionally designed as a low-density residential cul-de-sac. A multi-unit development of this magnitude runs directly counter to that design and threatens the unique character of the street.

The proposed building:

- Bears no architectural resemblance to existing homes in height, massing, or design
- Would fracture the visual harmony and architectural integrity of a long-established neighborhood
- Is oversized and simply ill-suited for the lot and its surroundings

2. Severe Impact on Adjacent Homeowners

The proposed development would fundamentally diminish the rights of those living nearby. Its footprint, lack of meaningful setbacks, and removal of mature trees and landscaping would:

- Significantly reduce sunlight and privacy for neighboring homes
- Prevent residents from peacefully enjoying their properties without being overshadowed

SDAB2026-0166

3. Parking Deficit and Safety Risks

The parking situation is not only inadequate but potentially dangerous.

With five units planned—and recognizing that many Calgary households own two or more large vehicles—tandem garages and narrow driveways will not meet day-to-day needs. Adding five new driveways onto Varsity Estates Drive NW, mere meters from a busy three-way stop at 53rd Ave NW, creates a scenario fraught with safety concerns.

For those of us living in this cul-de-sac:

- There is no capacity for overflow parking
- Street congestion would obstruct emergency vehicles, reduce visibility, and put children, cyclists, and pedestrians at risk
- Routine services such as garbage and recycling pickup would become unnecessarily difficult

Even a small gathering of guests could cause chaos. This street was never intended to handle such volume.

A Plea for Respect and Responsibility

This objection is not about resisting change for its own sake. It is about protecting a community: a quiet street chosen for its safety, its sense of shared space, and its peace. It is also about safeguarding the interests of all Varsity residents who rely on Varsity Estates Drive for daily use.

We strongly urge the City to deny this development permit because it is:

- Incompatible with existing homes and infrastructure
- Unsafe, with troubling implications for residents' wellbeing
- Broadly opposed by those who live here and would bear its consequences

We welcome thoughtful, responsible growth in our city. Unfortunately, this proposal is neither. It is fundamentally at odds with the character and structure of our community. Please know that we are prepared to oppose it through every available legal, civic, and community channel.

Sincerely,

Duncan White
73 Varsity Estates View NW
Calgary, AB

SITE INFORMATION

LEGAL ADDRESS:

LOT: 4, BLOCK: 21,
PLAN: 751 0331

MUNICIPAL ADDRESS:

132 VARSITY ESTATES PLACE NW
CALGARY, ALBERTA

LAND USE DESIGNATION:
H-GO

COMMUNITY: VARSITY

SURVEY INFORMATION

Survey completed by:

HORIZON LAND SURVEYS INC.
130 BOWNESS CENTRE NW CALGARY AB
Phone: (403) 719-0272
Dated: 11 20 2024

Note: Unless otherwise specified, all dimensions relate to distances form property boundary to foundation walls are from the date of the survey. Spot elevations are approximately located.

LIGHTING NOTE

EXTERIOR WALL SCONCES @ 2.74M FROM GROUND FLOOR, 100 WATT INCANDESCENT OR EQUIV. MAX (TYP)

GRADE MARKER LEGEND

1079.38	EXISTING GRADE
1079.38	ASSUMED GRADE
1079.38	PROPOSED GRADE

LINE TYPE LEGEND

- SUBJECT PROPERTY LINES
- ADJACENT PROPERTY LINES
- EAVES / CANOPIES
- UTILITY LINES - POWER
- UTILITY LINES - OVERHEAD
- UTILITY LINES - WATER
- UTILITY LINES - SANITARY
- UTILITY LINES - GAS
- UTILITY LINES - STORM
- EXISTING BUILDING TO BE REMOVED
- EXISTING FENCE
- PROPOSED PRIVACY SCREEN/ FENCE

WINDOW & DOOR LOCATIONS

- LOFT DOORS & WINDOWS
- 3RD FLR DOORS & WINDOWS
- 2ND FLR DOORS & WINDOWS
- MAIN DOORS & WINDOWS

SITE LEGEND

NON-LANDSCAPED AREAS

- BUILDING FOOTPRINT
- NEIGHBORING BUILDING FOOTPRINT
- MAIN FLOOR CANTILEVER
- SECOND FLOOR CANTILEVER
- PROPOSED ADDITION FOOTPRINT
- DECKS
- ASPHALT
- COVERED

FLOOR AREA RATIO

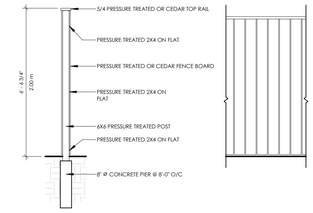
Name	Imperial	Metric
MAIN FLOOR	2607 ft²	242.15 m²
SECOND FLOOR	4125 ft²	383.24 m²
THIRD FLOOR	4259 ft²	395.69 m²
LOFT	289 ft²	26.87 m²
	11280 ft²	1047.95 m²

1047.95 / 807.47 = 1.30 **F.A.R. = 1.30**

PARCEL COVERAGE AREA

Name	Imperial	Metric
Coverage		
COVERED ENTRY	94 ft²	8.71 m²
BUILDING FOOTPRINT	2636 ft²	244.94 m²
ATTACHED GARAGE	1543 ft²	143.36 m²
	4273 ft²	397.01 m²
SITE AREA	8692 ft²	807.47 m²
	8692 ft²	807.47 m²

ACTUAL PARCEL COVERAGE **= 49.17%**



TYPICAL FENCE DETAIL

Drawing Index - DP

SHEET NUMBER	SHEET NAME
DP-01	SITE & BLOCK PLAN
DP-02	LANDSCAPE PLAN & STREETSCAPE
DP-03	EAST & NORTH ELEVATIONS
DP-04	SOUTH ELEVATION & STREETSCAPE
DP-05	MAIN & SECOND FLOOR PLANS
DP-06	THIRD & LOFT FLOOR PLANS
DP-07	SHADOW STUDY

1 SITE PLAN
1 : 100

ANDISON
RESIDENTIAL DESIGN
220 739 11 Ave SW, Calgary, Alberta,T2R 0E3
1.403.461.6481 | INFO@ANDISONDESIGN.COM
ANDISONDESIGN.COM

SEPTEMBER 12, 2025

VARSITY ROWHOUSE

REVISION SCHEDULE

#	REVISION DATE	REVISION DESCRIPTION
2	2025.09.12	Issued For DP

GENERAL NOTES

It is the responsibility of the Contractor to review the Architectural drawings prior to construction and report any discrepancies to Andison Residential Design Ltd. Andison Residential Design Ltd. will not be held responsible for any costs if the Contractor deviates from these Architectural and or Structural drawings.

All Geodetic Elevations provided to Andison Residential Design Ltd. are assumed to be accurate and reflect actual site conditions. Andison Residential Design Ltd. will not be held responsible for any discrepancies between Site condition and the provided Survey.

These drawings supercede all previous versions and shall not be used for any construction purposes until approved and signed.

ISSUED FOR

DEVELOPMENT PERMIT

PROJECT LOCATION

132 VARSITY ESTATES PLACE N.W.
CALGARY, ALBERTA

LOT: 4, BLOCK: 21,
PLAN: 7510331

FLOOR AREAS

UNIT 1	
MAIN FLOOR	521 SF
SECOND FLOOR	827 SF
THIRD FLOOR	851 SF
LOFT	58 SF
UNIT 1 TOTAL	2258 SF
UNIT 2	
MAIN FLOOR	521 SF
SECOND FLOOR	825 SF
THIRD FLOOR	852 SF
LOFT	58 SF
UNIT 2 TOTAL	2256 SF
UNIT 3	
MAIN FLOOR	521 SF
SECOND FLOOR	824 SF
THIRD FLOOR	852 SF
LOFT	58 SF
UNIT 3 TOTAL	2256 SF
UNIT 4	
MAIN FLOOR	521 SF
SECOND FLOOR	824 SF
THIRD FLOOR	851 SF
LOFT	58 SF
UNIT 4 TOTAL	2255 SF
UNIT 5	
MAIN FLOOR	522 SF
SECOND FLOOR	824 SF
THIRD FLOOR	852 SF
LOFT	58 SF
UNIT 5 TOTAL	2256 SF

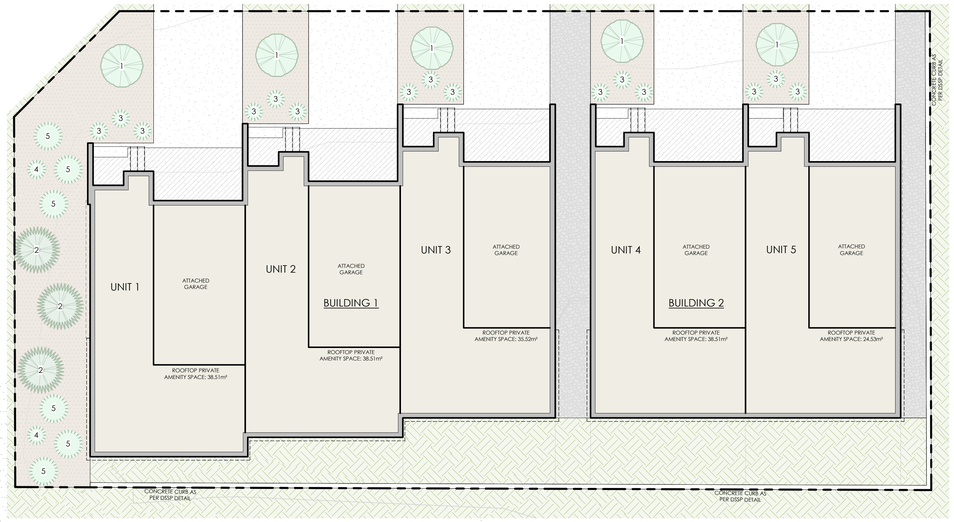
NOT FOR CONSTRUCTION

SITE & BLOCK PLAN

DP-01

2025-09-12 3:03:04 PM

SDAB2026-0166



PLANTING REQUIREMENTS

- A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0 m2 of parcel area.
  Parcel Area = **807.47 m² / 110.00 = 7.34**
  7.34 x 1.0 = **8 trees**
  7.34 x 3.0 = **23 shrubs**
- Shrubs must be a minimum height or spread of 0.6 meters at the time of planting.
- The requirements for the provision of 1.0 trees is met where:
  - a deciduous tree has a minimum calliper of 60 mm; or
  - a coniferous tree has a minimum height of 2.0 m.
- The requirements for the provision of 2.0 trees is met where:
  - a deciduous tree has a minimum calliper of 85 mm; or
  - a coniferous tree has a minimum height of 2.0 m.
- The requirements for the provision of 3.0 trees is met where an exisitng deciduoud tree with a calliper grater than 100 mm is preserved.

All plant materials must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.

LANDSCAPED AREA: 285.61 m²

Minimum 30% of the landscape area must be covered with soft surfaced landscaping.
285.61 m² x 0.3 = 85.68 m²

All soft surfaced landscaped area must be irrigated by an underground irrigation system.

NOTE: Tree and shrub areas to be irrigated w/ low water underground sprinkler system c/w ExactET monitoring & bounded by concrete curb. All sodded areas are planted with a drought tolerant grass species.

A minimum depth of 0.3m of topsoil is required for sod areas.
A minimum depth of 0.6m of topsoil is required shrub and tree beds.

LANDSCAPING LEGEND

SOFT / PERMEABLE LANDSCAPING

- GRASS — SOIL DEPTH 300mm MIN.
- MULCH — SOIL DEPTH 600mm MIN.

HARD / NON-PERMEABLE LANDSCAPING

- CONCRETE
- GRAVEL / ROCKS

NON-LANDSCAPED AREAS

- BUILDING FOOTPRINT
- NEIGHBORING BUILDING FOOTPRINT
- COVERED

PLANTING LEGEND

- Coniferous Tree
- Deciduous Tree
- Area of Tree Protection
- Shrub / Bush

All trees and shrubs will be of a species capable of healthy growth in Calgary and will conform to the standards of the Canadian Nursery Landscape Association.

New matured trees to be planted after construction as required by Land Use Bylaw

PLANTING SCHEDULE

PROPOSED TREES

TREE NO.	TREE TYPE	SPECIES	CALIPER	CANOPY DIA	HEIGHT	QTY
1.	DECIDUOUS	ROSTHERN CRABAPPLE	0.6M	2M	4M	5
2.	CONIFEROUS	SIBERIAN LARCH	0.3M	2M	4M	3

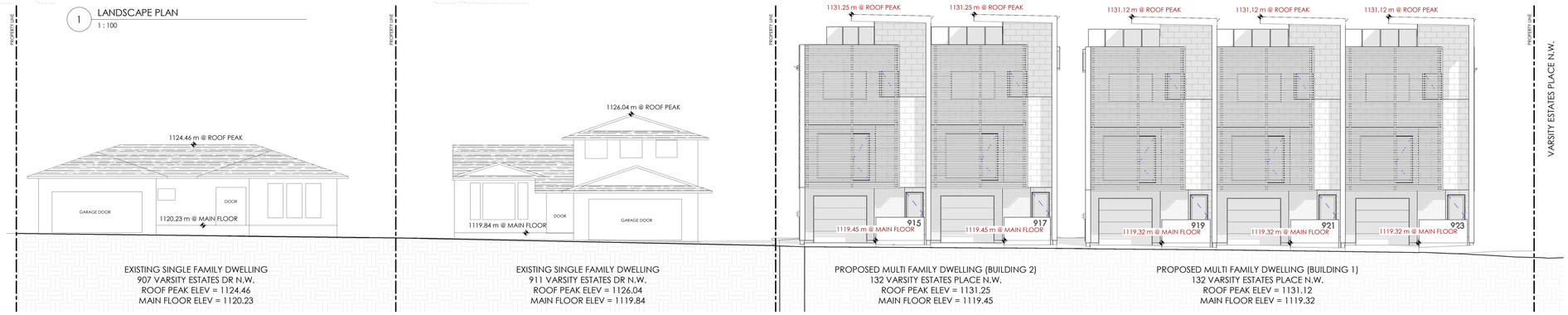
PROPOSED SHURBS

SHRUB NO.	SHRUB TYPE	SPECIES	CALIPER	CANOPY DIA	HEIGHT	QTY
3.	MUGO PINE	SHRUB	.08M	.76M	1.22M	15
4.	POTENTILLA	SHRUB	.08M	.76M	1.22M	2
5.	DWARF LILAC	SHRUB	.08M	1M	1.22M	6

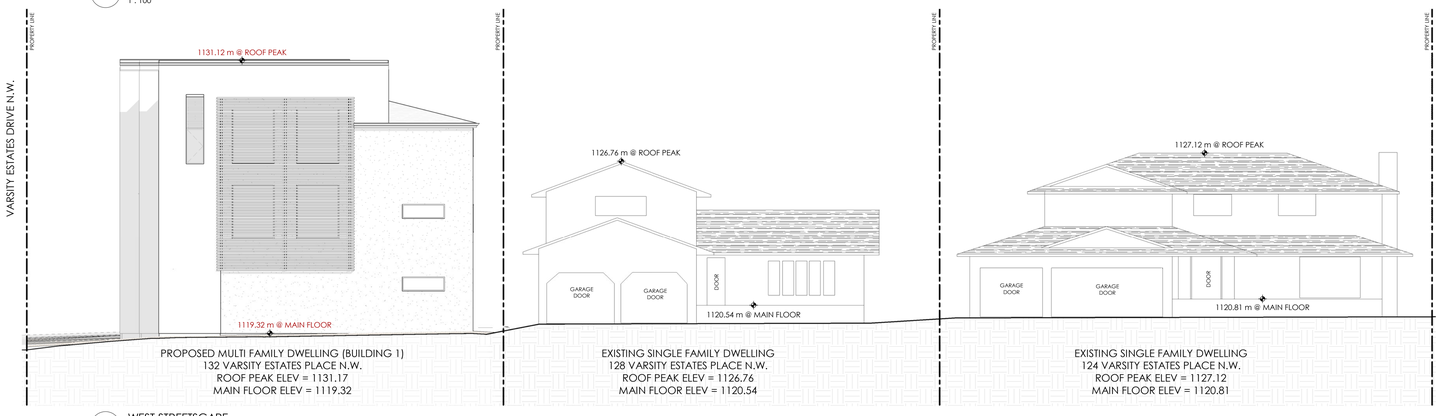
Name	Imperial	Metric
Soft Landscape Surface		
GRASS	928 SF	86.26 m²
MULCH	1294 SF	120.23 m²
	2223 SF	206.48 m²
Hard Landscape Surface		
CONCRETE	337 SF	31.35 m²
GRAVEL	514 SF	47.77 m²
	852 SF	79.12 m²
Gross Landscape Area		
LANDSCAPE AREA	3074 SF	285.61 m²
	3074 SF	285.61 m²

SOFT LANDSCAPING SURFACE COVERAGE = 72.29%

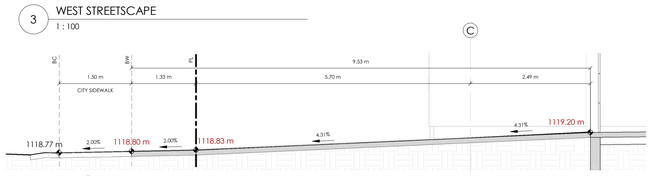
1 LANDSCAPE PLAN
1 : 100



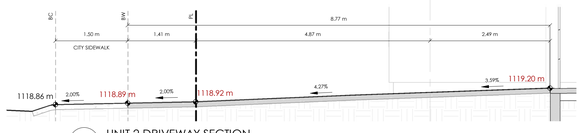
2 NORTH STREETSCAPE
1 : 100



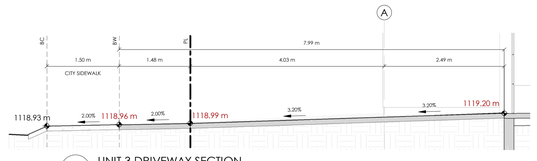
3 WEST STREETSCAPE
1 : 100



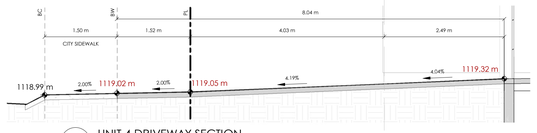
4 UNIT 1 DRIVEWAY SECTION
1/4" = 1'-0"



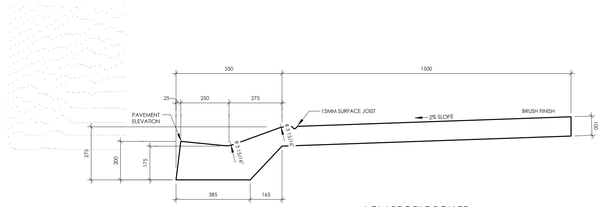
5 UNIT 2 DRIVEWAY SECTION
1/4" = 1'-0"



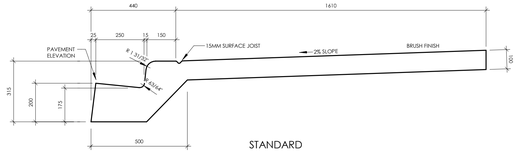
6 UNIT 3 DRIVEWAY SECTION
1/4" = 1'-0"



7 UNIT 4 DRIVEWAY SECTION
1/4" = 1'-0"



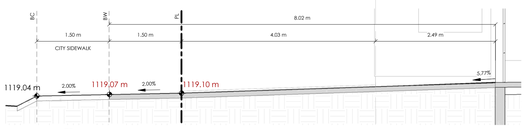
LOW PROFILE ROLLED



STANDARD

NOTE: CONTRACTOR TO CONFIRM EXISTING SIDEWALK WIDTHS AND REPLACE ALL SIDEWALKS LESS THAN 1.5M WIDE.

MONOLITHIC SIDEWALK DETAILS
1" = 1'-0"



8 UNIT 5 DRIVEWAY SECTION
1/4" = 1'-0"

2025-09-12 3:03:15 PM

SDAB2026-0166

ANDISON RESIDENTIAL DESIGN
220 739 11 Ave SW, Calgary, Alberta T2R 0E3
T. 403.461.6481 | INFO@ANDISONDESIGN.COM
ANDISONDESIGN.COM

SEPTEMBER 12, 2025

VARSITY ROWHOUSE

REVISION SCHEDULE

#	REVISION DATE	REVISION DESCRIPTION
2	2025.09.12	Issued For DP

GENERAL NOTES

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ISSUED FOR

DEVELOPMENT PERMIT

PROJECT LOCATION

132 VARSITY ESTATES PLACE N.W.
CALGARY, ALBERTA

LOT: 4, BLOCK: 21,
PLAN: 7510331

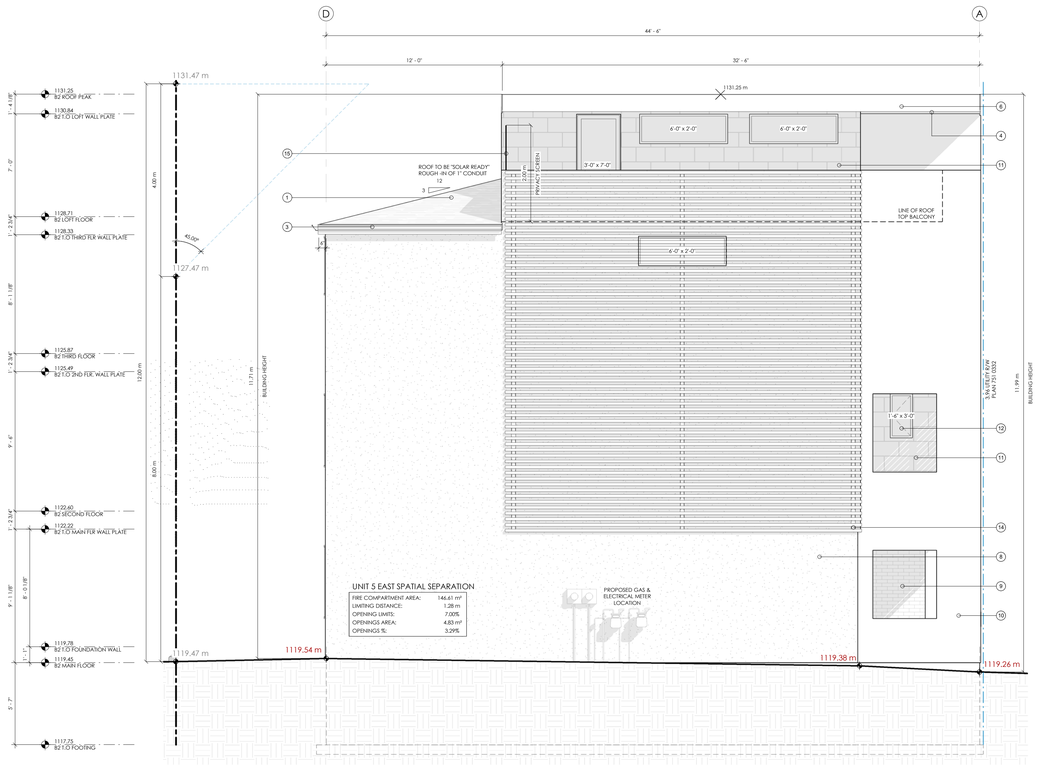
FLOOR AREAS

UNIT 1	
MAIN FLOOR	521 SF
SECOND FLOOR	827 SF
THIRD FLOOR	851 SF
LOFT	58 SF
UNIT 1 TOTAL	2258 SF
UNIT 2	
MAIN FLOOR	521 SF
SECOND FLOOR	825 SF
THIRD FLOOR	852 SF
LOFT	58 SF
UNIT 2 TOTAL	2256 SF
UNIT 3	
MAIN FLOOR	521 SF
SECOND FLOOR	824 SF
THIRD FLOOR	852 SF
LOFT	58 SF
UNIT 3 TOTAL	2256 SF
UNIT 4	
MAIN FLOOR	521 SF
SECOND FLOOR	824 SF
THIRD FLOOR	851 SF
LOFT	58 SF
UNIT 4 TOTAL	2255 SF
UNIT 5	
MAIN FLOOR	522 SF
SECOND FLOOR	824 SF
THIRD FLOOR	852 SF
LOFT	58 SF
UNIT 5 TOTAL	2256 SF

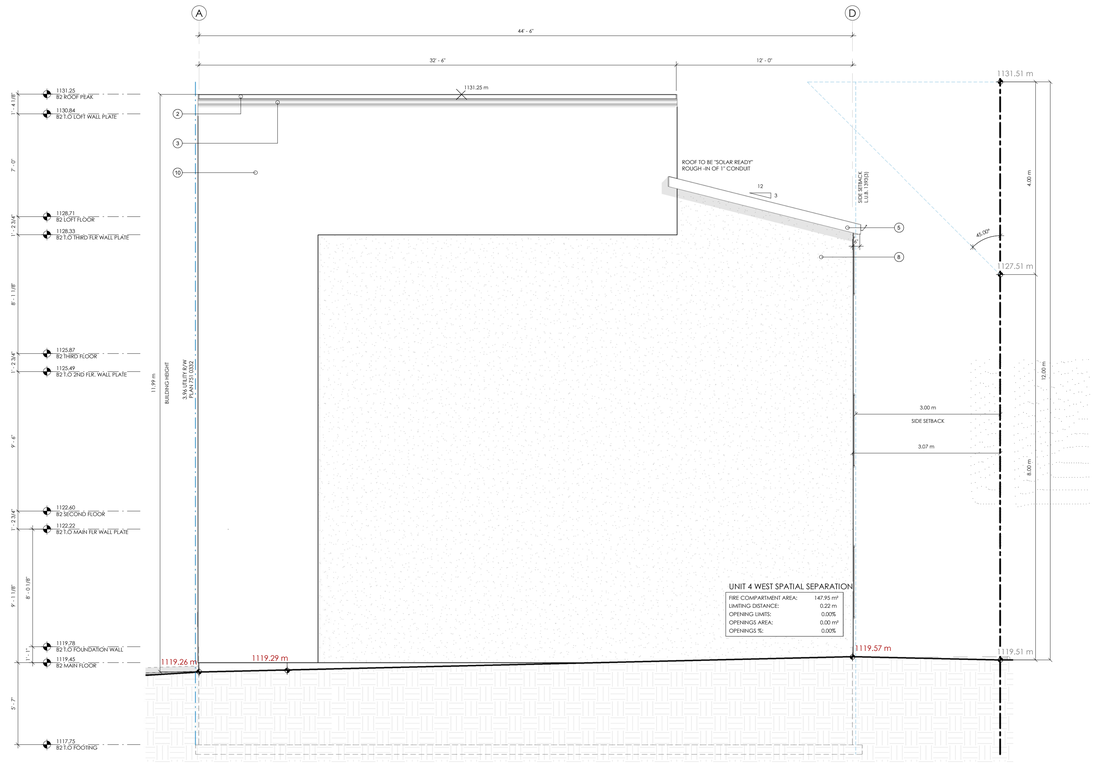
NOT FOR CONSTRUCTION

LANDSCAPE PLAN & STREETSCAPE

DP-02



1 BUILDING 2 EAST ELEVATION
1/4" = 1'-0"



2 BUILDING 2 WEST ELEVATION
1/4" = 1'-0"

MATERIAL LEGEND

1. ASPHALT SHINGLES
2. EPDM FLAT ROOFING
3. ALUMINUM SOFFIT & RAINWARE
4. CEDAR SOFFIT
5. 8" HARDIE TRIM FASCIA
6. 14" HARDIE TRIM FASCIA - MATCH METAL PANEL
7. FLOAT FINISHED ACRYLIC STUCCO OVER CEMENTITIOUS BASE - GREY
8. FLOAT FINISHED ACRYLIC STUCCO OVER CEMENTITIOUS BASE - MATCH METAL PANEL COLOUR
9. BRICK VENEER, SELECTION T.B.D.
10. METAL PANEL, MANUFACTURER T.B.D. - BLACK
11. LARGE FORMAT CONCRETE TILE, SELECTION T.B.D.
12. EXTERIOR WINDOWS AS PER SPECIFICATION - BLACK FRAME
13. PRECAST CONCRETE STEP, FINISH TO BE SELECTED
14. NEW TECH WOOD SCREEN WALL OR SIM..
15. OPAQUE GLASS PRIVACY SCREEN
16. CONCRETE CONE TIE MONUMENT WALL



3 NORTH ELEVATION
1/4" = 1'-0"

2025-09-12 3:03:26 PM

SDAB2026-0166

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SEPTEMBER 12, 2025

VARSITY ROWHOUSE

REVISION SCHEDULE

#	REVISION DATE	REVISION DESCRIPTION
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DEVELOPMENT PERMIT

PROJECT LOCATION

132 VARSITY ESTATES PLACE N.W.
CALGARY, ALBERTA

LOT: 4, BLOCK: 21,
PLAN: 7510331

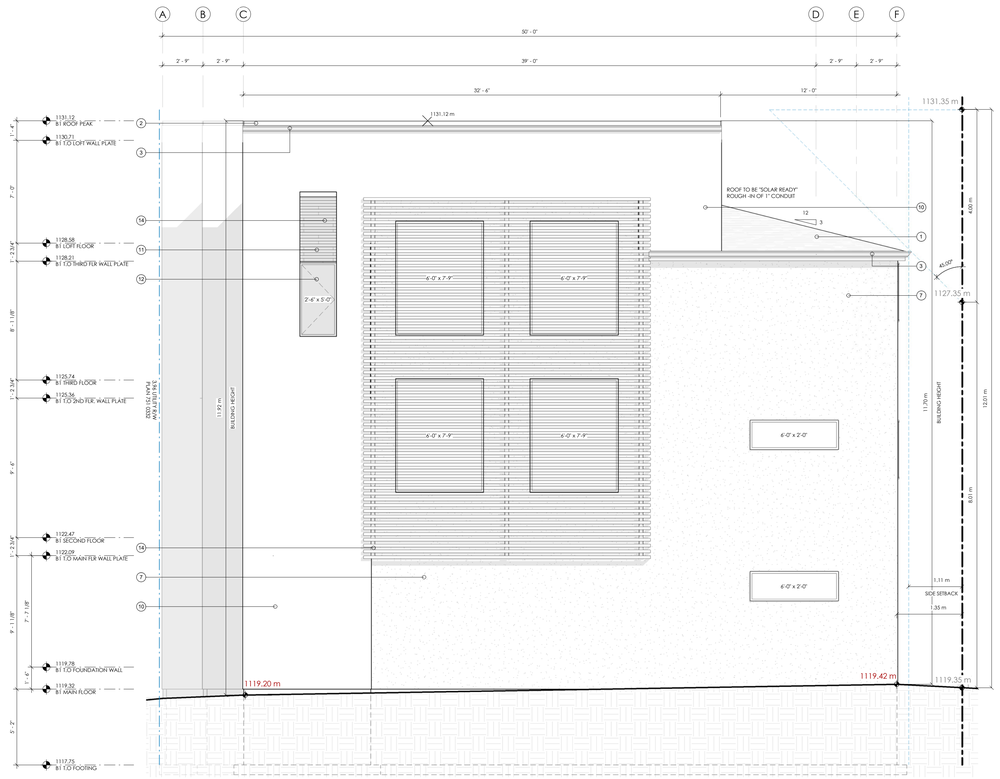
FLOOR AREAS

UNIT 1	
MAIN FLOOR	521 SF
SECOND FLOOR	827 SF
THIRD FLOOR	851 SF
LOFT	58 SF
UNIT 1 TOTAL	2258 SF
UNIT 2	
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LOFT	58 SF
UNIT 3 TOTAL	2256 SF
UNIT 4	
MAIN FLOOR	521 SF
SECOND FLOOR	824 SF
THIRD FLOOR	851 SF
LOFT	58 SF
UNIT 4 TOTAL	2255 SF
UNIT 5	
MAIN FLOOR	522 SF
SECOND FLOOR	824 SF
THIRD FLOOR	852 SF
LOFT	58 SF
UNIT 5 TOTAL	2256 SF

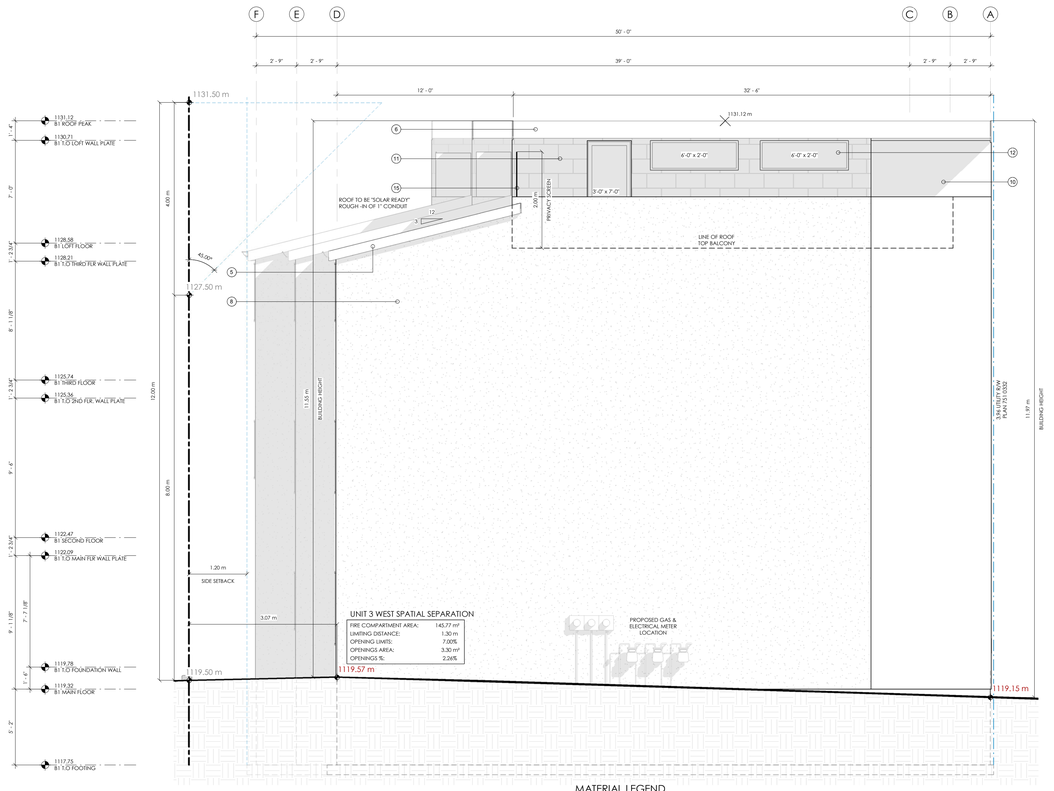
NOT FOR CONSTRUCTION

EAST & NORTH ELEVATIONS

DP-03



1 BUILDING 1 WEST ELEVATION
1/4" = 1'-0"



2 BUIDLING 1 EAST ELEVATION
1/4" = 1'-0"

MATERIAL LEGEND

1. ASPHALT SHINGLES
2. EPDM FLAT ROOFING
3. ALUMINUM SOFFIT & RAINWARE
4. CEDAR SOFFIT
5. 8" HARDIE TRIM FASCIA
6. 14" HARDIE TRIM FASCIA - MATCH METAL PANEL
7. FLOAT FINISHED ACRYLIC STUCCO OVER CEMENTITIOUS BASE - GREY
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9. BRICK VENEER, SELECTION T.B.D.
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12. EXTERIOR WINDOWS AS PER SPECIFICATION - BLACK FRAME
13. PRECAST CONCRETE STEP, FINISH TO BE SELECTED
14. NEW TECH WOOD SCREEN WALL OR SIM.
15. OPAQUE GLASS PRIVACY SCREEN
16. CONCRETE CONE TIE MONUMENT WALL



3 SOUTH ELEVATION
1/4" = 1'-0"

2025-09-12 3:03:38 PM

SDAB2026-0166

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SEPTEMBER 12, 2025

VARSITY ROWHOUSE

REVISION SCHEDULE

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ISSUED FOR

DEVELOPMENT PERMIT

PROJECT LOCATION

132 VARSITY ESTATES PLACE N.W.
CALGARY, ALBERTA

LOT: 4, BLOCK: 21,
PLAN: 7510331

FLOOR AREAS

UNIT 1	
MAIN FLOOR	521 SF
SECOND FLOOR	827 SF
THIRD FLOOR	851 SF
LOFT	58 SF
UNIT 1 TOTAL	2258 SF
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SECOND FLOOR	824 SF
THIRD FLOOR	852 SF
LOFT	58 SF
UNIT 3 TOTAL	2256 SF
UNIT 4	
MAIN FLOOR	521 SF
SECOND FLOOR	824 SF
THIRD FLOOR	851 SF
LOFT	58 SF
UNIT 4 TOTAL	2255 SF
UNIT 5	
MAIN FLOOR	522 SF
SECOND FLOOR	824 SF
THIRD FLOOR	852 SF
LOFT	58 SF
UNIT 5 TOTAL	2256 SF

NOT FOR CONSTRUCTION

SOUTH ELEVATION & STREETSCAPE

DP-04

Subject: Objection to Proposed Development Permit DP2025-05349 at 132 Varsity Estates Pl NW

As a homeowner at **116 Varsity Estates Place NW**, I am writing to express my **unequivocal opposition** to the proposed development permit at **132 Varsity Estates Place NW.**

You will already have my objection to the Land Use Change for this property on file. It is frankly quite disappointing the developer has gone ahead with a request for a development permit after the feedback they were given at the public meeting regarding the Land Use Change. Almost 500 people from the Varsity community attended this meeting and gave the developer's consultant strong, clear feedback the community did not want this type of development. It was also disappointing to learn the actual developer was in the room that evening but decided not to introduce themselves. And, then within 24 hours of receiving this strong negative feedback, they proceed with a development permit! I don't think Varsity, or the City of Calgary, needs developers of this ilk.

We only recently purchased our home in late June of this year, drawn to the quiet charm and well-established character of this cul-de-sac and proximity to the golf course. Our vision of living on a cul-de-sac was one of being close to neighbours where we could gather at the end of our driveways and visit. And a place where children could play hockey or toss a basketball on the sidewalk in front of their homes. Varsity has been a well planned community since Carma started the development here over 50 years ago. The community has a good balance of fine, single family homes and good multi family developments. In fact I believe the ratio is 45/55. We do not need to be taking out good single family homes to insert monstrosity's like this developer is proposing.

Had our realtor disclosed this cul de sac's "Neighbourhood Flex Designation" in the South Shaganappi Local Area Plan (SSLAP), and this looming proposal, we would **never** have purchased this property. It feels like we've been blindsided—traded the excitement of purchasing a new home for uncertainty and fear. To say we are **vehemently opposed** is truly an understatement.

1. The Proposal is Architecturally and Contextually Inappropriate

Varsity Estates Place NW was purposefully designed as a **low-density, residential cul-de-sac**. The introduction of a multi-unit development of this scale is a direct contradiction to everything this street represents.

The proposed development:

- Bears **no architectural resemblance** to the existing homes in terms of height, massing, or design
- Would shatter the **visual harmony** and architectural integrity of a long-established neighborhood
- Is, quite frankly, **unattractive**, and far too large for the lot and its surroundings

2. The Development Would Severely Undermine the Rights of Adjacent Homeowners

The oversized footprint, lack of meaningful setbacks, and removal of mature landscaping would significantly impair:

- **Sunlight access** and **privacy** for neighboring homes

- The right of adjacent residents to **peacefully enjoy** their properties without being overshadowed—literally and figuratively

3. Parking Deficit: Predictable, Dangerous, and Already Concerning

The parking implications of this project are not merely inconvenient—they are **dangerous**.

This plan indicates the construction of five units, which fails to consider the realities of Calgary's vehicle culture: families often have **two or more vehicles**, many of them large trucks or SUVs. The proposed tandem garages and driveways will not meet daily needs—let alone accommodate visitors, service vehicles, or deliveries.

Safety is also a huge concern. This development would add 5 driveways to an already extremely busy street (Varsity Estates Drive NW), and given its proximity to the 3-way stop intersection at 53rd Ave NW and Varsity Estates Drive, is both dangerous and unconscionable.

On our cul-de-sac:

- There is **no capacity** for overflow parking
- Street congestion would **block emergency access**, impede visibility, and create dangerous conditions for children, cyclists, and pedestrians
- Routine services—like garbage and recycling collection—would become **logistical nightmares** when bins are forced to compete with parked vehicles for curb space, and the chaos of a busy 3-way stop just a few hundred meters away.
- The result would be **chaotic, unsafe, and irreversible**

Just imagine two or three households hosting guests—where do those vehicles go? Not everyone will take public transit, and this street was **never designed** to handle such volume.

A Plea for Respect and Responsibility

Our plea to the City to deny this development permit is about **protecting a community**—a quiet street of homeowners who chose this place for its peacefulness, safety, and sense of shared space, AND the safety of all Varsity residents who use the very busy street, Varsity Estates Drive.

We urge you, in the strongest possible terms, to **deny this development permit**. It is:

- Incompatible with the existing homes and infrastructure
- Ethically troubling due to the harm and safety issues it would cause to long-standing residents
- Resoundingly opposed by those who live here and would bear the brunt of its consequences

Please understand: this is not about opposing change or progress. We support thoughtful growth and responsible development. However, this proposal falls short on both counts. It is fundamentally out of step with the spirit, structure, and needs of this cul-de-sac, and our community.

441

We are prepared to oppose this development through all available legal, civic, and community channels.

Sincerely,

David White
116 Varsity Estates Place NW

442

Subject: Objection to Proposed Development Permit DP2025-05349 – 132 Varsity Estates Place NW

Dear **City of Calgary Planning Department**,

As a homeowner in the Varsity Estates community, I am writing to express my **strong and unequivocal opposition** to the proposed development permit at **132 Varsity Estates Place NW**.

132 Varsity Estates Place NW in a quiet and established cul-de-sac in proximity to the golf course. The appeal of a cul-de-sac home is a sense of community: neighbours chatting at the end of their driveways, kids playing ball hockey or basketball in front of their homes, and a calm, safe environment where everyone looks out for each other.

A developer has submitted both a **zoning re-designation** and this **development permit** which threaten not only the peace and safety of homes in the cul-de-sac, but also the significant financial investment those homeowners have made. In addition, it is contextually inappropriate for Varsity Estates.

---

1. Architecturally and Contextually Inappropriate

Varsity Estates Place NW was purposefully designed as a **low-density, residential cul-de-sac**. The proposed multi-unit development directly contradicts the character and intent of this street.

The design:

- Bears **no architectural resemblance** to existing homes in height, scale, or style
- Would **disrupt the visual harmony** and architectural integrity of a long-established neighbourhood
- Is **far too large for the lot** and simply **out of place** in this context

---

2. Negative Impact on Adjacent Homeowners

The oversized footprint, minimal setbacks, and loss of mature landscaping would severely affect neighbouring properties by:

- Reducing **sunlight access and privacy**
- Undermining the **peaceful enjoyment** of adjacent homes
- Creating a sense of being overshadowed—both literally and figuratively

The **proximity of the proposed units to the adjacent home is unacceptable**—regardless of what current setback rules may allow. It is intrusive, disrespectful to neighbouring homeowners, and frankly, **offensive**.

---

3. Parking and Safety Concerns

The parking implications of this project go far beyond inconvenience—they raise **serious safety concerns**.

SDAB2026-0166

With five proposed units, each likely housing multiple vehicles, the reliance on tandem garages and short driveways is entirely unrealistic. Calgary families often have two or more vehicles, many being large trucks or SUVs. There will be nowhere for visitors, service vehicles, or deliveries to park safely.

Adding five new driveways that exit onto **Varsity Estates Drive NW**, a busy through-street located mere meters from the **three-way stop at 53 Ave NW**, is dangerous and, frankly, irresponsible.

On this cul-de-sac:

- There is **no capacity for overflow parking**
- Congestion would **impede emergency access** and create **hazardous conditions** for children, cyclists, and pedestrians
- Routine services—garbage, recycling, deliveries—would become logistical nightmares
- The cumulative effect would be **chaotic, unsafe, and irreversible**

Imagine even two or three households hosting guests—where would those vehicles go? This street was never designed to handle that level of traffic or density.

A Plea for Respect and Responsibility

I am asking the City to deny this development permit—not out of resistance to progress, but out of respect for the community that already exists here.

This cul-de-sac embodies **peace, safety, and connection**. The proposed development would compromise all of that, and its effects would extend well beyond this small street to the broader Varsity community.

It's important to recognize that Varsity, including the "Estates" area, **already offers significant residential density** within easy walking distance of the Dalhousie C-Train Station. The Varsity community has already done its part in supporting higher-density, transit-oriented development in appropriate areas. This particular location, however, is not one of them.

Just because certain design elements may be *technically permitted*—such as reduced setback requirements or limited parking—does not make them right for this development, nor suitable for the established character of Varsity. Planning should not be a box-checking exercise; it should reflect good judgment, context, and respect for existing communities.

I urge the City, in the strongest possible terms, to reject this proposal on the grounds that it is:

- Incompatible with the existing homes and infrastructure
- Unsafe due to traffic and parking impacts
- Deeply opposed by the residents most affected

This is not about opposing growth; it is about ensuring that growth is responsible, thoughtful, and contextually appropriate. Unfortunately, this proposal is none of those things.

Sincerely,
Penny Payne
649 Varsity Estates Crescent NW

Objection to Proposed **DP2025-05349** at 132 Varsity Estates Pl NW

As a homeowner of 1311 Varsity Estates Drive NW, I am writing this letter to express my, and my husbands, strong opposition to the proposed development at 132 Varsity Estates Place NW. We also concur with the concerns/comments previously submitted by the Varsity Community Association.

To provide a bit of context to my comments, I was the Manager of the SDAB for 8 years, and during my time with the Board I saw many DP applications like the proposed development that were denied for the reasons stated below. While I understand that blanket rezoning has changed the rules, it is still incumbent upon the Planning Department to consider each application on its merits and to determine its impact on the surrounding neighbours and community as a whole.

The Proposal is Architecturally and Contextually Inappropriate

The homes on Varsity Estates Drive are primarily single-family homes and the introduction of a multi-unit development of this scale is a direct contradiction to everything this street represents.

The proposed development:

- Bears no architectural resemblance to the existing homes in terms of height, massing, or design
- Would shatter the visual harmony and architectural integrity of a long-established neighborhood
- Is too large for the lot and its surroundings
- The massing of the proposal is excessive

The Development would affect neighbouring residents' use and enjoyment of their properties.

The oversized footprint, lack of meaningful setbacks, and removal of mature landscaping would significantly impair:

- Sunlight access and privacy for neighboring homes
- The right of adjacent residents to peacefully enjoy their properties without being overshadowed.

Parking Deficit:

The parking implications of this project are dangerous.

This plan proposes the construction of five units, which fails to consider the realities of Calgary's vehicle culture (regardless of the fact that the LRT station is close by) families often have two or more vehicles. The proposed tandem garages are logistically challenging with constant shuffling of vehicles in front of the street, and furthermore the driveways will not accommodate visitors, service vehicles, or deliveries.

Safety is also a huge concern. This development would add 5 driveways within +- 100 feet, and within +-150 feet of the 3-way stop intersection at 53rd Ave NW and Varsity Estates Drive.

Vehicles backing out of the property onto Varsity Estates Drive, so close to the busy intersection of 53 Street, is an accident waiting to happen.

On the subject cul-de-sac and Varsity Estates Drive:

- There is no capacity for overflow parking
- Street congestion would block emergency access, impede visibility, and create dangerous conditions for children, cyclists, and pedestrians
- Routine services—like garbage and recycling collection—would become logistical nightmares when bins are forced to compete with parked vehicles for curb space, and the chaos of a busy 3-way stop just a few hundred feet away. Just visualize 10 garbage bins lined up on Varsity Estates Drive, in front of 5 narrow driveways every Tuesday, with vehicles trying to back out of their driveways. The result would be chaotic and unsafe.

The neighbouring cul-de-sac was never designed to handle such volume.

Appeal to respect the existing fabric of our community

- Our request to The City is to deny this development permit. We do not want this application to set a precedent for future development – it is about protecting the fabric of our community, respecting the entitlement of the residents in the affected cul-de-sac- to the use and enjoyment of their properties, as well as the properties to the east. Most importantly, we need to ensure the safety of all residents who use the very busy street, Varsity Estates Drive.

My objection is not about opposing change or progress. As residents of Calgary, my husband and I support thoughtful growth and responsible development; however, this proposal falls short on both counts. It will create significant safety issues and is fundamentally incompatible with the subject cul-de-sac, and the community as a whole.

I trust that the Planning Department will exercise its judgement in determining that this development does not meet the criteria needed for approval. Thank you for taking the time to consider these comments.

Sincerely,

Maureen Boudreault
1311 Varsity Estates Drive NW

SITE INFORMATION

LEGAL ADDRESS:

LOT: 4, BLOCK: 21,
PLAN: 751 0331

MUNICIPAL ADDRESS:

132 VARSITY ESTATES PLACE NW
CALGARY, ALBERTA

LAND USE DESIGNATION:
H-GO

COMMUNITY: VARSITY

SURVEY INFORMATION

Survey completed by:

HORIZON LAND SURVEYS INC.
130 BOWNESS CENTRE NW CALGARY AB
Phone: (403) 719-0272
Dated: 11 20 2024

Note: Unless otherwise specified, all dimensions relate to distances form property boundary to foundation walls are from the date of the survey. Spot elevations are approximately located.

LIGHTING NOTE

EXTERIOR WALL SCONCES @ 2.74M FROM GROUND FLOOR, 100 WATT INCANDESCENT OR EQUIV. MAX (TYP)

GRADE MARKER LEGEND

1079.38	EXISTING GRADE
1079.38	ASSUMED GRADE
1079.38	PROPOSED GRADE

LINE TYPE LEGEND

- SUBJECT PROPERTY LINES
- ADJACENT PROPERTY LINES
- EAVES / CANOPIES
- UTILITY LINES - POWER
- UTILITY LINES - OVERHEAD
- UTILITY LINES - WATER
- UTILITY LINES - SANITARY
- UTILITY LINES - GAS
- UTILITY LINES - STORM
- EXISTING BUILDING TO BE REMOVED
- EXISTING FENCE
- PROPOSED PRIVACY SCREEN/ FENCE

WINDOW & DOOR LOCATIONS

- LOFT DOORS & WINDOWS
- 3RD FLR DOORS & WINDOWS
- 2ND FLR DOORS & WINDOWS
- MAIN DOORS & WINDOWS

SITE LEGEND

NON-LANDSCAPED AREAS

- BUILDING FOOTPRINT
- NEIGHBORING BUILDING FOOTPRINT
- MAIN FLOOR CANTILEVER
- SECOND FLOOR CANTILEVER
- PROPOSED ADDITION FOOTPRINT
- DECKS
- ASPHALT
- COVERED

FLOOR AREA RATIO

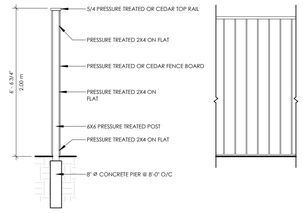
Name	Imperial	Metric
MAIN FLOOR	2607 ft²	242.15 m²
SECOND FLOOR	4125 ft²	383.24 m²
THIRD FLOOR	4259 ft²	395.69 m²
LOFT	289 ft²	26.87 m²
	11280 ft²	1047.95 m²

1047.95 / 807.47 = 1.30 **F.A.R. = 1.30**

PARCEL COVERAGE AREA

Name	Imperial	Metric
Coverage		
COVERED ENTRY	94 ft²	8.71 m²
BUILDING FOOTPRINT	2636 ft²	244.94 m²
ATTACHED GARAGE	1543 ft²	143.36 m²
	4273 ft²	397.01 m²
SITE AREA	8692 ft²	807.47 m²
	8692 ft²	807.47 m²

ACTUAL PARCEL COVERAGE **= 49.17%**



TYPICAL FENCE DETAIL

Drawing Index - DP

SHEET NUMBER	SHEET NAME
DP-01	SITE & BLOCK PLAN
DP-02	LANDSCAPE PLAN & STREETSCAPE
DP-03	EAST & NORTH ELEVATIONS
DP-04	SOUTH ELEVATION & STREETSCAPE
DP-05	MAIN & SECOND FLOOR PLANS
DP-06	THIRD & LOFT FLOOR PLANS
DP-07	SHADOW STUDY

1 SITE PLAN
1 : 100

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SEPTEMBER 12, 2025

VARSITY ROWHOUSE

REVISION SCHEDULE

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DEVELOPMENT PERMIT

PROJECT LOCATION

132 VARSITY ESTATES PLACE N.W.
CALGARY, ALBERTA

LOT: 4, BLOCK: 21,
PLAN: 7510331

FLOOR AREAS

UNIT 1	
MAIN FLOOR	521 SF
SECOND FLOOR	827 SF
THIRD FLOOR	851 SF
LOFT	58 SF
UNIT 1 TOTAL	2258 SF
UNIT 2	
MAIN FLOOR	521 SF
SECOND FLOOR	825 SF
THIRD FLOOR	852 SF
LOFT	58 SF
UNIT 2 TOTAL	2256 SF
UNIT 3	
MAIN FLOOR	521 SF
SECOND FLOOR	824 SF
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NOT FOR CONSTRUCTION

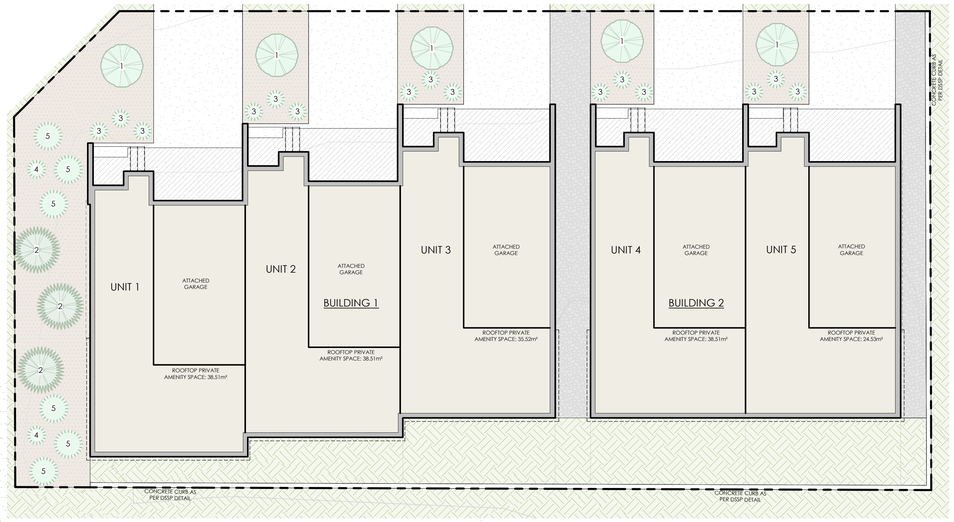
SITE & BLOCK PLAN

DP-01

2025-09-12 3:03:04 PM

SDAB2026-0166

447



PLANTING REQUIREMENTS

- A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0 m2 of parcel area.
Parcel Area = **807.47 m² / 110.00 = 7.34**
7.34 x 1.0 = **8 trees**
7.34 x 3.0 = **23 shrubs**

- Shrubs must be a minimum height or spread of 0.6 meters at the time of planting.

- The requirements for the provision of 1.0 trees is met where:
  - a deciduous tree has a minimum calliper of 60 mm; or
  - a coniferous tree has a minimum height of 2.0 m.

- The requirements for the provision of 2.0 trees is met where:
  - a deciduous tree has a minimum calliper of 85 mm; or
  - a coniferous tree has a minimum height of 2.0 m.

- The requirements for the provision of 3.0 trees is met where an exisitng deciduous tree with a calliper grater than 100 mm is preserved.

All plant materials must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.

LANDSCAPED AREA: 285.61 m²

Minimum 30% of the landscape area must be covered with soft surfaced landscaping.
285.61 m² x 0.3 = 85.68 m²

All soft surfaced landscaped area must be irrigated by an underground irrigation system.

NOTE: Tree and shrub areas to be irrigated w/ low water underground sprinkler system c/w ExactET monitoring & bounded by concrete curb. All sodded areas are planted with a drought tolerant grass species.

A minimum depth of 0.3m of topsoil is required for sod areas.
A minimum depth of 0.6m of topsoil is required shrub and tree beds.

LANDSCAPING LEGEND

SOFT / PERMEABLE LANDSCAPING

- GRASS — SOIL DEPTH 300mm MIN.
- MULCH — SOIL DEPTH 600mm MIN.

HARD / NON-PERMEABLE LANDSCAPING

- CONCRETE
- GRAVEL / ROCKS

NON-LANDSCAPED AREAS

- BUILDING FOOTPRINT
- NEIGHBORING BUILDING FOOTPRINT
- COVERED

PLANTING LEGEND

- Coniferous Tree
- Deciduous Tree
- Area of Tree Protection
- Shrub / Bush

All trees and shrubs will be of a species capable of healthy growth in Calgary and will conform to the standards of the Canadian Nursery Landscape Association.

New matured trees to be planted after construction as required by Land Use Bylaw

PLANTING SCHEDULE

PROPOSED TREES

TREE NO.	TREE TYPE	SPECIES	CALIPER	CANOPY DIA	HEIGHT	QTY
1.	DECIDUOUS	ROSTHERN CRABAPPLE	0.6M	2M	4M	5
2.	CONIFEROUS	SIBERIAN LARCH	0.3M	2M	4M	3

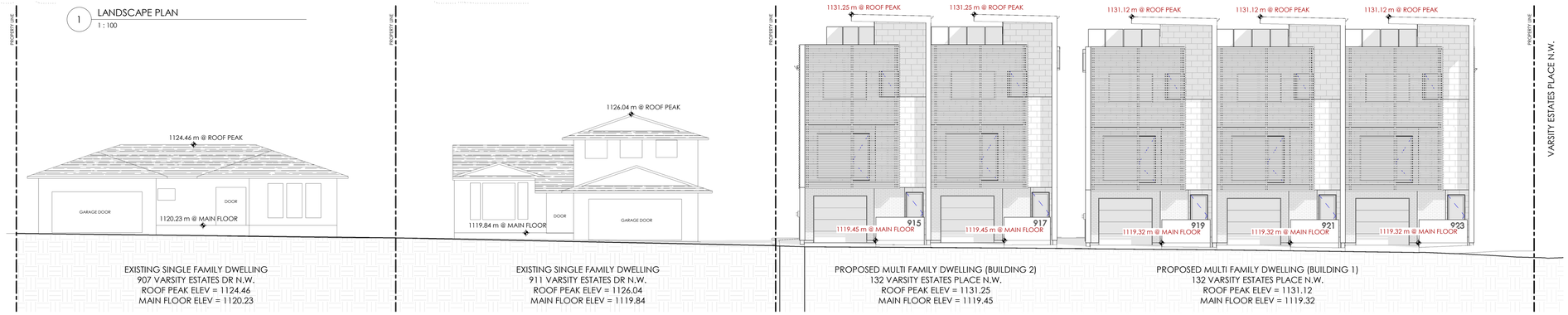
PROPOSED SHURBS

SHRUB NO.	SHRUB TYPE	SPECIES	CALIPER	CANOPY DIA	HEIGHT	QTY
3.		MUGO PINE	SHRUB	.08M	.76M	1.22M	15
4.		POTENTILLA	SHRUB	.08M	.76M	1.22M	2
5.		DWARF LILAC	SHRUB	.08M	1M	1.22M	6

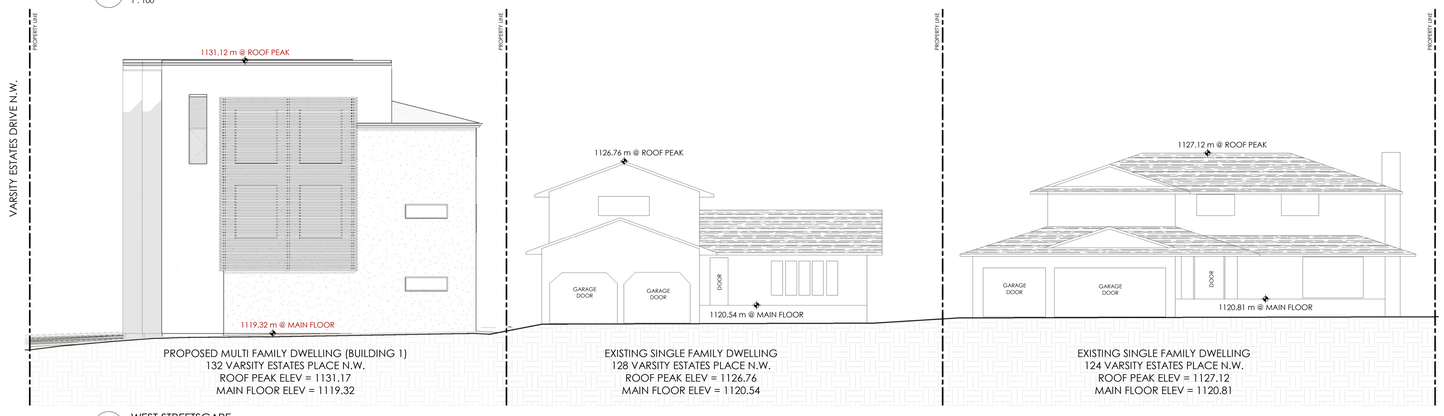
Name	Imperial	Metric
Soft Landscape Surface		
GRASS	928 SF	86.26 m²
MULCH	1294 SF	120.23 m²
	2223 SF	206.48 m²
Hard Landscape Surface		
CONCRETE	337 SF	31.35 m²
GRAVEL	514 SF	47.77 m²
	852 SF	79.12 m²
Gross Landscape Area		
LANDSCAPE AREA	3074 SF	285.61 m²
	3074 SF	285.61 m²

SOFT LANDSCAPING SURFACE COVERAGE **= 72.29%**

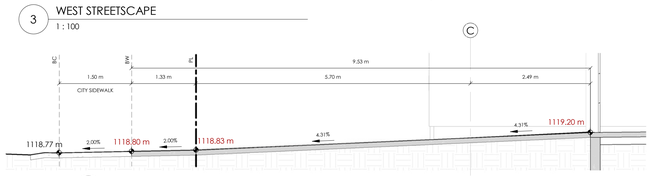
1 LANDSCAPE PLAN
1 : 100



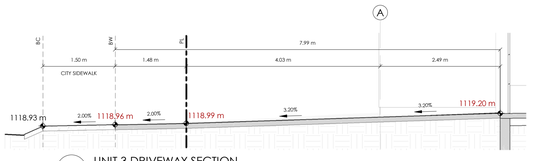
2 NORTH STREETSCAPE
1 : 100



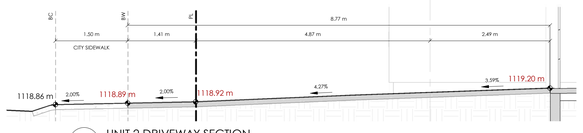
3 WEST STREETSCAPE
1 : 100



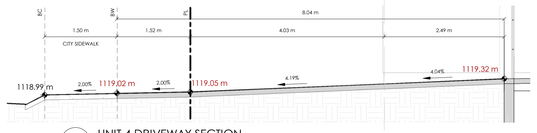
4 UNIT 1 DRIVEWAY SECTION
1/4" = 1'-0"



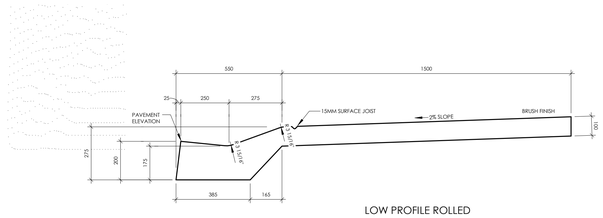
6 UNIT 3 DRIVEWAY SECTION
1/4" = 1'-0"



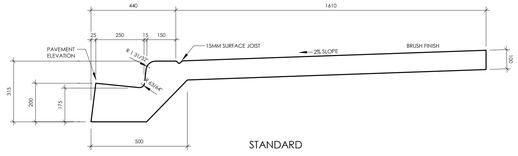
5 UNIT 2 DRIVEWAY SECTION
1/4" = 1'-0"



7 UNIT 4 DRIVEWAY SECTION
1/4" = 1'-0"



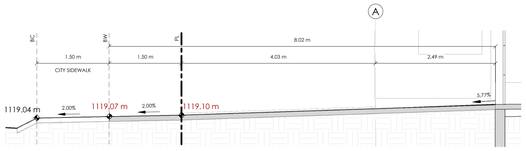
LOW PROFILE ROLLED



STANDARD

NOTE: CONTRACTOR TO CONFIRM EXISTING SIDEWALK WIDTHS AND REPLACE ALL SIDEWALKS LESS THAN 1.5M WIDE.

MONOLITHIC SIDEWALK DETAILS
1" = 1'-0"



8 UNIT 5 DRIVEWAY SECTION
1/4" = 1'-0"

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SEPTEMBER 12, 2025

VARSITY ROWHOUSE

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DEVELOPMENT PERMIT

PROJECT LOCATION

132 VARSITY ESTATES PLACE N.W.
CALGARY, ALBERTA

LOT: 4, BLOCK: 21,
PLAN: 7510331

FLOOR AREAS

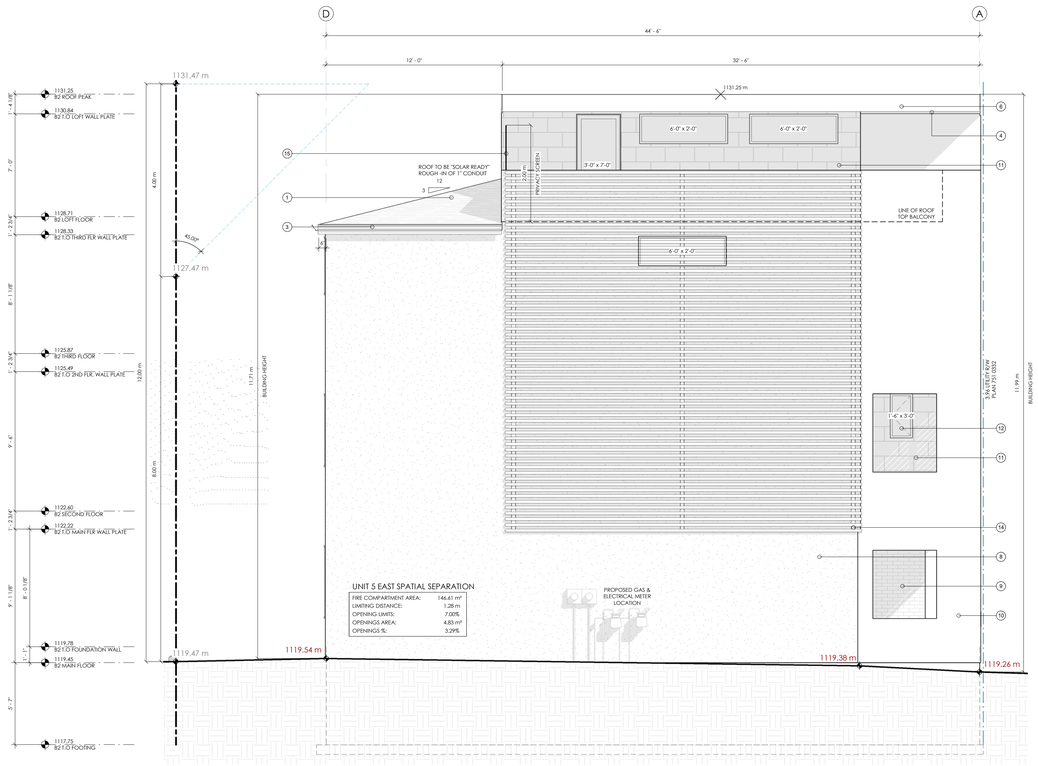
UNIT 1	
MAIN FLOOR	521 SF
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THIRD FLOOR	851 SF
LOFT	58 SF
UNIT 1 TOTAL	2258 SF
UNIT 2	
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THIRD FLOOR	852 SF
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UNIT 5 TOTAL	2256 SF

NOT FOR CONSTRUCTION

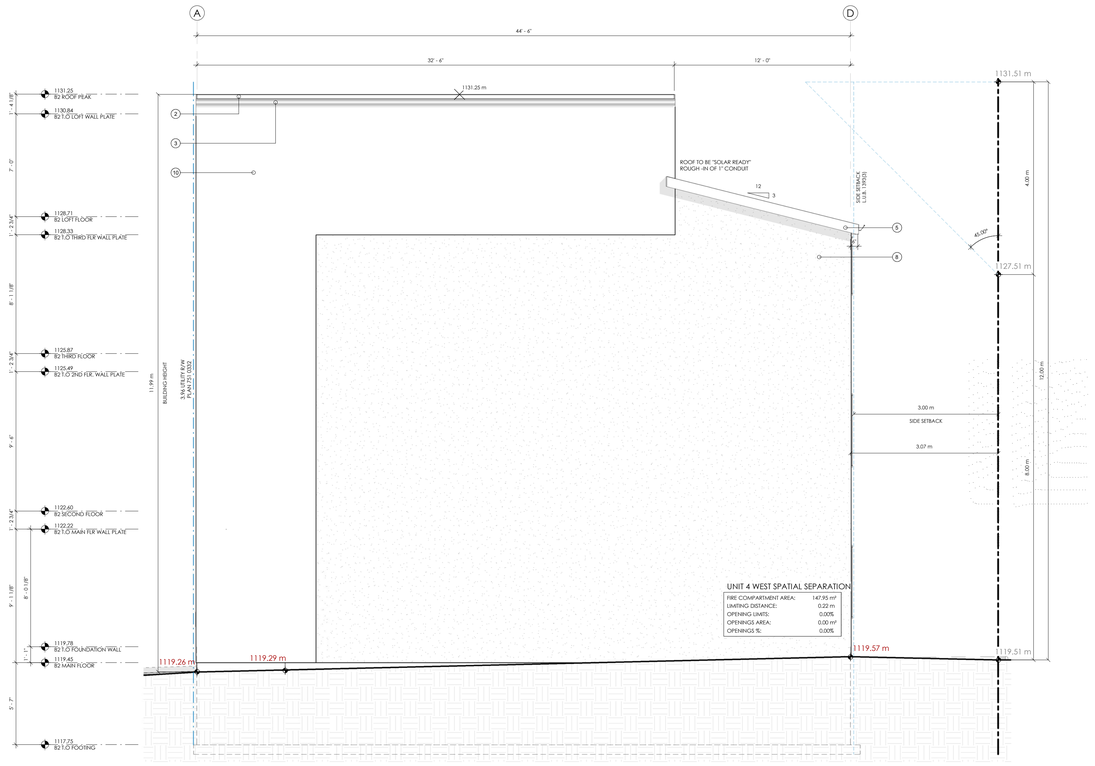
LANDSCAPE PLAN & STREETSCAPE

DP-02

SDAB2026-0166



1 BUILDING 2 EAST ELEVATION
1/4" = 1'-0"



2 BUILDING 2 WEST ELEVATION
1/4" = 1'-0"

MATERIAL LEGEND

1. ASPHALT SHINGLES
2. EPDM FLAT ROOFING
3. ALUMINUM SOFFIT & RAINWARE
4. CEDAR SOFFIT
5. 8" HARDIE TRIM FASCIA
6. 14" HARDIE TRIM FASCIA - MATCH METAL PANEL
7. FLOAT FINISHED ACRYLIC STUCCO OVER CEMENTITIOUS BASE - GREY
8. FLOAT FINISHED ACRYLIC STUCCO OVER CEMENTITIOUS BASE - MATCH METAL PANEL COLOUR
9. BRICK VENEER, SELECTION T.B.D.
10. METAL PANEL, MANUFACTURER T.B.D. - BLACK
11. LARGE FORMAT CONCRETE TILE, SELECTION T.B.D.
12. EXTERIOR WINDOWS AS PER SPECIFICATION - BLACK FRAME
13. PRECAST CONCRETE STEP, FINISH TO BE SELECTED
14. NEW TECH WOOD SCREEN WALL OR SIM..
15. OPAQUE GLASS PRIVACY SCREEN
16. CONCRETE CONE TIE MONUMENT WALL



3 NORTH ELEVATION
1/4" = 1'-0"

2025-09-12 3:03:26 PM

SDAB2026-0166

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CALGARY, ALBERTA

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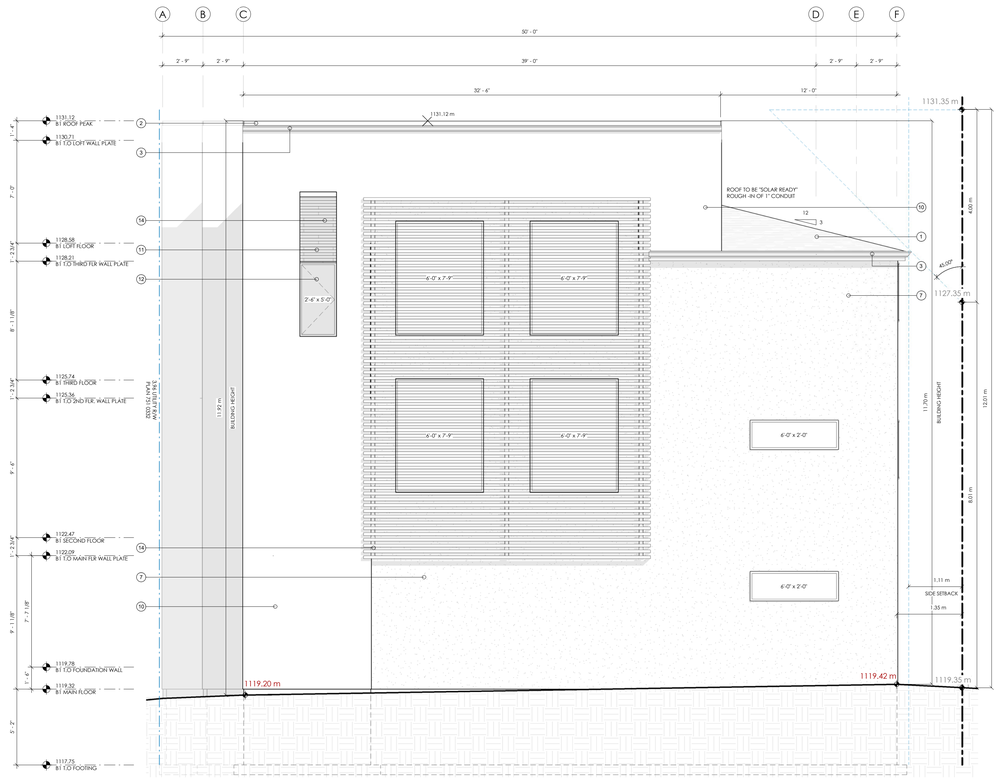
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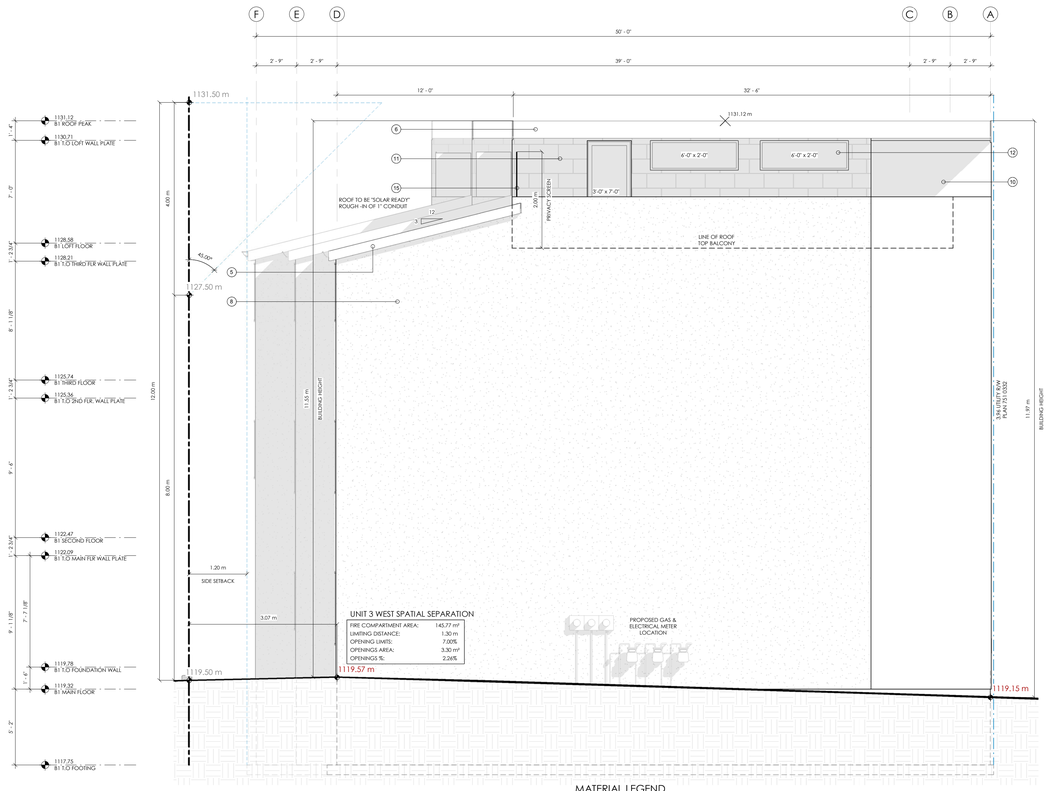
NOT FOR CONSTRUCTION

EAST & NORTH ELEVATIONS

DP-03



1 BUILDING 1 WEST ELEVATION
1/4" = 1'-0"



2 BUIDLING 1 EAST ELEVATION
1/4" = 1'-0"

MATERIAL LEGEND

1. ASPHALT SHINGLES
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15. OPAQUE GLASS PRIVACY SCREEN
16. CONCRETE CONE TIE MONUMENT WALL



3 SOUTH ELEVATION
1/4" = 1'-0"

2025-09-12 3:03:38 PM

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UNIT 5 TOTAL	2256 SF

NOT FOR CONSTRUCTION

SOUTH ELEVATION & STREETSCAPE

DP-04

450

Subject: Objection to Proposed DP2025-05349 at 132 Varsity Estates Place NW.

As the homeowners of 1019 Varsity Estates Drive NW, we are writing to express our opposition to the proposed development permit at 132 Varsity Estates Place NW.

The approval DP2025-05349 would provide the perfect case history for everything that is ***wrong*** the city's newly enacted, and highly controversial, blanket rezoning policy and the South Shaganappi Local Area Plan.

Approximately 500 Varsity residents attended a Land Use Change information session at the Dalhousie Community Centre on September 15th, 2025 for this same address and strongly voiced their disapproval for the developer's seemingly fluid multi-unit plans for the property.

This region of Varsity contains a well-balanced mixture of single family homes, multi-family developments, senior's housing and more recently high rise accommodation adjacent to the LRT. Currently, that housing mix is complimentary and enables the city to address increasing density needs while still preserving the character of one of its most cherished neighbourhoods.

The proposed DP flies in the face of all of that. It is ill-advised, inappropriate, unattractive and entirely at odds with the fabric and character of the neighbourhood. It's presence will severely impact the property value of its immediate neighbours and it is resoundingly incompatible with style, composition and architectural harmony of those homes.

All of the usual subdivision and densification pitfalls apply; the proposed structure is too big, it is too high, it has an excessive lot footprint, it will induce a loss of mature landscaping, it will create overshadowing, it will lead to a loss of privacy for neighbours, it will create additional parking havoc, it will increase fire hazards due to excessive footprint and proximity, it will add impediments to waste management and emergency services logistics.

Perhaps the best way for you to understand this objection is to actually go and stand on the site with a copy of the development plans and ask yourself, if you were a neighbour in the adjacent properties, would approve this project. The answer is both simple and clear. We hope that common sense will prevail and that this DP will be resoundingly rejected.

Deb & Dave O'Neill
1019 Varsity Estates Drive NW

Subject: Objection to Proposed Development Permit DP2025-05349 at 132 Varsity Estates Pl NW

As a homeowners at **123 Valparaiso Place NW**, We are writing to express our **strong and unequivocal opposition** to the proposed development permit at **132 Varsity Estates Place NW.**

We are devastated to learn the developer has submitted both a zoning re-designation application, and now this development permit given the impact both of these proposals will have in our community.

1. The Proposal is Architecturally and Contextually Inappropriate

Varsity Estates Place NW was purposefully designed as a **low-density, residential cul-de-sac**. The introduction of a multi-unit development of this scale is a direct contradiction to everything this street represents.

The proposed development:

- Bears **no architectural resemblance** to the existing homes in terms of height, massing, or design
- Would shatter the **visual harmony** and architectural integrity of a long-established neighborhood
- Is, quite frankly, **unattractive**, and far too large for the lot and its surroundings

2. The Development Would Severely Undermine the Rights of Adjacent Homeowners

The oversized footprint, lack of meaningful setbacks, and removal of mature landscaping would significantly impair:

- **Sunlight access** and **privacy** for neighboring homes
- The right of adjacent residents to **peacefully enjoy** their properties without being overshadowed—literally and figuratively

3. Parking Deficit: Predictable, Dangerous, and Already Concerning

The parking implications of this project are not merely inconvenient—they are **dangerous**.

This plan indicates the construction of five units, which fails to consider the realities of Calgary's vehicle culture: families often have **two or more vehicles**, many of them large trucks or SUVs. The proposed tandem garages and driveways will not meet daily needs—let alone accommodate visitors, service vehicles, or deliveries.

Safety is also a huge concern. This development would add 5 driveways to an already extremely busy street (Varsity Estates Drive NW), and given its proximity to the 3-way stop intersection at 53rd Ave NW and Varsity Estates Drive, is both dangerous and unconscionable.

On our cul-de-sac:

- There is **no capacity** for overflow parking
- Street congestion would **block emergency access**, impede visibility, and create dangerous conditions for children, cyclists, and pedestrians

- Routine services—like garbage and recycling collection—would become **logistical nightmares** when bins are forced to compete with parked vehicles for curb space, and the chaos of a busy 3-way stop just a few hundred meters away.
- The result would be **chaotic, unsafe, and irreversible**

Just imagine two or three households hosting guests—where do those vehicles go? Not everyone will take public transit, and this street was **never designed** to handle such volume.

A Plea for Respect and Responsibility

Our plea to the City to deny this development permit is about **protecting a community**—a quiet street of homeowners who chose this place for its peacefulness, safety, and sense of shared space, AND the safety of all Varsity residents who use the very busy street, Varsity Estates Drive.

We urge you, in the strongest possible terms, to **deny this development permit**. It is:

- Incompatible with the existing homes and infrastructure
- Ethically troubling due to the harm and safety issues it would cause to long-standing residents
- Resoundingly opposed by those who live here and would bear the brunt of its consequences

Please understand: this is not about opposing change or progress. We support thoughtful growth and responsible development. However, this proposal falls short on both counts. It is fundamentally out of step with the spirit, structure, and needs of this cul-de-sac, and our community.

We are prepared to oppose this development through all channels.

Sincerely,

Dave & Narda Simpson
123 Valparaiso Place NW
[redacted]

453

October 19, 2025

RE: Comment Opposing Development Permit – DP2025-05349

ATTN: Reza Bacchus

I am writing to express my **strong opposition** to the proposed development permit DP2025-05349 at 132 Varsity Estates Pl NW intended to transition from the existing single family estate home adjacent to the Silver Springs golf course to a 5-10 unit (w/ basement suites) rowhouse. At the highest level, approval of this permit would represent a watershed moment for the community of Varsity Estates from which its character and architectural integrity will be permanently damaged. This represents a radical densification change and threatens existing residents on the 100 Varsity Estates Pl cul-de-sac and Varsity Estates Drive in the following ways:

A. **Safety**
B. **Quality of life**
C. **Property value**

Varsity Estates is a unique NW neighbourhood which was purposefully designed around **low rise, residential, single family estate developments**. The residences **do not have back lanes** and most are adjacent to or near green spaces (or the Silver Springs Golf Course) which has attracted physically active residents that **regularly utilize the sidewalks and streets for walking or bicycling**. It is a **pocket or physical enclave neighbourhood**, with all vehicle entrances/exits accessed along 53rd Street NW (see **Figure 1**) and no vehicular connections to other areas within (no through traffic); as such the roads have been **designed for low traffic flows**.

A. <u>Safety</u>

Increased Street Parking

DP2025-05349 is proposing a 5 unit rowhouse development that could have basement suites – for context that is 10 units vs. the existing 8 units within 100 Varsity Estates Pl cul-de-sac. Because of the low parking requirement on RC-G/H-GO zoning (0.5 stall/unit), no back lanes and the limited curb length in a cul-de-sac, a significant number of incremental vehicles will be forced to park on the street. **Figure 2** depicts expected street parking use for at 5 unit development scenario (5 main + 5 basement suite). The scenarios show the outsized effect a single, high-density development has on street space, effectively occupying 7-10 standard Varsity Estates property fronts to facilitate vehicle storage.

SDAB2026-0166

In this region specifically, the increased use of curb space for street parking and collection bins impacts safety of drivers, cyclists and pedestrians as follows:

I. Driver - the increased utilization of curbside parking around the 100 Varsity Estates Pl cul-de-sac and Varsity Estates Drive intersection will further impact sightlines when exiting the cul-de-sac. This has been illustrated through images on **Figure 3**. The consequence of this will be increased probability of collision and physical injury to drivers.

II. Cyclist - increased localized curbside parking forces vehicles and bicycle traffic on Varsity Estates Drive (seeking egress to 53rd Street NW) to co-exist in a reduced space. This increases probability of collisions and injury to cyclists. Designated bike lanes originate at the 53rd Street and Varsity Estates Drive intersection and as a result bicycle traffic in this region is high.

III. Pedestrian - the high utilization of curbside space for parking prevents use of the street in situations such as:
- sidewalks are damaged
- when groups of people are walking together,
- child bicycling on sidewalk passing pedestrians head on

Sidewalks in the area are 48" wide and have a hard time fitting 2 grown adults walking abreast.

Traffic Congestion

Material increases of unit density would strain road infrastructure present in Varsity Estates, specifically near Varsity Estates Drive and 100 Varsity Estates Pl cul-de-sac. The development's 5 new driveways on to Varsity Estates Drive nearly triple the number of cars that back out in the ~100 m stretch of road between the 53rd St/ Varsity Estates Drive and 100 Varsity Estates Pl/Varsity Estates Drive intersections. Because it was designed as a pocket neighbourhood with low density developments, the road infrastructure and intersections would quickly become major bottlenecks if unit density increased. This increased congestion will affect emergency vehicle access and ultimately safety of the community residents. This includes safety not only of vehicles but also pedestrians on foot or bicycle, many of whom are children or seniors

Collection Bin Staging

This development will need to stage their collection bins on Varsity Estates Drive curb for pickup. A 5 unit development (with 5 basement suites), for example, could have 20 bins simultaneously on compost/recycling days which would obstruct vehicular and cycling traffic for extended periods when bin trucks are picking up, reducing safety. Furthermore, staging these bins for collection will contribute to safety concerns mentioned above.

B. Quality of Life

Undermine Adjacent Property Character and Existing Architectural Context

The proposed development permit would adversely impact the quality of life of the 100 Varsity Estates Pl cul-de-sac residents because of the incongruent and extremely different building characteristics relative to existing development:

- **Building height nearly doubled** – proposed development 12 m height towers over the adjacent 2 storey homes at ~7m. Adjacent buildings will experience shadowing which reduces sunlight for plant life and have privacy significantly reduced. This extreme change is also contextually inappropriate with neighbourhood.
- **Doubled developed lot coverage (~50% vs. 25% existing) with minimal setbacks (3m)** – imposing streetscape will be out of context given most houses have 10m+ setbacks
- **removal of mature landscaping** – takes away natural carbon sinks, which contradicts the climate policy of the city, and undermines the area's character

YYC Municipal Development Plan (MDP) Design Objectives emphasize creating a "sense of place" and ensuring that redevelopment promotes high-quality living environments while conserving and enhancing existing character and heritage resources. This proposed development does not enhance Varsity Estate's character; it undermines it.

The factors above sacrifice the rights and expectations of adjacent property owners at the expense of an unsophisticated, blanket densification strategy. Residents specifically chose Varsity Estates because of its unique character. There are several other locations in the greater Varsity area that have high density developments already and would be better suited for rowhouse development because the building characteristics don't represent an extreme departure from the status quo.

Vehicle Congestion

Increased unit density becomes a nuisance for residents in the cul-de-sac because the additional vehicles on the street prevent their own guests or services to secure parking and creates difficulties positioning collection bins for city pickup.

C. Property Value

Property Value Reduction

Since it's inception in the early 70's, majority of residents living in 100 Varsity Estates Pl cul-de-sac have invested significantly to preserve the character of the homes, demonstrating a high level of pride and long-term perspective on ownership. Property values will be materially impacted if a high-density development is built at 132 Varsity Estates Pl.

Demand for homes in Varsity Estates come almost exclusively from people looking to enjoy the benefits of a quiet, low-density development containing single family homes. These buyers will certainly look to other regions possessing these virtues should a high-density development be erected on the 100 Varsity Estates Pl cul-de-sac. A significant discount to price, therefore, will be the only way to attract buyers. Although this discount will vary for market conditions and specifics of the home, I believe this to be ~$200k, at present, for my residence, 120 Varsity Estates Pl. I would expect a similar reduction for many of the other properties on the block.

Community Infrastructure Inadequacy

Varsity Estates is an older community. Existing water, sewer, gas and electrical infrastructure was not designed for this level of density. Approving this development permit will utilize a much greater portion of existing infrastructure vs. existing single-family home, potentially requiring capital upgrades, disproportionately burdening the whole tax base financially.

I hope that the comments above effectively communicate the key issues regarding DP2025-05349 application. This decision has potential to adversely impact Safety, Quality of Life and Property Value for 100 Varsity Estates Pl cul-de-sac residents. I'm thankful for the opportunity to submit my feedback - do not hesitate to follow up with any questions should they arise.

Sincerely,

Emil Kothari
Owner and resident of 120 Varsity Estates Pl NW

Figure 1: Varsity Estates Map – Vehicular Entrance/Egress Points

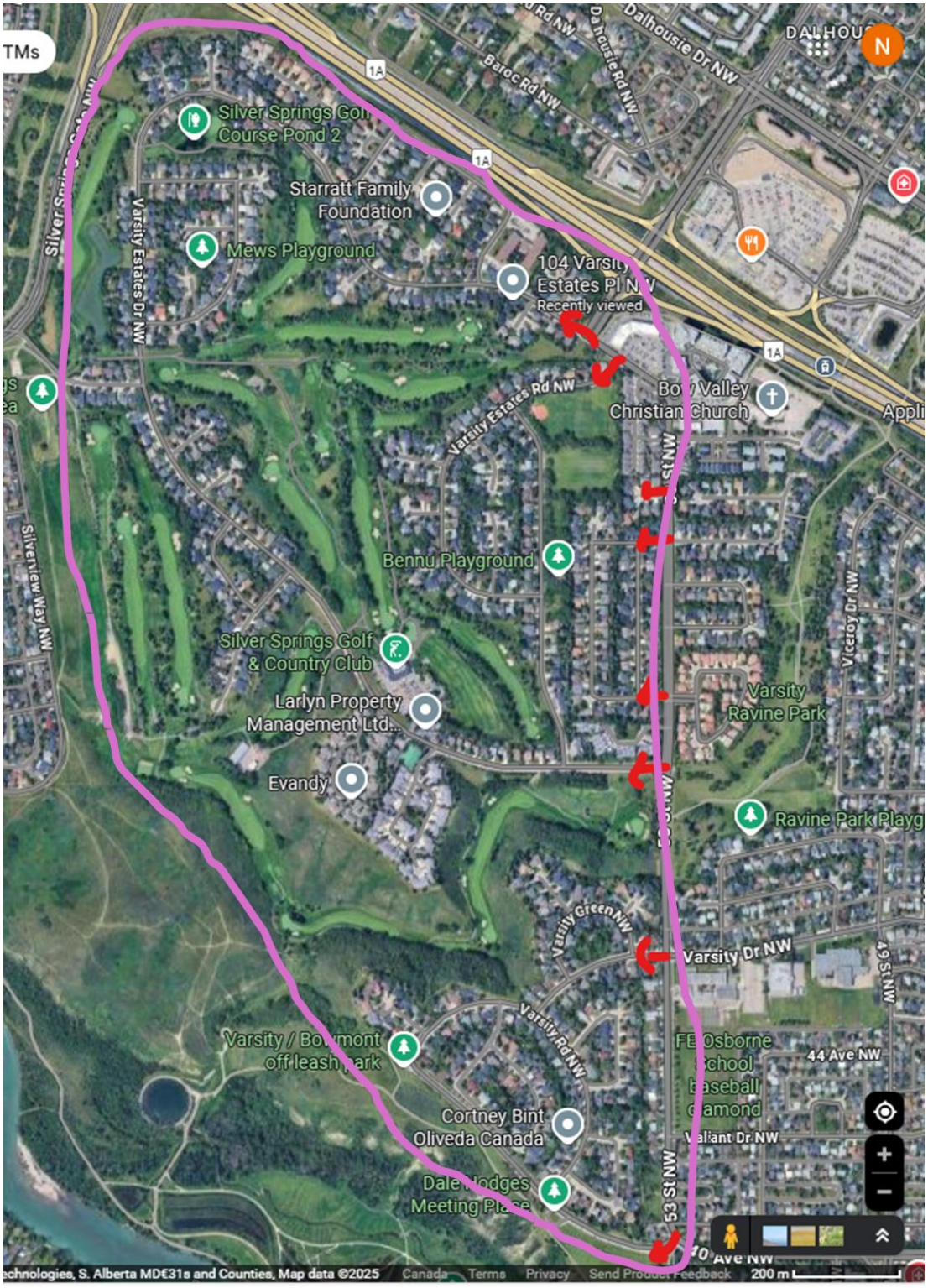
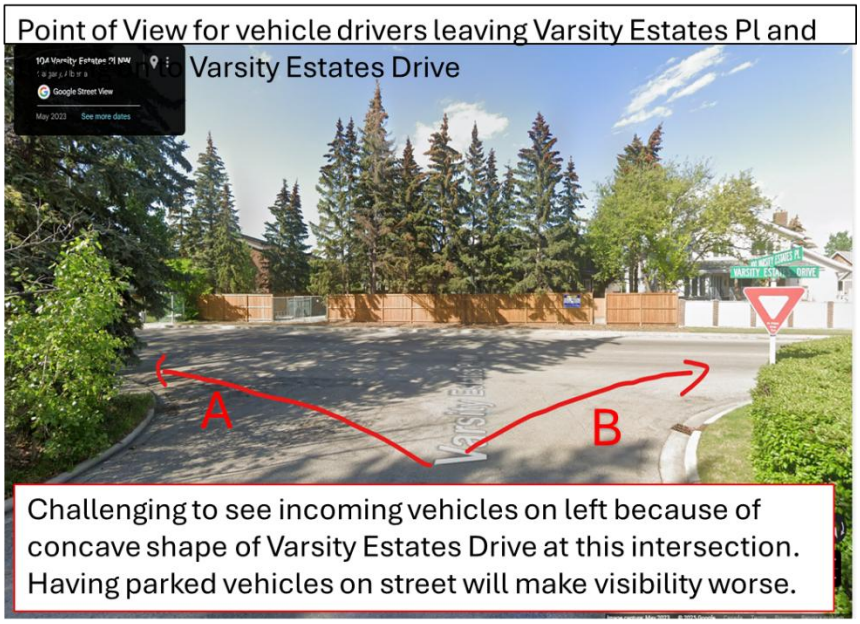
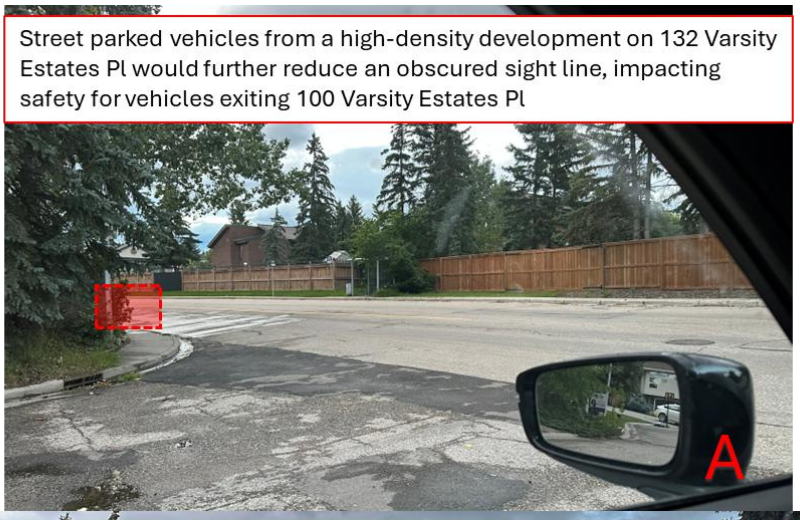


Figure 2 – Curbside street use resulting from H-GO development



Figure 3 Sight Line Challenges When Exiting Varsity Estates Pl







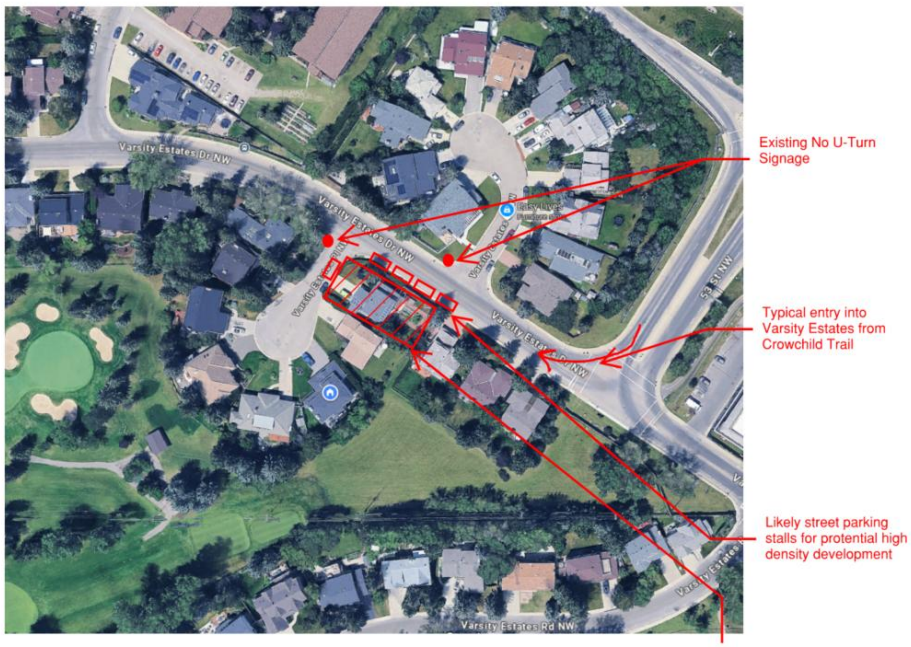


Figure 1: Curb side parking/ No U-turn signage

Figure 2: Existing limited sightlines







City of Calgary Planning & Development Department
Attention: Reza Bacchus
P.O. Box 2100, Station M
Calgary, AB T2P 2M5

Subject: Objection to Proposed Development Permit DP2025-05349 at 132 Varsity Estates Place NW

As long-time residents and home owners in the Varsity Estates community, we are writing to express our strong opposition to the proposed rowhouse and Development Permit DP2025-05349 at 132 Varsity Estates Place NW. While we support thoughtful, sustainable and affordable housing growth in Calgary, we believe this proposal does not achieve these goals, it is fundamentally incompatible with responsible land use planning, and is insensitive to the character, infrastructure, and intent of our neighbourhood based on the following issues.

The proposed multi-unit rowhouse project is incompatible with the existing community context, architecture and character:
Varsity Estates is a low-density residential area where the original land use plan included strict architectural controls on the allowable type of residential properties, their design, setbacks, and heights. The community was designed to integrate with the surrounding natural areas, wildlife corridors, parks and golf course, supported by the necessary infrastructure. The community consists of homes that have been well maintained and residents continue to make significant investments to support renovation or reconstruction of their properties. The neighbourhood includes a significant and diverse tree canopy and green spaces among the homes. The proposed multi-unit rowhouse development is totally incompatible and inconsistent with the original development plan, and the expectations of residents who have invested in single-family homes in this area.

The proposed multi-unit rowhouse project introduces significant negative impacts on the existing community and neighbourhood residents:

- The proposal is incompatible with the community's original land use plan, including allowable property types, architectural controls, setbacks and heights.
- The multi-unit rowhouse would be the only such development in a contiguous area of Varsity Estates that comprises over 300 single-family homes.
- The size of the buildings and lot coverage are inconsistent and in stark contrast with the neighbouring homes, which were built in an era of lower building heights. The severe reduction in setbacks disrupts unique and important community features.
- The proposal is insensitive the overall community, and immediate area and adjacent property owners as it introduces significant and inappropriate massing and density, lacks meaningful setbacks, negatively overwhelms and overshadows adjacent properties, increases noise and activity levels, increases safety risks, and restricts adjacent resident, vehicle and cyclist views.
- The proposal is insensitive to the preservation of adjacent natural areas and wildlife corridors, and eliminates a large mature tree canopy and green areas.

The proposal introduces negative changes to the configuration, functionality and purpose of the adjacent streets and infrastructure, and is incompatible with the immediate area context:

- The existing community development plan for 132 Varsity Estates Place includes a property and driveway that face Varsity Estates Place.

- The proposed development completely alters this design with a multi-unit residence that now faces Varsity Estates drive with 5 separate driveways that enter this busy street, with side and back views of the large multi-unit structure facing Varsity Estates Place.
- The proposal significantly alters and is absolutely incompatible with dwelling directions, configuration and type on the Varsity Estates View cul-de-sac.

Introduction of significant safety risks to drivers, cyclists and pedestrians:

- There are already existing safety concerns in this general area, and the development proposal configuration and introduction of muti-dwelling units will increase and introduce new risks that have not been mitigated. This raises both safety and livability concerns for current residents.
- Thes 3-way stop at the intersection of Varsity Estates Drive and 53 Street already suffers from significant traffic and congestion. Varsity Estates Drive has high traffic volume, frequently at excessive speeds, in this immediate area. The proposal is in close proximity to this intersection, and adds 5 new driveways that enter and exit Varsity Estates Drive to increase the safety risk.
- There is also a blind corner at the west corner of Varsity Estates Place and Varsity Estates Drive, that increases the collision risk between eastbound traffic on Varsity Estates Drive and traffic exiting Varsity Estates Place. The blind corner will also affect traffic exiting or entering the driveways associated with the proposal, and increases this existing risk.
- The structure size and limited setbacks of the proposal will also introduce a new traffic blind spot and collision risk at the east corner of Varsity Estates Place and Varsity Estates Drive.
- The proposal for 5 new driveways intersecting a busy street near a major intersection, along with the associated increase in on-street parking and garbage bins, will add significant on-street congestion, reduced visibility, and new safety risks for vehicles, pedestrians and cyclists.

Negative impact on limited parking:

- Varsity Estates Place is a small cul-de-sac with extremely limited on-street parking and a single access point.
- The multi-unit proposal with 5 driveways significantly reduces the available on street parking on Varsity Estates Drive for residents, visitors, services and deliveries, while greatly increasing demand for already insufficient parking.

Negative Impacts on infrastructure and servicing capacity

- The existing residential configuration, infrastructure and services were designed for low-density residential use, including water sewer and drainage systems. Increased demand from multi-unit dwellings could strain existing systems and necessitate upgrades at public expense.
- At present there are extremely limited options and areas for street snow removal, and this will be exacerbated by the proposal. The large lot coverage and addition of 5 driveways will result in insufficient area to remove snow from the driveways, sidewalks and the adjacent street.
- The roads and walkways in this area often experience issues in winter with ice build up due to shadowing and poor drainage. The proposal will increase these negative impacts.

Significant community opposition:

- There is significant and wide spread opposition to this proposed development by the residents of Varsity Estates as evidenced but the hundreds of community residents and their concerns at local community meetings at Varsity Community Association, and associated petitions against the proposal.

- To date there has been no effort by the developer to engage publicly on the proposal, or to mitigate community and neighbourhood concerns.

In summary, we respectfully urge City Council and the Planning Department to reject the proposed rowhouse development at 132 Varsity Estates Place NW. This project does not align with the character of the community and broader principles of responsible land use planning, while introducing significant negative impacts and safety risks to the community and neighbouring residents.

Thank you for considering our concerns.

Sincerely,

Rod and Karen Maier
69 Varsity Estates View NW
T3B 5J3
[redacted]

cc: Kim Tyers, Councillor Ward 1

October 28, 2025

Re: DP2025-05349 - 132 Varsity Estates Place NW

To Whom it May Concern:

I am a long-standing resident of Varsity Estates and I am writing in opposition to the above-referenced development permit application for 132 Varsity Estates Place NW, linked to the land use re-designation application LOC2025-0141 from R-CG to H-GO. I have serious concerns about the suitability of the application for this site, which I detail in my letter, below.

However, at the outset, I would like convey my disappointment in the owners-developers of this application for their lack of transparency and meaningful dialogue, and their misrepresentation of the community outreach on their social media platforms. A public meeting on this application was held on September 15, 2025, at which the owners-developers were represented by their third party agent Lei Wang. Unknown to the residents in attendance at the meeting, the owners-developers were present in the audience, and chose to remain anonymous. When members of the public asked Mr. Wang who owned the lot in question, the owners-developers presence was not mentioned. In fact, at one point Mr. Wang, in response to a question from a resident, replied that he would have to reach out to the owners for the answer and follow-up, further leading those in attendance to believe the owners were not present. It was only after-the-fact that the community learned of their attendance.

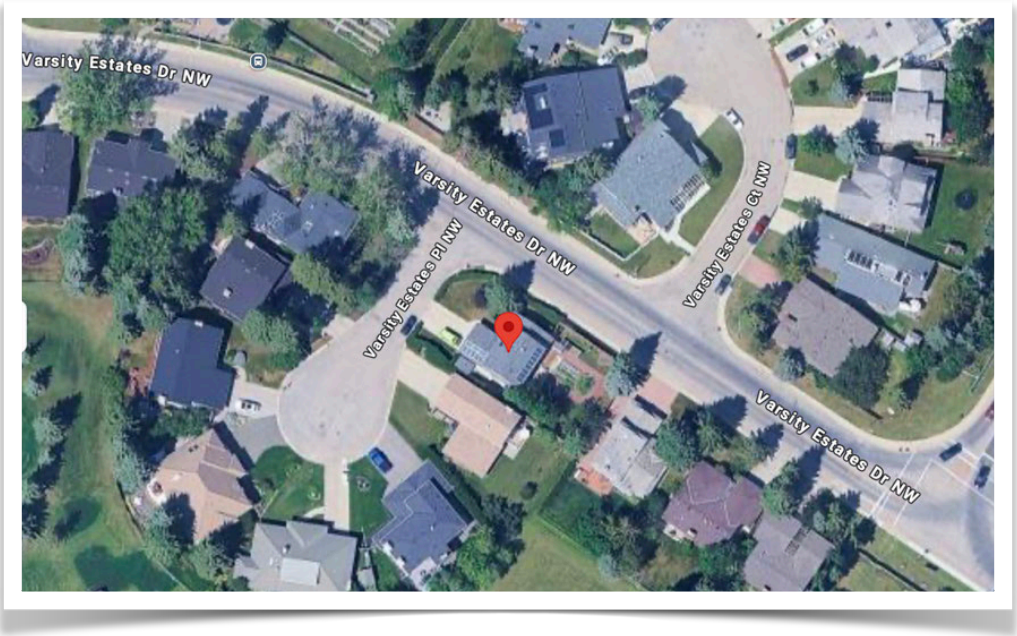
Shortly after the meeting, the owners-developers posted about the meeting on their social media platforms. In their post, they misrepresented what transpired at the meeting and made several serious and false allegations against the community. I believe City Planning is aware of the community's position on this social media post, but I felt it was important to mention, as it speaks to the owners-developers lack of regard for the community. Rather than show transparency and engage in meaningful dialogue, they hid in the crowd only to use social media after-the-fact to cast a negative light on the residents who showed up to learn about their application. The is not community outreach and such conduct should not be condoned by City Planning.

My concerns about the merits of this application are as follows:

1. **Traffic Safety Issues Due to Increased Number of Driveways:** The increase in the number of driveways in this application will compromise public safety and impede traffic flow along Varsity Estates Drive at 53 Street, which is a busy three-way stop intersection with a bike lane. This development would more than double the number of driveways and cars entering the road and bike lane along this small stretch of Varsity Estates Drive.

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2. **Massing and Poor Visibility on a Blind Curve:** 132 Varsity Estates Place is on a blind curve at the corner of a cul-de-sac with a narrow entrance. There is already poor visibility for vehicles entering and exiting the cul-de-sac. Vehicles approaching from the west at 50km/hr are poorly visible to pedestrians, as well as to the vehicles accessing homes on Varsity Estates Drive and Varsity Estates Place. Rotating the proposed development to situate more of the units facing Varsity Estates Place (in an attempt to limit the number of driveways exiting onto Varsity Estates Road) will have the unintended consequence of further obscuring the sightline for vehicles entering and exiting the cul-de-sac, as well as for pedestrians traversing the cul-de-sac. Please see the picture below of the challenges present at the blind curve, which will be exacerbated by this proposed development.



3. **Increase in street parking:** Parking on Varsity Estates Drive is an ongoing challenge for drivers and pedestrians, with poor line of sight of oncoming vehicles due to the curves and blind corners in the horseshoe configuration of Varsity Estates Drive. This roadway was not designed for street parking, as the area was developed for homes with driveways and garages. There is no back lane at 132 Varsity Estates Place. If this application is approved all vehicles of residents and their visitors will be relying on the street to park — either near the approach to the intersection, obstructing the bike lane, or near the blind curve.

4. **Shadowing:** The proposed structure will add to the shadowing on the surrounding homes, sidewalks, bike lane, and roadways at 132 Varsity Estates Place due to the position of the sun low in the south sky for several months of the year. The sidewalk, curb and roadway abutting

the lot that is the subject of this application are already prone to severe ice build-up during the winter and spring melt with the shadowing of the existing single family home.

5. **Significant change to the community and impact on neighbours:** While Varsity offers one the most diverse housing and dense communities in Calgary, this proposed development would be the first of its kind in this particular part of the neighbourhood. This is not a modest, functional, gentle increase in density. It would be a jarring change to the character of the area and would not conform to the community context. A H-GO-style building would tower over the adjacent single family homes, affecting light and privacy, reducing the property values of those homes significantly. In particular, the proposed development would completely overshadow the adjacent house on Varsity Estates Place and its entire backyard. This would materially impact this immediate neighbour unduly in their use and enjoyment of their property. Rooftop balconies, such as those in this proposed development, are completely unacceptable as they constitute an invasion of privacy of the adjacent neighbours. This is not a “neighbourly” design and shows no regard for the welfare of the people living next door.

It is obvious this cul-de-sac was not designed to support this kind of development and this application should be rejected. Thank you for taking the time to read my comments.

Sincerely,

Sharon Colbert

Silver Springs Golf and Country Club
1600 Varsity Estates Drive N.W.
Calgary, Alberta T3B 2W9
[redacted]

October 28, 2025

City of Calgary Planning & Development Department
Attention: Reza Bacchus, File Manager
800 Macleod Trail SE (PO Box 2100, Postal Station 'M')
Calgary, AB T2P 2M5

Subject: Objection to Proposed Development Permit DP2025-05349 at 132 Varsity Estates Place NW

Silver Springs Golf and Country Club (SSG&CC) is an adjacent landowner to the proposed Development Permit DP2025-05349 at 132 Varsity Estates Place NW, and we are providing this letter to confirm our strong opposition to the Application.

SSG&CC was established in 1971 in association with the adjacent residential development, that included integrated planning and strict architectural controls between the City of Calgary, the Developer, and SSG&CC. A large portion of our members are also Varsity Estates residents in the immediate area surrounding the golf course, with many having resided in the community for many decades or since inception. A significant portion of our membership are also opposed to this Application.

SSG&CC provides members, guests and the community with recreation for all ages including youth through seniors, the preservation of natural areas, provides habitat and movement corridors that support the presence of wildlife and pollinators, and has an extensive and diverse tree canopy. SSG&CC takes great pride in being a Certified Audubon International Cooperative Sanctuary, an international program designed to help landowners preserve and enhance the environmental quality of their property. This includes proving compliance with strict guidelines related to environmental planning, wildlife and habitat management, chemical use reduction and safety, water conservation, water quality management, and outreach and education.

SSG&CC also attracts a significant number of local groups and individuals who value the location and atmosphere of our clubhouse and surroundings, providing significant and important revenue to maintain SSG&CC.

SSG&CC has concerns with the following issues supporting our opposition to the Application:

- The Application is not compliant with the original land use plan and design between the Developer, the City, and SSG&CC, including architectural controls on types of residential properties, setbacks, lot coverage and height restrictions. The proposal is incompatible with the current community context, architecture and character.

Silver Springs Golf and Country Club
1600 Varsity Estates Drive N.W.
Calgary, Alberta T3B 2W9
[redacted]

- An increase from a single-family residence to a 5-unit rowhouse is unreasonable on a single-family residence cul-de-sac, as this is not a gradual increase in density and is not respectful of existing neighbours and long-term community character.
- This significant size, height and lot coverage of the proposed buildings create massing, shadowing and privacy issues that would be unique in the immediate and broader Varsity Estates area, and in stark contrast to neighbouring homes, which are primarily one- and two-story homes built in an era with lower heights.
- The severe reduction in setbacks disrupts a unique and important community feature.
- Overshadowing of the golf course and impact on sunlight due to proposed height of development.
- Increased noise, activity and nuisance factors impacting golfers and wildlife.
- The proposal is insensitive to the preservation of adjacent natural areas and wildlife corridors, and eliminates a large mature tree canopy and green areas.
- The proposal introduces significant safety risks to drivers, cyclists and pedestrians along Varsity Estates Drive including increased traffic and parking congestion, and the addition of 5 driveways that enter and exit this street near a high congestion intersection and a reduced visibility area.
- Lack of adequate parking and snow removal areas in the immediate vicinity of the Application.
- Increased security and damage risks.

The Application does not respect the context and local identity of the community, including SSG&CC and existing homes in the immediate vicinity. It is important to preserve the integrity of the contiguous single-family area known as Varsity Estates that is adjacent to SSG&CC, and the proposed multi-unit rowhouse would be the only such development in this contiguous area.

These issues associated with the Application will negatively impact members, guests and the public who access our golf course and facility, SSG&CC's reputation as a preferred venue for golf and functions, and our ability to remain financially competitive to attract new members and business with other courses and facilities in Calgary.

SSG&CC recognize the need and challenges that Calgary has in terms of providing low cost and affordable housing. However, a significant amount of high and medium density development exists in the immediate area to provide a wide variety of owned and rental housing of varying price points including attainable and affordable housing. This includes areas that are suitably identified for additional future development. At present, there are more multi-family dwelling units than single family homes in the broader Varsity community area, and according to the City's website, only 45% of dwelling units in Varsity are single family homes.

Please feel free to respond with any questions or comments you may have with respect to our position and ensure that SSG&CC is notified on any public hearing related to this Application.

Silver Springs Golf and Country Club
1600 Varsity Estates Drive N.W.
Calgary, Alberta T3B 2W9
[redacted]

Sincerely,

Eric Thorsteinson

Eric Thorsteinson GM / COO
cc: Jennifer Gies – President
Rod Maier – Vice-President

Good Afternoon Deb & Dave,

Thank you for your thoughtful comments.
Your concerns regarding the proposed development's potential:

- incompatible contextual density and land use
- incompatibility with the community's contextual character and architecture
- negative impact on adjacent properties' property values
- incompatible building mass, height, lot coverage
- negative shadowing impact on adjacent properties
- infringement of neighbours' privacy
- negative impact on existing mature tree canopy and mature landscaping
- negative impact on the aesthetic of the streetscape
- incompatibility with the parking capacity in and around the cul-de-sac and along Varsity Estates Drive NW
- worsening of parking congestion
- negative impact on waste and recycle bin collection
- negative impact on access for emergency services

are currently being taken into consideration by the City of Calgary Development Application Review Team (DART) as part of the application review process. Furthermore, all of the concerns raised from the proposed land use amendment, LOC2025-0141, are also being applied to our review. Please note, the review of this application is still **in progress**.

Also, because this Development Permit (DP) application is reliant on the proposed Land Use Amendment, the DP cannot be approved until the Land Use Amendment is approved. And the Land Use Amendment application is also currently **in progress**.

If, for argument's sake this DP application is eventually approved, a public notice regarding the development approval will be published. Anyone deemed to be affected by the approval will have an opportunity to appeal the decision in front of the Subdivision and Development Appeal Board. Further information regarding the appeal process can be found at https://www.calgarysdab.ca/home.html

I encourage you to remain engaged throughout this process.

Best Regards,
Reza

Reza Bacchus
Planner I
Planning and Development Services - Community Planning
C (587) 891-3895
E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: Dave O'Neill <[redacted]
Sent: 29 October 2025 8:03 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Subject: [External] DP2025-05349 - 132 Varsity Estates Place

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You have not previously corresponded with this sender.
ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca
Report Suspicious

Subject: Objection to Proposed DP2025-05349 at 132 Varsity Estates Place NW.
As the homeowners of 1019 Varsity Estates Drive NW, we are writing to express our opposition to the proposed development permit at 132 Varsity Estates Place NW.

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The approval DP2025-05349 would provide the perfect case history for everything that is ***wrong*** the city's newly enacted, and highly controversial, blanket rezoning policy and the South Shaganappi Local Area Plan.

Approximately 500 Varsity residents attended a Land Use Change information session at the Dalhousie Community Centre on September 15th, 2025 for this same address and strongly voiced their disapproval for the developer's seemingly fluid multi-unit plans for the property.

This region of Varsity contains a well-balanced mixture of single family homes, multi-family developments, senior's housing and more recently high rise accommodation adjacent to the LRT. Currently, that housing mix is complimentary and enables the city to address increasing density needs while still preserving the character of one of its most cherished neighbourhoods.

The proposed DP flies in the face of all of that. It is ill-advised, inappropriate, unattractive and entirely at odds with the fabric and character of the neighbourhood. Its presence will severely impact the property value of its immediate neighbours and it is resoundingly incompatible with style, composition and architectural harmony of those homes.

All of the usual subdivision and densification pitfalls apply; the proposed structure is too big, it is too high, it has an excessive lot footprint, it will induce a loss of mature landscaping, it will create overshadowing, it will lead to a loss of privacy for neighbours, it will create additional parking havoc, it will increase fire hazards due to excessive footprint and proximity, it will add impediments to waste management and emergency services logistics.

Perhaps the best way for you to understand this objection is to actually go and stand on the site with a copy of the development plans and ask yourself, if you were a neighbour in the adjacent properties, would you approve this project? The answer is both simple and clear. We hope that common sense will prevail and that this DP will be resoundingly rejected.

Deb & Dave O'Neill
1019 Varsity Estates Drive NW


VARSITY ESTATES PL NW
VARSITY ESTATES DR NW

May 12, 2026

Dear Reza Bacchus,

Thank you for reviewing our appeal letter for the application for development permit **DP2025-05349** for 132 Varsity Estates PL NW.

We are a young family that moved into 112 Varsity Estates PL NW in April of 2023 in hopes of raising our two young children in a quiet cul-de-sac where there is little parking and driving congestion. We are **strongly opposed** to the proposed development permit of 132 Varsity Estates Pl NW.

SAFETY

We are worried about the reduced quality of life that this multi-unit development would present. There are currently 8 single family homes in the circle with little parking available next to the homes. The increased congestion of parking associated with the multi-unit development would create safety concerns especially with young kids. It would ***also conflict with emergency and service vehicle access*** where they would not be able to find suitable space to safely reach the residents.

The courtyard requirements (minimum 6.5m between buildings) will not compensate for the sense of ***overcrowding or change in the streetscape***. In addition, the city's zoning allows for 0.5 parking stalls per unit under HG-0. Cul-de-sacs ***were not designed*** to absorb the average 1.5 additional cars per family unit the new development would bring. In addition, there is no storage space for the additional 3 waste disposal bins per dwelling units. There is no back lane, and pick up of waste disposal would occur on Varsity Estates Drive and Varsity Estates Place, further congesting and limiting the visibility on this roadway. This would increase parking on the street which would increase blind sides for both pedestrians and vehicles. There are many children, including ours, that walk to school or to the bus stop and this would pose additional safety concerns for this section of Varsity Estates Drive, especially in the winter months when it is still dark in the mornings.

The neighborhood has steady traffic on Varsity Estates Drive and the congestion brought on by the new development (no back lane in the cul-de-sac) which would create roadblocks for drivers and present safety concerns for numerous cyclists and young children.

TRAFFIC

There is already a safety concern related to exiting the cul-de-sac due to the curvature of the street. There is currently a blind turn, which makes it risky to exit into Varsity Estates Drive from Varsity Estates Place. With additional units added to the cul-de-sac, this would increase the amount of cars parked on the street which would increase the risk of the blind spot when exiting into Varsity Estates Drive.

Due to the high traffic of Varsity Estates Drive, this section of the road to the T intersection at 53rd street is prone to icing and snow accumulation. This would be worsened if a 12 metre building were to replace the existing two storey, single family home.

COMPATABILITY WITH NEIGHBOURHOOD

The current neighborhood was purposely developed to encourage single family homes in cul-de-sacs. The build of a 3 story multiunit disrupts the visual coherence of the neighborhood and disrupts the suburban feel of the community.

ENVIRONMENTAL IMPACT

The lots in the cul-de-sac all back onto green space (Silver Springs Golf Course), which is home to a variety of migratory birds (blue-jays, red robins, woodpeckers, sparrows, crows, owls and hawks). In addition, we have seen bats in the evenings which help maintain the biodiversity of the Calgary eco-system. Many of these birds and bats nest or roost in the trees maintained on the homeowners' backyards and disruption due to light pollution. Please see below for a small sample animals who call our backyards home.






IN VIOLATION OF BASIC CRITERIA FOR HG-0 ELIGIBILITY

The City of Calgary transit accessibility standards state that locations for HG-0 developments should meet the following criteria:

- Within 600 meters of an LRT Platform – **the proposed development is 1.1km from the closest LRT.**
- Within 400 meters of a BRT station – **proposed development is not in this scope for CalgaryTransit.com.**
- Within 200 meters of a primary transit corridor – **The proposed development is not in this scope per CalgaryTransit.com**

We would deeply appreciate your rejection of this development proposal in order to preserve the **safety and ecosystem of this neighborhood.**

The community is ready to stand together against this proposal and we hope you will stand with us.

Sincerely,

Clarissa Han, Warren Lay
Homeowners of 112 Varsity Estates PL NW

May 12, 2026

Jay Vizer & Angela Lee
5212 Vandale Pl. N.W.,
Calgary, AB T3A 0K6
Pho
Email: [redacted]

Regarding:

132 Varsity Estates Place NW
DP2025-05349
LOC2025-0141

Dear

Planning Department
Calgary Planning Commission

We are opposed to both the development permit DP2025-05349 and rezoning to H-GO at 132 Varsity Estates Place NW.

This "development" proposal is targeted in a cul-de-sac to destroy a perfectly excellent well maintained “move-in ready” home and replace it with a 12 metre structure quite similar to a box-like warehouse.

The neighbourhood and community as it was designed and is currently maintained was never designed for warehouse type structures. The proposal does not in any way adhere to any building standards of the neighbourhood as it exists today (whether that be roof height, building mass or architectural character).
It is expected to cover 60% of the lot area (65% if overhangs are considered) and have a roof height of 12 meters with a straight wall warehouse appearance. The height of neighbouring homes (typical two-story house) is about 6.5 to 8 meters, about half of the proposed structure. General lot coverage in the neighbourhood surrounding area is 25-35%. By architectural standards the appearance of the proposed structure in no way matches or complements the homes is the neighbourhood or surrounding area. Consequently it will not only be out of place, it will be an eye sore.

View (Aesthetics)

Will it provide better aesthetics to the neighborhood? No, it will block the view of adjacent and surrounding homes. Homes in the area would get to view a 12 meter overwhelming block wall. Not the greenery that they signed up for when they purchased their homes in an R1 neighborhood. Not very appealing, especially compared to what they have now.

Overshadowing

Both 128 Varsity Estate Place and 911 Varsity Estates Dr NW will suffer significant overshadowing. This lack of sunlight reduces the viability of indoor plants, outdoor gardens, solar panels and general well-being of neighboring residents. The shadows cast towards the north and northeast will increase icing on Varsity Estates Drive.

Parking Congestion

The proposed design is a 5 unit row house with 5 separate single garages on site. Current statistics in this city indicate that there are 1.8 vehicles per family. The additional required driveways will significantly reduce on-street parking on Varsity Estates Drive effectively eliminating 5 spots (of the currently available 7). This removes 5 spots for 3 of the existing homes on Varsity Estates Drive. With the addition of 5 units there will be more demand for on-street parking in an area where spots are already in short supply.

Lack of Privacy

The proposed row house, due to its orientation, would have a multitude of windows at high levels overlooking both 128 Varsity Estate Place and 911 Varsity Estates Dr NW. This would create a severe lack of privacy in these homes and yards. Privacy of these adjacent residences will obviously not be respected. This is contrary to the Calgary “Infills Guidelines” document.

Environmental impact:

Tearing down a perfectly good home that is essentially move-in ready. Demolishing this home would further fill our landfill, unnecessarily reducing its capacity.
The proposal requires the removal of well established trees and greenery with no place for equivalent or larger plants or trees. This does not align with City goals for creating carbon net zero and climate resilient communities. As well it undermines the proposal to increase the "Urban forest" tree canopy.

Community

Blanket rezoning has allowed Row housing, excessive building sizes and minimal building setbacks in neighbourhoods that are not suitable or never planned for such structures. This has destroyed neighbourhood character and disregarded consideration of residents and homeowners of adjoining properties. This in turn causes reduced property values and imposed stress and anxiety on neighbourhood constituents.

The purpose of zoning is to establish consistent harmonious communities. Zoning restricts the type of land development and ensures that the residents are satisfied with their community as designed. As time goes on this also means that the local environment is protected and that existing properties are protected from devaluation. It provides value to constituents that own property and thereby increases value to the City of Calgary.

Any future changes to planning policies in Calgary deserve to have citizen input through recognized effective and sincere engagement practices. Local Area Plans need to be reopened and reviewed. The City of Calgary needs to listen and support the people of its communities.

The proposed development is neither sensitive, compatible or complementary to the existing physical patterns and character of the neighbourhood. In no way will it improve or enhance the community and neighborhood. Overall this proposal is detrimental to the neighborhood and its current residents.

Consideration needs to be given to the neighbouring community, especially the property home owners of the adjoining properties who are directly affected.

We respectfully request refusal of the Development Permit DP2025-05349 application and the refusal of the redesignation of 132 Varsity Estates Place NW to H-GO.

Sincerely,

Jay Vizer
Angela Lee

May 13, 2026

RE: Comment Opposing Development Permit DP2026-05349

ATTN: Reza Bacchus

I am writing to express my **strong opposition** to the proposed development permit (DP2025-05349) under the rezoning permit at 132 Varsity Estates Pl NW. A five-unit row house on a cul-de-sac with no back lanes and less than 100 m from a busy pedestrian /vehicular intersection is inappropriate and degrades both **Safety** and **Quality of Life** for existing residents.

In addition, the proposed development is a radical densification change to the existing single family estates homes in the area, compromising the character and architectural integrity that have attracted new and retained existing home owners for decades. Varsity Estates is a unique NW neighbourhood which was purposefully designed around **low rise, residential, single family estate developments**. The community is designed without **back lanes** and most are adjacent to or near green spaces (or the Silver Springs Golf Course) which has attracted physically active residents that **regularly utilize the sidewalks and streets for walking or bicycling**. It is a **pocket or physical enclave neighbourhood**, with all vehicle entrances/exits accessed along 53rd Street NW (see **Figure 1**) and no vehicular connections to other areas within (no through traffic); as such the roads have been **designed for low traffic flows**.

A. Safety Considerations

The proposed development will bring:

1. Significant increase to curbside parked vehicles
2. Obscured sight lines through voluminous building geometry and
3. Doubling of units which have direct road access (onto a section of Varsity Estates busiest roadway) within 100 m of a very active intersection.

These changes will negatively impact the safety of drivers, cyclists and pedestrians in various ways when they are within the black box region depicted on **Figure 2**.

Increased Curbside Parking

This proposed development increases the units on the cul de sac by 50%, from 8 to 12. Because of the low parking requirement for new rowhouses (0.5 stall/unit) and no back lanes in the area, a significant number of incremental vehicles will be forced to park on the street. Most homes on the block are occupied by families, often with 3 or more cars, so existing residents are often utilizing street parking for

their 3rd+ car or to accommodate guests and services. **Figure 2** depicts the available curb parking spots adjacent to homes in the cul-de-sac – only 7 spots within cul-de- sac and 3 spots on the main drive. Cul-de-sac geometry results in reduced curb length, limiting street parking spaces as compared to linear streets. This change will dramatically increase the demand and utilization of street parking spaces within the region, frustrating residents in addition to increasing safety concerns.

Imposing Building Geometry

An additional factor undermining safety for all types of traffic (pedestrian, drivers, cyclists) is the imposing geometry of the proposed development. The aggregate structure is a continuous rectangular shape (~21m x 16m x 12m) with a width greater than most neighbouring homes and a height nearly double (~6m higher). The positioning of the building is set to 3m setbacks from front of structure. This combination of geometry and minimal setbacks from street obstruct vision of drivers, cyclists and pedestrians which negatively impacts their safety when passing through 100 Varsity Estates Pl and Varsity Estates Dr. intersection.

The utilization of curbside parking around the 100 Varsity Estates Pl cul-de-sac and Varsity Estates Drive intersection, in addition to the imposing building geometry, will further impact sightlines when exiting the cul-de-sac. The concave nature of Varsity Estates Drive in this region already truncates sightlines, which is illustrated through images on **Figure 3**. The consequence of these factors will be increased probability of collision and physical injury to drivers, cyclists and pedestrians. Designated bike lanes originate at the 53rd Street and Varsity Estates Drive intersection and as a result bicycle traffic in this region is high.

Pedestrians, Cyclists and Drivers alike will all have increased collision risks arise from 3 additional units having driveway access to Varsity Estates Dr. in proximity to 53rd Street and Varsity Estates Drive intersection. This represents a 100% increase in units which access the main drive in this region **(see Figure 2)**. Safety concerns elevate further on bin collection days as these add to obstacles that all parties using the roadway and sidewalk need to navigate. Would note that sidewalks in the area are 48” wide and have a hard time fitting 2 grown adults walking abreast. This results in pedestrians and small children cycling forced to use a combination of sidewalks and curb area on road, putting them at increased risk of collisions.

B. Quality of Life

Undermine Adjacent Property Character and Existing Architectural Context

The proposed development permit would adversely impact the quality of life of the surrounding residents because of the incongruent building characteristics associated with the design, relative to existing development:

- **Imposing geometry and radical change to existing architecture** – the structure is a continuous rectangular shape with a width comparable to neighbouring homes and a height nearly double (~6m higher).
- **Minimal setbacks (3m)** – imposing streetscape will be out of context given most houses have 10m+ setbacks
- **Imposes shadows** on much shorter, adjacent buildings, reducing sunlight for plant life and outdoor spaces in neighbouring properties
- **developed lot coverage (up to 60% vs. ~25% existing)**
- **removal of mature landscaping** – takes away natural carbon sinks, which contradicts the climate policy of the city, and undermines the area's character
- **privacy reduction on adjacent properties** – significant height differences undermine the privacy of neighbouring, low rise, properties.

The factors above sacrifice the rights and expectations of adjacent property owners at the expense of an unsophisticated, blanket densification strategy. Residents specifically chose Varsity Estates because of its unique character. It would be far more logical to add row houses in parts of Varsity where high density developments already exist and the above characteristics do not represent such an extreme departure contextually.

YYC Municipal Development Plan (MDP) Design Objectives emphasize creating a "sense of place" and ensuring that redevelopment promotes high-quality living environments while conserving and enhancing existing character and heritage resources. This land re-designation does not enhance Varsity Estate's character; it undermines it.

City Development Planning

The MDP and the South Shaganappi Local Area Plan (SSLAP) suggestions for 100 Varsity Estates Pl cul-de-sac are illogical and extreme, thus opening the door for this high density development. I believe that an arbitrary, fixed radius around the Dalhousie LRT station have led to the MDP to characterize the block as Neighbourhood – High Activity and the SSLAP as Neighbourhood Flex and a 'Low' building scale, paving the way for mixed use, high traffic, (up to) 6 storey developments. These major changes will have significant impact to the existing residents in Varsity Estates Pl and highlight the inadequacies of existing infrastructure to support these plans. The speed at which the MDP and SSLAP were built/finalized, and the drastic densification increases to the existing development in

Varsity Estates is drastic overreach by the municipality – would ask that this is considered when adjudicating the merits of this application.

Community Infrastructure Inadequacy

Varsity Estates is an older community. Existing water, sewer, gas and electrical infrastructure was not designed for this level of density. Approving this re-zoning will utilize a much greater portion of existing infrastructure vs. existing single-family home, potentially requiring capital upgrades, disproportionately burdening the whole tax base financially.

I hope that the comments above effectively communicate the key issues regarding the DP2025-05349 application. This decision around the development permit has potential to adversely impact Safety and Quality of Life for 100 Varsity Estates Pl cul-de-sac residents. I'm thankful for the opportunity to submit my feedback - do not hesitate to follow up with any questions should they arise.

Sincerely,

Emil Kothari

120 Varsity Estates Pl Resident

Figure 1: Varsity Estates Map – Vehicular Entrance/Egress Points

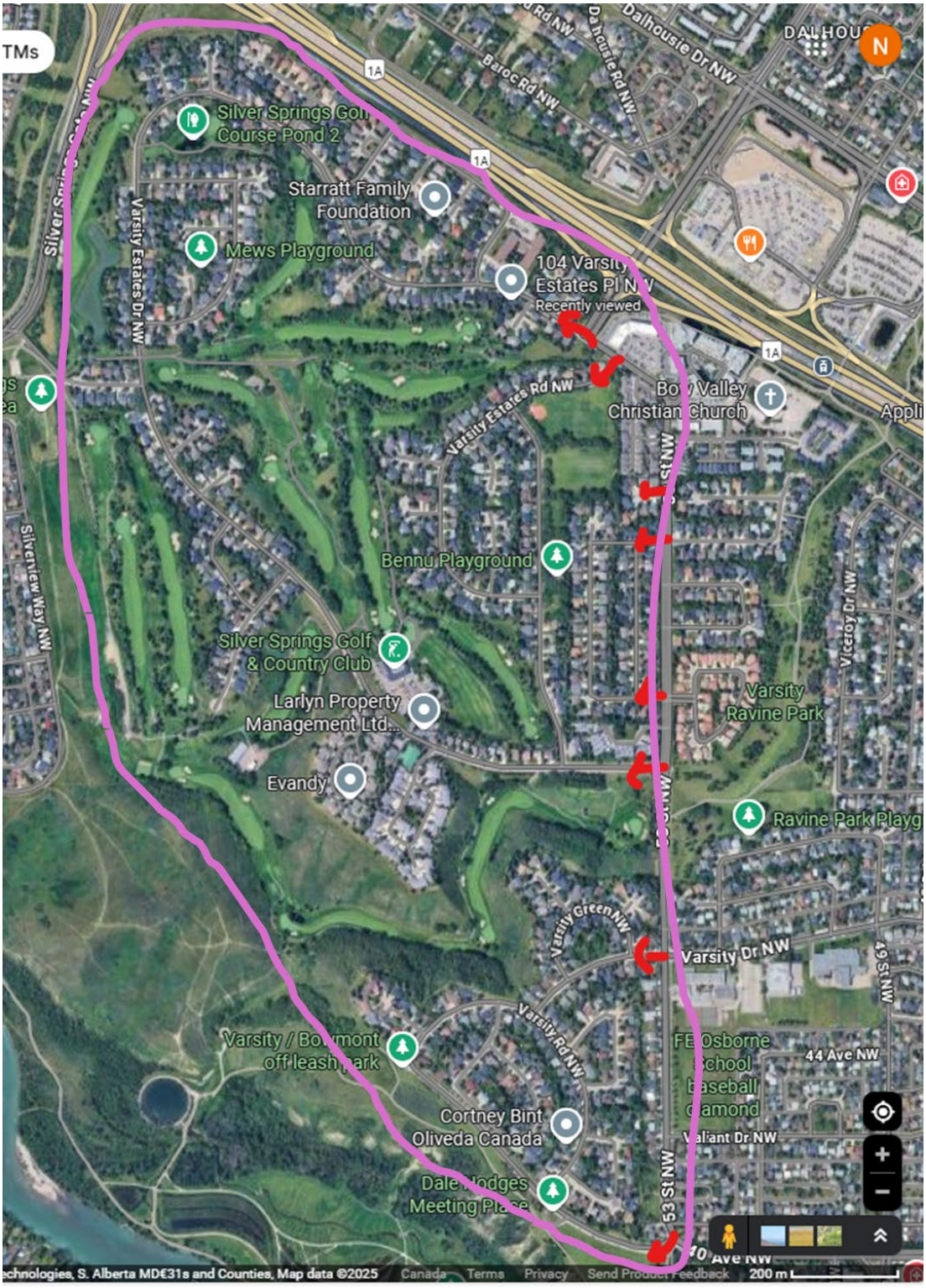


Figure 2 – Curbside street use resulting from H-GO development

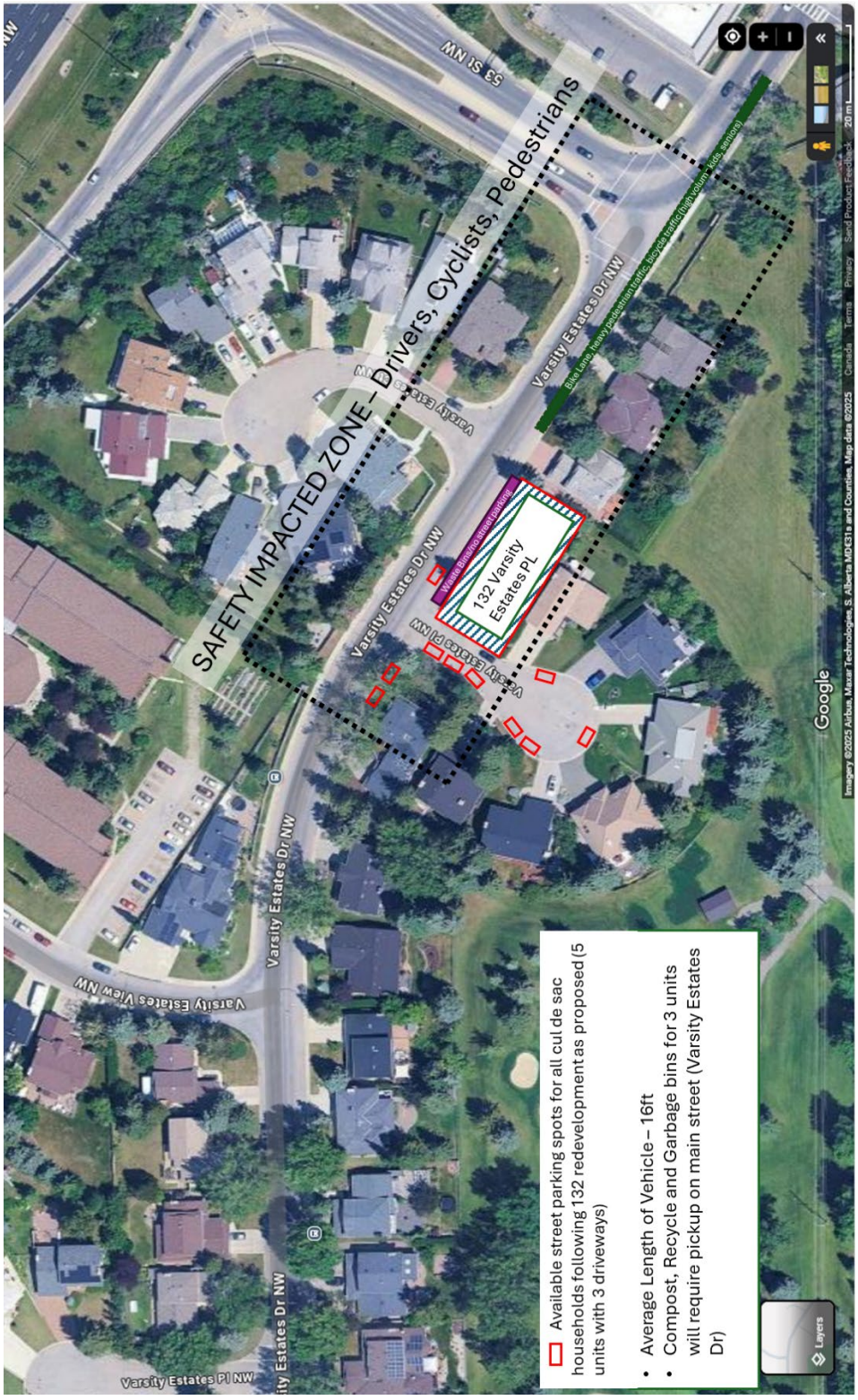
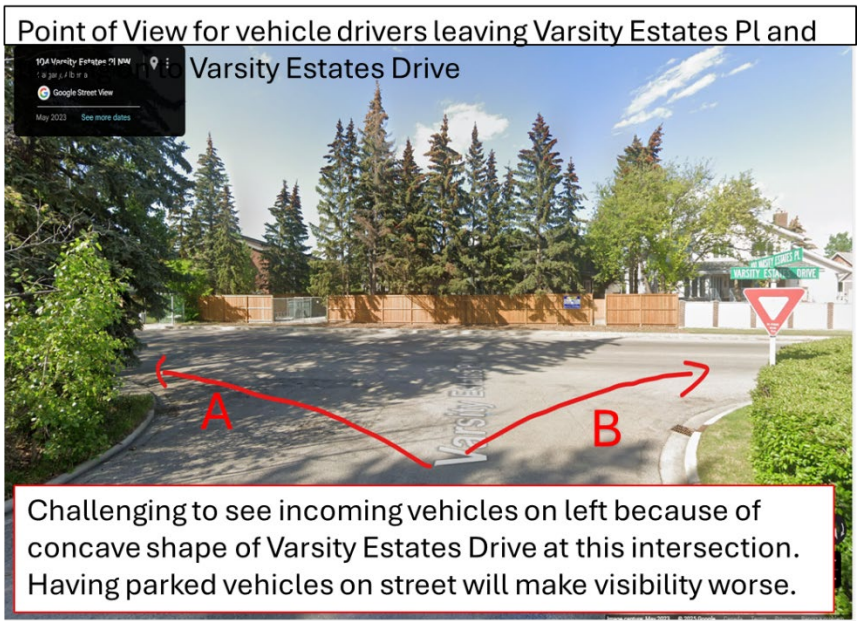
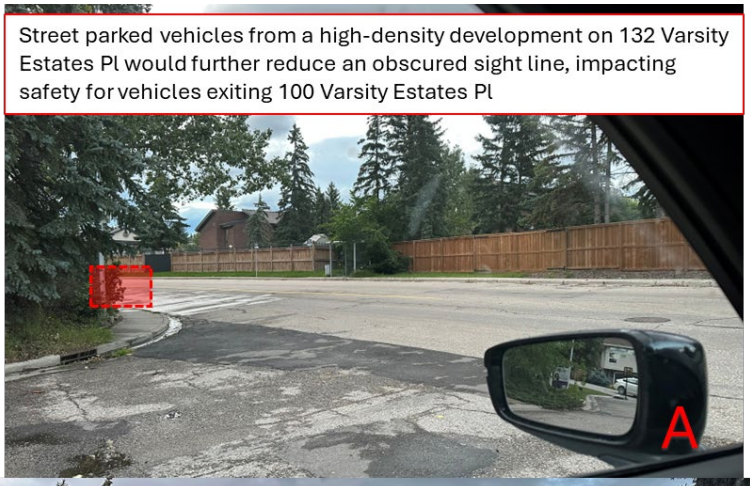


Figure 3 Sight Line Challenges When Exiting Varsity Estates Pl







August 6, 2026

To whom it may concern :

I am writing to formally express my strong opposition to the proposed land development project located at 132 Varsity Estates Pl, which plans to convert an existing single-family residence into town houses directly across from my home.

As a recent resident of this neighborhood, I am deeply concerned about the impact such a development will have on the character, infrastructure, and overall quality of life in our community. We purposefully purchased our home here as it is a quiet, low density, established neighbourhood. My concerns are as follows :

1. **Neighborhood Character**: Our area is composed predominantly of single-family homes with established yards and quiet streets. Introducing high-density housing is not in keeping with the character of this neighborhood and would set a concerning precedent for future developments.
2. **Traffic and Safety**: Increased density will inevitably bring more vehicles, leading to congestion on our local roads. This area is not designed to support this level of traffic, and the influx of cars could pose safety risks to pedestrians, cyclists, and children who often play outside.
3. **Parking**: There is already extremely limited on-street parking in the area. Additional units will create a strain on available parking, likely resulting in overflow into adjacent streets and driveways, causing further disruption to residents.
4. **Property Values and Community Investment**: Many residents, myself included, have invested significant time and resources into maintaining the integrity of this neighborhood. Introducing high-density housing in a low-density zone may negatively affect property values and diminish the sense of community that currently defines this area.

While I understand the need for housing growth and affordability, I respectfully urge the commission to consider alternative locations more appropriate for higher-density development — places that already support such infrastructure and zoning — and to prioritize preserving the existing residential fabric of our neighborhood.

Sincerely,

Dr. Jay Lalli

[redacted]

August 8, 2026

RE: Comment Opposing Development Permit DP2026-05349

ATTN: Reza Bacchus

I am writing to express my **strong opposition** to Development Permit DP2026-05349 for the proposed five-unit row house at 132 Varsity Estates Pl NW. This form of development is inappropriate for a cul-de-sac with no back lanes, limited curbside parking, and a location less than 100 metres from a busy pedestrian and vehicle intersection. In my view, the proposal would materially compromise both **safety** and **quality of life** for existing residents.

The proposed development also represents a significant densification shift from the surrounding single-family estate homes, compromising the neighbourhood character and architectural context that have attracted and retained residents for decades. Varsity Estates is a distinctive northwest Calgary neighbourhood designed around **low-rise, single-family estate homes**. The area has **no back lanes**, and many homes are adjacent to or near green spaces, including the Silver Springs Golf Course. As a result, residents regularly use the sidewalks and streets for walking and cycling. Varsity Estates functions as a **pocket neighbourhood**, with vehicle access concentrated along 53rd Street NW (see **Figure 1**) and no through traffic. Its roads were designed for **low traffic volumes**, not the increased vehicle activity associated with this proposal.

A. Safety Considerations

The proposed development would introduce several safety concerns, including:

1. A significant increase in curbside parking demand;
2. Reduced sightlines caused by the proposed building massing and geometry; and
3. A doubling of units with direct road access onto one of the busiest sections of Varsity Estates Drive, within 100 metres of a highly active intersection.

Together, these changes would negatively affect the safety of drivers, cyclists, and pedestrians within the area identified in the black box on **Figure 2**.

Increased Curbside Parking

The current proposal would increase the number of dwelling units on the cul-de-sac by 50%, from 8 to 12. This increases by 112%, to 17, if basement suites are added. Because new row houses have a low parking requirement of 0.5 stalls per unit and the absence of back lanes, additional vehicles would be pushed to limited curbside parking. Some homes on the block are occupied by families with three or more

vehicles, meaning street parking is already used for additional household vehicles, guests, and services. As shown in **Figure 2**, only seven curbside spaces are available within the cul-de-sac, with three proximal spaces along the main drive. The geometry of a cul-de-sac naturally reduces available curb length compared with a linear street. This proposal would therefore substantially increase parking demand, creating frustration for residents while also compounding safety concerns.

Imposing Building Geometry

The proposed building massing would further undermine safety for pedestrians, drivers, and cyclists. The aggregate structure acts as a continuous rectangular form of approximately 35 metres by 14 metres by 11 metres, making it wider than all neighbouring homes and nearly twice as tall. With a front setback of only a few metres, the building would create an imposing streetscape and obstruct views for people moving through the intersection of 100 Varsity Estates Pl and Varsity Estates Drive.

Increased curbside parking near the intersection, combined with the proposed building's scale and limited setbacks, would further impair sightlines when exiting the cul-de-sac. The concave alignment of Varsity Estates Drive in this area already restricts visibility, as illustrated in **Figure 3**. The cumulative effect would be a higher probability of collisions and physical injury involving drivers, cyclists, and pedestrians. This concern is particularly important because designated bike lanes begin at the 53rd Street and Varsity Estates Drive intersection, resulting in frequent bicycle traffic through the area.

Collision risk would also increase because three additional dwelling units would have driveway access directly onto Varsity Estates Drive near the 53rd Street and Varsity Estates Drive intersection. This represents a 100% increase in the number of units accessing the main drive in this immediate area **(see Figure 2)**. Safety concerns are further heightened on waste collection days, when bins create additional obstacles for pedestrians, cyclists, and drivers. The sidewalks in the area are approximately 48 inches wide and do not comfortably accommodate two adults walking side by side. As a result, pedestrians and young cyclists often use a combination of sidewalk and curbside roadway space, increasing their exposure to vehicle traffic.

B. Quality of Life

Undermine Adjacent Property Character and Existing Architectural Context

The proposed development would also adversely affect surrounding residents' quality of life because its design is inconsistent with the established character of the area. Key concerns include:

- **Imposing building geometry and a major departure from existing architecture** — the structure is a continuous rectangular form with a width comparable to neighbouring homes and a height nearly double that of surrounding buildings.
- **Minimal setbacks of approximately 3 metres** — the resulting streetscape would be out of context in an area where most homes have setbacks of 10 metres or more.
- **Increased shadowing** — the proposed height would reduce sunlight on neighbouring properties, affecting landscaping and outdoor living areas.
- **Substantially higher lot coverage** — the proposal would more than double the lot coverage compared to existing homes.
- **Removal of mature landscaping** — this would remove natural carbon sinks, conflict with the City's climate objectives, and erode the area's established character.
- **Reduced privacy for adjacent properties** — the proposed height and massing would overlook neighbouring low-rise homes and outdoor spaces.

These factors would shift the burden of densification onto adjacent property owners and existing residents, undermining the reasonable expectations they had when choosing to live in Varsity Estates. If row-house development is to be added in Varsity, it would be more appropriate in areas where higher-density development already exists and where the proposed form would not represent such an extreme contextual departure.

The City of Calgary's Municipal Development Plan emphasizes creating a "sense of place" and promoting high-quality living environments while conserving and enhancing existing neighbourhood character. This proposal does not enhance the character of Varsity Estates; it undermines it.

City Development Planning

The Municipal Development Plan and South Shaganappi Local Area Plan appear to rely too heavily on a fixed radius around the Dalhousie LRT station when categorizing this block. As a result, the area has been characterized as Neighbourhood – High Activity under the MDP and Neighbourhood Flex with a "Low" building scale under the SSLAP, opening the door to mixed-use, higher-traffic development of up to six storeys. These designations do not adequately reflect the physical reality of this cul-de-sac, its limited access points, its low-traffic road design, or its lack of back lanes. The scale and pace of these planning changes

represent a significant overreach in relation to the existing context, and I respectfully ask that this be considered when assessing the merits of this application.

Community Infrastructure Inadequacy

Varsity Estates is an older community, and its existing water, sewer, gas, and electrical infrastructure was not designed for this level of density. Approving this development could place greater demand on infrastructure originally intended for single-family estate homes, potentially requiring capital upgrades and shifting costs to the broader tax base.

I hope these comments clearly convey the key concerns regarding Development Permit DP2026-05349. The proposed development has the potential to adversely affect both safety and quality of life for residents of the 100 Varsity Estates Pl cul-de-sac and the surrounding area. This is a unique case where even RC-G permitted building allowances are inappropriate - building dimensions and density of dwellings need to be reduced so that they are more in line with existing developments.

Thank you for the opportunity to provide feedback. Please do not hesitate to contact me if further information would be helpful.

Sincerely,

Emil Kothari

120 Varsity Estates Pl Resident

Figure 1: Varsity Estates Map – Vehicular Entrance/Egress Points

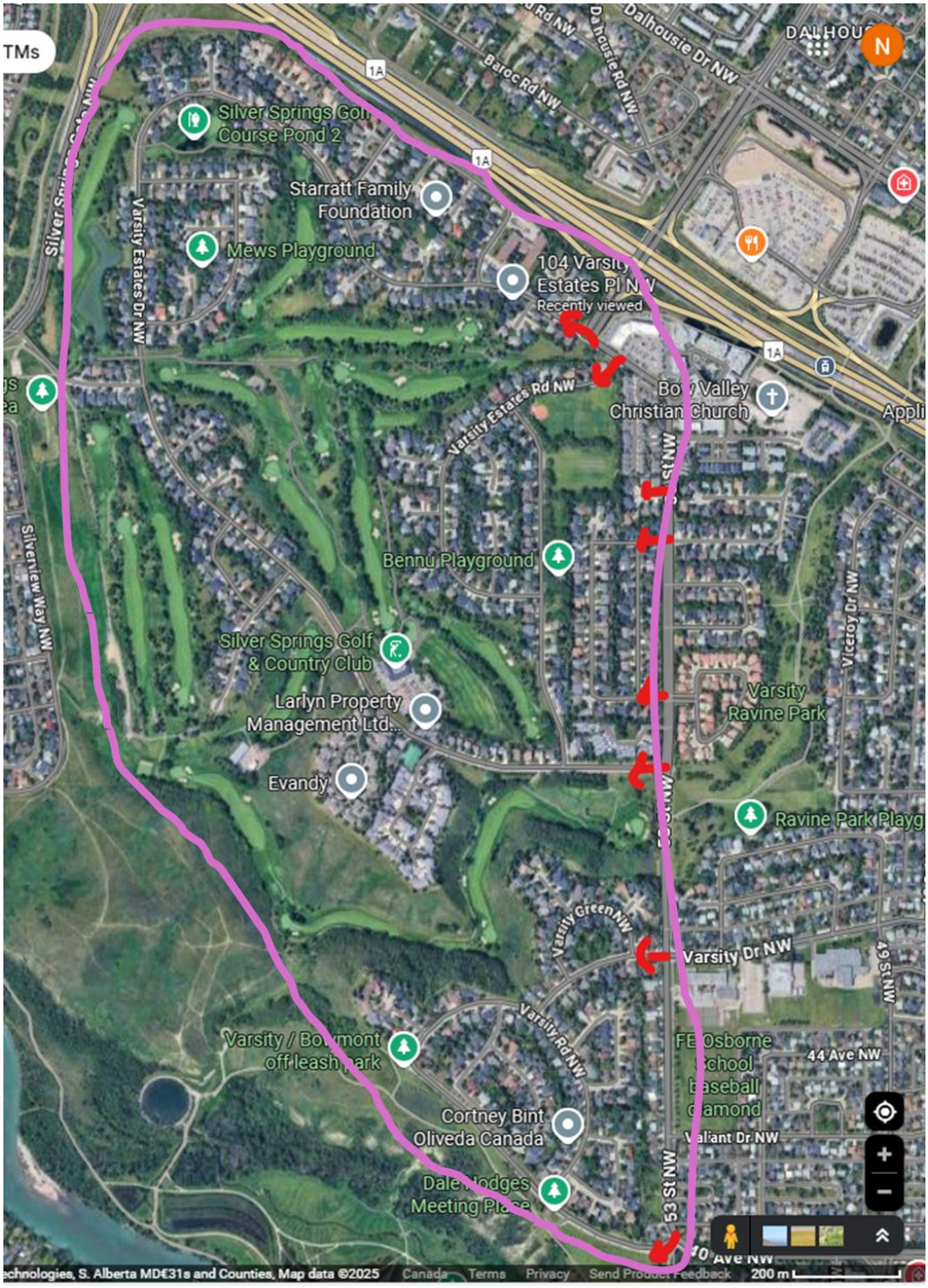


Figure 2 – Curbside street use resulting from H-GO development

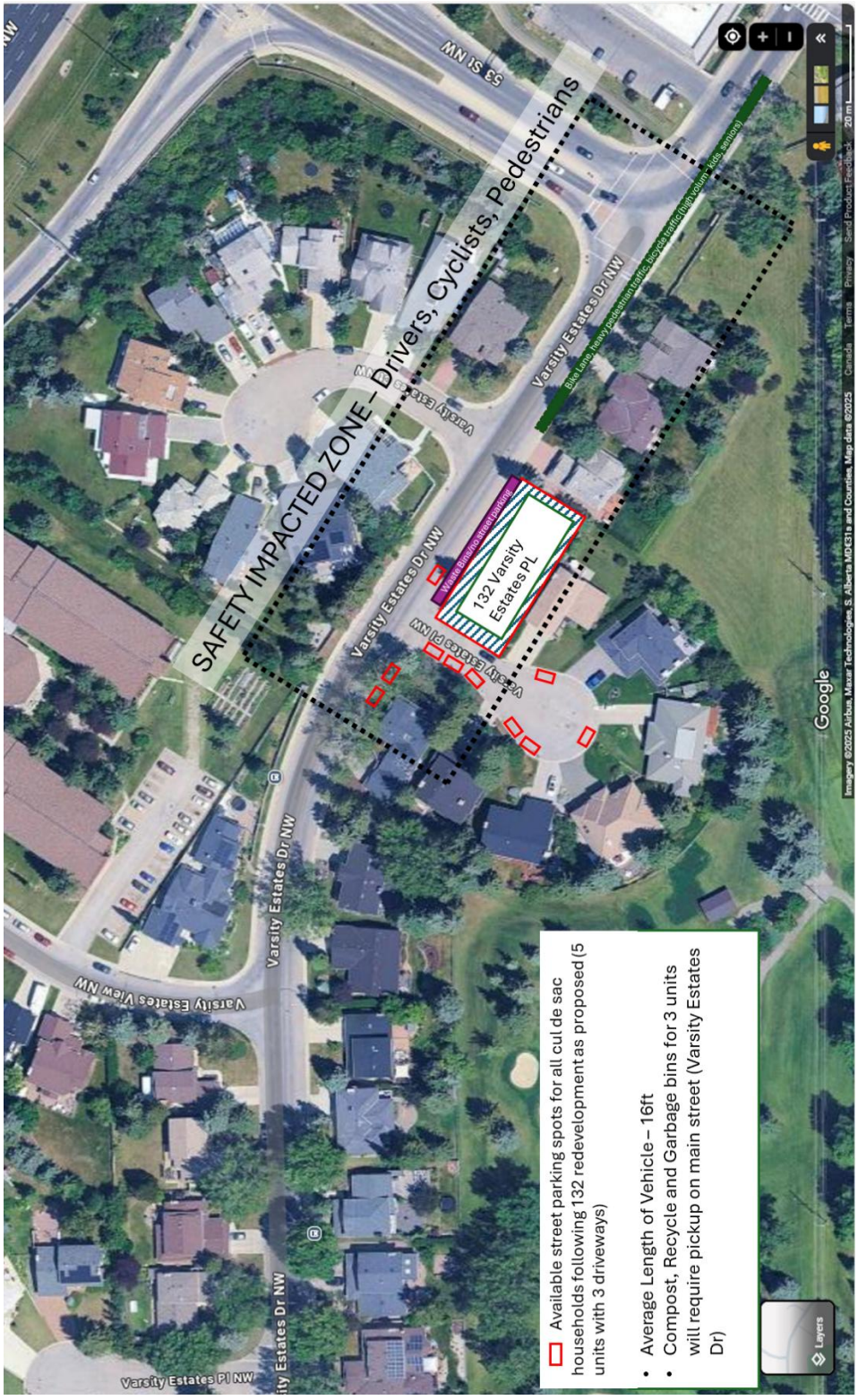


Figure 3 Sight Line Challenges When Exiting Varsity Estates Pl



August 6, 2026

To whom it may concern :

I am writing to formally express my strong opposition to the proposed land development project located at 132 Varsity Estates Pl, which plans to convert an existing single-family residence into town houses directly across from my home.

As a recent resident of this neighborhood, I am deeply concerned about the impact such a development will have on the character, infrastructure, and overall quality of life in our community. We purposefully purchased our home here as it is a quiet, low density, established neighbourhood. My concerns are as follows :

1. **Neighborhood Character**: Our area is composed predominantly of single-family homes with established yards and quiet streets. Introducing high-density housing is not in keeping with the character of this neighborhood and would set a concerning precedent for future developments.
2. **Traffic and Safety**: Increased density will inevitably bring more vehicles, leading to congestion on our local roads. This area is not designed to support this level of traffic, and the influx of cars could pose safety risks to pedestrians, cyclists, and children who often play outside.
3. **Parking**: There is already extremely limited on-street parking in the area. Additional units will create a strain on available parking, likely resulting in overflow into adjacent streets and driveways, causing further disruption to residents.
4. **Property Values and Community Investment**: Many residents, myself included, have invested significant time and resources into maintaining the integrity of this neighborhood. Introducing high-density housing in a low-density zone may negatively affect property values and diminish the sense of community that currently defines this area.

While I understand the need for housing growth and affordability, I respectfully urge the commission to consider alternative locations more appropriate for higher-density development — places that already support such infrastructure and zoning — and to prioritize preserving the existing residential fabric of our neighborhood.

Sincerely,

Dr. Jay Lalli

[redacted]

John and Lorilee Cole
1143 Varsity Estates Drive NW
Calgary AB T3B 3B5

To Whom it May Concern

Please be notified that we are vehemently OPPOSED TO THE PROPOSED DEVELOPMENT at **132 Varsity Estates Place NW**, r**eference number DP2025-05349.**

We STRONGLY oppose the planned development due to multiple factors including, but not limited to, safety and the architectural and aesthetic impact of a shoe-box of row-houses (that look like a desalination plant) completely and utterly out of architectural scale, character, and context with the neighbourhood. The development overwhelms/ dwarfs offsetting properties (map below), and creates multiple issues negatively impacting local quality of life. Furthermore, the densification and focussed vehicular activity raises serious *traffic safety issues*. Some of the main issues are outlined in 4 sections below.

1) Aesthetics/Compatibility with existing character of the neighbourhood

The architecture of the proposed row-house building is not *remotely* compatible with the area, which is characterized by low-rise single family homes. *It looks as if it was purposely designed as an architectural insult to the community*, and is clearly an attempt at a cynical smash-and-grab attempt by developers to maximize profit by taking advantage of the previous City Councils decision to ignore the wishes of the majority of Calgarians and impose blanket rezoning by shoe-horning as many housing units as possible onto a single family home Lot regardless of the impact on the community and neighbouring homes and their owners.

Varsity Estates is known for its country residential character with large lots, traditional two storey single family homes with low lot coverage, mature trees, and generous setbacks. The homes in this area are low-profile, traditional buildings with soft landscaping and many mature trees - an overall character that has also been maintained by several townhouse developments consistently in sympathy with the character of the area.

The Municipal Development Plan, Section 2.2.5 states: "The City promotes infilling that is sensitive, compatible and complementary to the existing physical patterns and character of neighbourhoods."

The eyesore proposed at 132 Varsity Estates Place NW ticks none of the boxes per Section 2.2.5

ANYONE spending 10 minutes in the area could not POSSIBLY think that the architectural impact of this proposed development of row-houses is anywhere CLOSE to being "sensitive, compatible and complementary to the existing physical patterns and character of (the) neighbourhood." Simply put - What is proposed here does not belong in this location (it's difficult to say where it actually *would* fit - perhaps an inner city area would be more fitting, or given the architecture, on Mars).

2) **Impact on existing residents:**

This is not a gentle increase in density and is not respectful of the existing neighbours or the community. It will have a drastic and distressing effect on the quality of life for families in the immediate area due to:

- Overshadowing/Overlooking and loss of privacy impacting offsetting properties due to the density and height of the development.
- A disruptive increase in vehicular noise and activity levels, with serious parking issues as expanded on below (section 4).
- Noise from air conditioning units, use of the balconies and back decks or patios overlooking nearby properties will significantly intrude over offsetting homes.
- Significant loss in property values for offsetting homes in the area and cul-de-sac as a result of direct proximity of an incomprehensibly out-of-place and out of context building that shreds the character of the neighbourhood.

3) Does this development tick the box of providing "more affordable housing" to the area?

These 5 units will likely each be on the market for @ $1MM so *that* doesn't tick the box does it. But it *does* reap a *very* nice profit for the developers…

(There already exists a large amount of actual affordable housing with high and medium density development (built and approved to be built) in the area for rent or ownership in proximity to the LRT station; specifically, a variety of commercial development and multi-family housing including the Groves of Varsity (2 x 12 storey + 1 x 8 storey residential buildings, 1 x 6 storey seniors' residential building, Bow Valley Church (identified for 27 storeys in the SSLAP), Silvera

for Seniors townhouses (identified for 12 storeys in the SSLAP), Cathedral Manor (3 storey subsidized seniors' building for low income seniors).

In addition, there is the Dalhousie Station Regional Shopping Centre immediately to the north with multi-family apartments close to the LRT and other amenities with the Dalhousie LRT parking lot also undergoing extended plans for redevelopment

These multi-family residential buildings cover all price points allowing for great diversity for all ages and income levels.)

Therefore - Additional densification in the form of executive/high-end row-houses in the single family area of Varsity Estates is not warranted given the extensive availability and planning for multi-family units as outlined above.

4) **Safety and Parking congestion - (exacerbating safety issues)**

5 family homes on the lot of one previous home will inevitably increase the number of vehicles parked and entering Varsity Estates Drive. Apart from sheer congestion, *this will also significantly raise the risk of vehicular accidents at this location.*

Safety - there is a dangerous Blind Spot on Varsity Estates Drive @30m (equating to 2 seconds reaction time for traffic obeying the speed limit of 50kmh, or 14m/sec) to the west of the location and cul-de-sac due to a curve on the Drive (map). The proposed development is **clearly a particularly high risk location for pedestrians cyclists and**



vehicles whether they be pulling out of the cul-de-sac, or moving off from being parked in front of the row-houses along Varsity Estates Drive, or pulling/reversing out from garages onto the drive, due to the blind-spot to traffic approaching from the west. It is worth emphasizing again that reaction time at this location is estimated at @ 2 seconds to detect and avoid traffic approaching from the west.

(Also Note: as any resident of the Drive will tell you, Speeding on Varsity Estates Drive (limit 50kmh) is very common.

The increase in activity of vehicles, parking, cycling, and pedestrian traffic that will result in the cramming of 5 residences into the space of 1 greatly increases the risk of an accident at this location, with the potential to cause serious injury or worse.

- **Parking (**note that parking congestion resulting from 5 residences crammed into the space of 1 adds significantly to the safety risks as outlined above)
    - There is no back lane on this cul-de-sac to provide "spillover" parking
    - There is very little on-street parking in the immediately neighbouring cul-de-sac with wide front driveways: inevitably there will be issues of driveways being blocked/partially blocked causing friction between neighbours and loss of quality of life
        - On this cul-de-sac there are only 5 on-street parking spots for 8 homes
        - Between the cul-de-sac and the T-intersection there are 7 on-street parking spots for the existing 3 homes on Varsity Estates Drive but the design of the row-house eliminates 5 spots leaving just 2 spots in front of three homes with no parking available for residents of the proposed 5 units
        - On Varsity Estates Drive to the west of the cul-de-sac there are only 3 on-street parking spots for 3 houses: parking to the west also reduces visibility and enhances the blind-spot effect.
        - There are a few parking spots on the opposite side of Varsity Estates Drive but as explained above, *for pedestrians this is an extremely dangerous location to walk across due to the blindspot leaving @ 2 seconds of reaction time to avoid eastward bound traffic.*

- Despite the availability of transit, car ownership in Calgary is approximately 1.8 vehicles per household, so it is reasonable to assume that five on-site parking stalls is insufficient to serve the demand from a site with the density of H-GO: it is very unlikely that new occupants of million-dollar homes will rely on public transport but will most likely be 2-car families/couples.

- There will therefore be a likely requirement for 5 street parking spots for residents of the development, with additional parking required for visitors.

- Lack of parking space creates conflict between neighbours; it greatly reduces visitor parking for residents of the cul-de-sac as well as those in the proposed row-houses, with attendant negative impact on quality of life for all concerned.

- Last but not least, Varsity Estates Drive is a snow route with periodic parking restrictions

Request:

Row-houses are a discretionary use that are not appropriate in all locations. *This was acknowledged and stressed several times by members of Council during the debate on blanket rezoning.*

The Planning Department has discretion when they evaluate development permits for row-houses.

We respectfully request that you use your discretion to refuse the permit DP2025-05349 for the proposed development of Row-houses at 132 Varsity Estates Place NW.

Sincerely, John and Lorilee Cole

Subject: Formal Substantive Letter of Non-Support and Request for Outright Refusal of the Proposed Development Permit at 132 Varsity Estates Place NW

I. Executive Summary and Primary Grounds for Opposition

I am writing in resolute, multi-faceted opposition to the current Development Permit application active at **132 Varsity Estates Place NW**.

This site represents a uniquely sensitive geographical footprint: a massive corner lot located at the terminus of an exclusive, low-density residential cul-de-sac that backs directly onto the premium green space of the Silver Springs Golf and Country Club. The proposal under evaluation seeks to dismantle a mid-century single-family detached home and substitute it with an aggressively scaled, high-density rowhouse building and multi-suite complex.

While we acknowledge the overarching macro-municipal goals aimed at incremental densification, **the City of Calgary's Municipal Development Plan (MDP) explicitly maintains that infill development must be sensitive, contextual, and compatible with the existing neighborhood fabric. This specific application fails every standard of contextuality.** It represents an over-saturation of intensity, an unmitigated invasion of privacy, an existential threat to mature urban tree canopies, and a severe logistical risk to local traffic safety and cul-de-sac infrastructure.

Furthermore, the procedural handling of this file—characterized by a sudden withdrawal of a Land Use Redesignation application (from R-CG to H-GO) followed by an immediate, unnotified substitution of an R-CG Development Permit—has circumvented normal transparent processes. It has effectively deprived immediate neighbors of authentic notification, forcing the community to rely on independent monitoring via the Calgary Development Map (DMAP).

The arguments outlined in this document demonstrate that the proposed development violates fundamental planning bylaws, exceeds the physical carrying capacity of Varsity Estates Place, and must be refused by the Development Authority.

II. Procedural Anomalies and Irregularities in the Application Lifecycle

A critical baseline for opposition is the highly irregular procedural strategy executed by the applicant. Initially, this property was subject to a highly controversial Land Use Redesignation application designed to transition the parcel from its baseline zoning to a High Density Contextual Low-Rise (H-GO) designation. The Varsity Community Association (VCA) and local residents formally intervened in late 2025, detailing extensive concerns regarding the H-GO framework's total incompatibility with a land-locked cul-de-sac.

Under the assumption that realizing that an H-GO designation would face immense opposition at a public hearing before City Council, the developer withdrew the land use amendment (I recognize this statement is speculative). They subsequently substituted a development permit application exploiting multi-unit baseline provisions under standard R-CG guidelines. This shift was executed

without standard notification channels to the immediately impacted adjacent landowners or the community association.

This dynamic creates a profound lack of transparency. This procedural maneuvering undermines public trust in the collaborative planning process. It utilizes standard multi-unit guidelines to force a high-density, multi-suite configuration into an exclusive cul-de-sac designed for low-density single-family usage.

We urge the Development Authority to recognize that while the application technically operates under current baseline land-use categories, the scale, unit count, and physical envelope mirror the exact intensive impacts that the community contested during the initial H-GO exploration. The substitution does not resolve the physical incompatibility; it merely attempts to bypass public legislative oversight.

III. Extreme Contextual Incompatibility and Micro-Neighborhood Character

Varsity Estates is widely recognized as one of Northwest Calgary's premier, character-retentive residential enclaves. Developed predominantly throughout the 1970s, the architectural identity of Varsity Estates—specifically along Varsity Estates Place—is characterized by large, two-storey or sprawling bungalow single-family detached estates. These homes feature generous front setbacks, wide side-yards, low lot-coverage metrics, and an integrated, park-like connection to the Silver Springs Golf and Country Club.

The introduction of a monolithic, multi-unit rowhouse building with secondary suites completely destroys this established neighborhood character. The standard R-CG building envelope allows for up to 60% lot coverage and heights reaching 11 meters. Erecting a structure of this scale on a prominent corner lot at the mouth of a cul-de-sac creates a jarring, institutional presence.

The proposed built form does not transition softly into the surrounding environment. Instead, it introduces an abrupt, vertical block wall that disrupts the streetscape continuity. The existing public realm is defined by horizontal rooflines, deep setbacks, and open lawns. The proposed development introduces a multi-family profile that is fundamentally alien to this specific pocket of Varsity Estates.

IV. Over-Saturation of Intensity: Unit Density and Secondary Suites

The development permit proposes a significant, disproportionate increase in the localized population density of this single parcel. By proposing a rowhouse configuration accompanied by multiple secondary suites, the site transitions from a historical density of one single primary dwelling unit to an intensive multi-family complex housing numerous distinct households.

This represents an 800% escalation in intensity of use on a parcel that lacks rear-lane access. The physical infrastructure of Varsity Estates Place was never engineered, graded, or subdivided to accommodate multi-family densities. The utility connections—including localized water

distribution lines, sanitary sewer systems, and storm management catchments—were scaled precisely for single-family estates.

Adding numerous independent residential units, kitchens, washrooms, and surface run-off footprints creates a localized infrastructure burden. The cumulative load of multiple suites operating simultaneously risks overtaxing local utility connections, presenting long-term operational liabilities for the City of Calgary and surrounding property owners.

V. Severe Infringement on Privacy and Massing Overshadowing Impacts

Due to the unique location of 132 Varsity Estates Place NW, the property shares extensive, direct sightlines with neighboring residential properties and the adjacent golf course amenities. The current single-family detached dwelling features a respectful height and a footprint that aligns with standard sun-glare paths. This configuration ensures that neighboring rear yards receive ample afternoon and evening sunlight.

The proposed rowhouse structure maximizes the permitted 11-meter height allowance and extended rear-deck massing. This creates an unacceptable overshadowing profile. The sheer height and length of the multi-unit building wall will cast expansive shadows across adjacent private amenity spaces, rendering neighboring backyards cold, damp, and unusable during prime outdoor hours.

Simultaneously, the addition of upper-tier balconies, primary unit windows, and elevated outdoor living spaces creates an unmitigated invasion of privacy. Multiple second- and third-storey windows will look directly down into adjacent patios, living rooms, and previously private yard spaces. This eliminates the reasonable expectation of privacy that has defined this residential cul-de-sac for half a century.

The resulting structure creates a persistent sense of visual encroachment. It forces adjacent homeowners to live under the direct line of sight of numerous multi-unit windows and balconies.

VI. Severe Deficiencies in Parking Allocations and Cul-de-Sac Congestion

One of the most critical operational arguments against this development permit is its logistical impact on vehicular movement and parking. Varsity Estates Place NW is a land-locked cul-de-sac characterized by a narrow roadway layout, a specialized turning bulb, and a total absence of a rear lane. Every vehicle associated with the property must enter, exit, park, and maneuver entirely via the front streetscape.

Under standard R-CG developments, developers frequently seek relaxations or utilize minimum baseline parking metrics that fail to account for real-world car ownership patterns in outer-suburban Northwest Calgary. A multi-unit configuration containing up to eight distinct residential environments will generate a significant volume of secondary vehicles. This includes primary tenants, secondary suite occupants, visitors, and commercial delivery vehicles.

Because there is no rear lane, any vehicle that cannot fit within the tight, designated on-site garage configurations will overflow directly onto the cul-de-sac curb. This overspill will quickly choke the cul-de-sac's restricted turnaround bulb. This presents a severe hazard:

1. It threatens emergency vehicle access, as fire engines, ambulances, and waste management trucks will be unable to safely execute clean turnarounds.
2. It increases safety risks for local children who play in the cul-de-sac, as visibility will be obscured by a continuous wall of parked cars.
3. It complicates winter snow clearing, as there will be insufficient curb space for windrows, paralyzing vehicular flow during major winter weather events.

VII. Destruction of Mature Landscaping, Environmental Assets, and Mature Canopy

Varsity Estates is celebrated for its dense, mature urban forest canopy. The lot at 132 Varsity Estates Place NW features an expansive yard with a large garden and established, old-growth trees. These trees have grown undisturbed since the mid-1970s. They provide essential environmental benefits, including deep-root stormwater absorption, localized cooling, carbon sequestration, and critical habitats for local urban wildlife and migratory birds.

The proposed rowhouse design requires an aggressive structural footprint. Its 60% lot coverage allowance, expansive concrete foundations, shared service line trenches, and extensive retaining walls will require the near-total clearing of the site's existing greenery. The excavation required for a multi-unit foundation will sever the critical root zones of mature trees, including those situated along the shared property lines.

This loss **directly contradicts the City of Calgary’s Climate Strategy and urban canopy goals, which advocate for the preservation of mature urban trees.** Substituting old-growth trees and highly absorbent deep lawns with extensive rooflines, asphalt pads, and synthetic retaining systems accelerates stormwater runoff. This shifts a heavier drainage burden directly onto the street infrastructure and adjacent properties.

VIII. Setting an Adverse Planning Precedent for Inner-Cul-de-Sacs

Appealing to the Development Authority requires looking beyond this individual parcel to consider the broader long-term planning implications for Calgary's established communities. Allowing a high-density rowhouse building to systematically replace a single-family home inside an isolated cul-de-sac sets an adverse planning precedent.

Most multi-unit developments are strategically located along major collector roads, transit-oriented arterial pathways, or mid-block corridors backed by wide rear lanes. These locations feature the physical space and infrastructural access necessary to absorb intense density.

Conversely, an inner cul-de-sac lacks these safety valves. If this permit is approved, it signals to speculative developers that any quiet, land-locked single-family parcel in Varsity can be transformed into an intensive multi-suite complex, regardless of its access limitations.

This destabilizes the predictability of local real estate investments. It signals to long-term residents that the foundational planning rules governing their cul-de-sacs can be hollowed out through aggressive multi-unit applications.

IX. Summary of Concrete Conflicts with the Calgary Land Use Bylaw and Policies

To ensure this objection is rooted in technical planning metrics, I submit that the application fails to satisfy the following components of the City of Calgary's planning guidelines:

- **Contextual Fit and Building Massing:** The proposed development fails to respect the surrounding low-density contextual parameters. Its 11-meter height and 60% lot coverage represent a significant over-building of the site. This approach maximizes spatial exploitation at the direct expense of adjacent property values, daylight access, and privacy.
- **Amenity Space Deficiencies:** By packing multiple units and secondary suites onto a single parcel, the available true green amenity space is severely compromised. The resulting outdoor layout relies on fragmented decks and concrete pathways rather than functional yard space. This pattern is completely inconsistent with the open, park-like character of Varsity Estates Place.
- **Safe Vehicular Egress:** The Land Use Bylaw requires all development permits to ensure safe, unhindered vehicular access and egress. Because this corner parcel lacks a rear lane, concentrating all tenant and guest parking onto the cul-de-sac entry throat creates a clear traffic bottleneck. This design creates safety hazards for vehicles attempting to navigate the narrow cul-de-sac bulb.

X. Conclusion and Direct Request for Action

As a resident of Varsity Estates, I support thoughtful, sustainable urban development. However, smart growth requires directing density toward appropriate corridors—such as major avenues and primary transit interfaces—rather than wedging it into quiet cul-de-sacs that back onto sensitive golf course perimeters.

The application at 132 Varsity Estates Place NW represents a clear case of over-development. It features an incompatible building mass, lacks lane access, compromises neighbor privacy, and threatens to degrade the community's mature tree canopy.

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Outlook

[External] Concerns regarding Proposed Development at 132 Varsity Estates Place NW

[redacted]

1 attachment (32 KB)

Concerns Re Development at 132 Varsity Estates Place.doc;

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Please see attached letter with my reasons for opposition to the proposed development at 132 Varsity Estates Place NW, including the revised development plan.

Thank you.

David N. Beavis, LLB, CFP, TEP
President, Counsel Financial
[redacted]

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David N. Beavis

May 14, 2026

Reza Bacchus

City of Calgary

Subject: DP2025-05349, Loc 2025-0141, `32 Varsity Estates Place NW

I am making this submission to state my opposition to the rezoning for 132 Varsity Estates Place NW and the amended development permit.

My home is at 1015 Varsity Estates Drive. Ours is the first home past the cul-de-sac where 132 Varsity Estates Place is located. My family and I have lived in our home for 28 years.

I am opposed to the developers application for a number of reasons.

The proposed building is not compatible with all of the other single family homes in the area, particularly given the location on a cul-de-sac with the existing homes all facing inward towards each other in close proximity to each other. The proposed building will be significantly higher and larger than all of the other homes. The proposed building will take up virtually all of the lot compared to the front and back yards for all of the existing homes in the cul-de-sac and on Varsity Estates Drive. The lot at 132 is long and narrow so a long narrow high building on that lot will overwhelm the other homes.

With a large building with multiple units taking up most of the lot at 132 there will be a problem with a suitable location for trash bins and collection of trash. This could result in problems for the other families in the cul-de-sac with smells from the trash and litter in the neighbourhood.

The proposed land use will result in a much higher density with multiple units/families occupying the same space as the previous single family owner and all of the other single family homes in the cul-de-sac and the adjacent single family homes on Varsity Estates Drive.

There are two issues/problems with the higher density, a shortage of parking and there is already a lot of high density development in the area, most of it over the last few years.

With multiple families and vehicles there will be significant problems with parking. The revised development plan does not provide sufficient parking space. I don't believe the city or the developer can restrict the occupants from owning vehicles or mandate the use of public transit?

[redacted]

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David N. Beavis

There are no back lanes for parking in the cul-de-sac or for the homes on Varsity Estates Drive. There is not enough room on the cul-de-sac, a circle with all the houses facing each other, for on street parking for multiple additional families in addition to the existing single families, who all currently park their vehicles in their own driveways and garages. When Dalhousie Station was being built several years ago the city had to place multiple signs on Varsity Estates Drive that parking was not allowed.

There are no sidewalks in the cul-de-sac so additional vehicles parked on the street will impede existing homeowners who have to walk on the road.

In addition, on the street parking at that location on Varsity Estates Drive is very dangerous. 132 Varsity Estates Place is just past a very sharp significant curve on Varsity Estates Drive with very limited sight lines for on coming vehicles to see parked cars. This makes it dangerous for the parked cars, pedestrians using the sidewalk and for existing homeowners to enter and exit their homes. It is already very dangerous/difficult to back out of my driveway on Varsity Estates Drive because of the limited sight lines for on coming vehicles. Additional vehicles parked on the street will only compound the danger.

Plus there is already a bus stop on Varsity Estates Drive across from the cul-de-sac. The bus stop reduces room for on street parking and restricts the movement of vehicles on Varsity Estates Drive.

On street parking is even further limited with the build up of snow in the winter. There is no snow plowing in the cul-de-sac and with the sloped curve on Varsity Estates Drive there is a very heavy snow build up on the north side of Varsity Estates Drive.

The three way intersection of 53 St. NW and Varsity Estates Drive is adjacent to 132 Varsity Estates Place. This is already a very busy intersection with traffic coming off Crowchild Trail to access the mall at Crow Square, the high rises on the Old Crowchild Inn site and using 53 St N as an alternative to Crowchild Trail and to access Market Mall and the two schools on Varsity Drive. It is a busy intersection throughout the day but very busy in the morning and evening rush hours.

There are a lot of seniors like myself in the area both homeowners and seniors residing in the seniors residence at Cathedral Manor. There are a lot of people walking on the sidewalks, many with limited mobility and a lot of cyclists. Additional on street parking will be very dangerous for people walking or riding their bikes. Most people walk on the north side of Varsity Estates Drive because there a no sidewalks on the south side. With only one heavily used sidewalk, with sloping driveways and broken concrete from tree roots this is a very dangerous situation with people often going off the sidewalk into the road to pass other walkers. With the limited sight lines on the curved street it is very hard for pedestrians to see on coming traffic on Varsity Estates Drive. Additional on street parking will add to the danger for pedestrians and cyclists.

There is already a lot of high density housing in the area and the proposed development will overload the density. There must be 300 or 400 units in the high rises built in the last few years on the old Crowchild Inn site. Plus residential high rises at Dalhousie Station, plus two new high rises just built on the previous condo sites next to Dalhousie Station and new high rises at

1015 Varsity Estates Drive NW, Calgary, AB, T3B 3B1

[redacted]

David N. Beavis

Northland Mall. There are also the existing condominiums and high rises between Dalhousie Station and Shaganappi Trail, the existing Cathedral Manor seniors residence at 11 Varsity Estates View across from 132 Varsity Estates Place, and the existing townhouse complexes on 53 Ave NW across from the First Alliance Church.

As stated above I am opposed to both the rezoning and the revised development plan

Please let me know if you need any additional information or have any questions.

Thank you for your consideration of my input.

Yours sincerely

David Beavis

1015 Varsity Estates Drive NW, Calgary, AB, T3B 3B1

[redacted]

Outlook

Re: [External] DP2023-05349

[redacted]

Good Morning Adolf and Brenda,

Thank you for reaching out and for taking the time to share your concerns regarding DP2025-05349. Comments provided about the development, along with those submitted by other residents and the Varsity Community Association, are appreciated and have been received as part of the review process.

Your concerns regarding the proposed development's potential:

- incompatibility with parking capacity in and around Varsity Estates Place NW and along Varsity Estates Drive NW
- worsening of traffic safety along Varsity Estates Dr NW due to the proposed development's direct access from Varsity Estates Dr NW
- functional incompatibility due to the lack of a rear lane adjacent to the parcel

will be reviewed and considered by the Development Authority before a decision is made.

Should the application be approved, a public notice of the decision will be issued. If members of the community remain concerned with the final decision, individuals who are deemed affected have the opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB), in accordance with the applicable appeal process. The SDAB is an independent appeal board that hears appeals about certain decisions made by the City's Development Authority, including development permit approvals or refusals. It is separate from the City's Planning Department.

Simply, if a development permit is approved and affected residents disagree with the decision, they may be able to appeal to the SDAB. The Board then holds a hearing where the appellant, applicant, City, and affected parties can present information, before the Board makes a decision.

I encourage you to remain engaged throughout this process.

Best Regards,
Reza

Reza Bacchus
Planner I
Planning and Development Services - Community Planning
C (587) 891-3895
E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

511

From: Adolf Becker [redacted]
Sent: 12 August 2026 9:07 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Cc: [redacted]
Subject: [External] DP2023-05349

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My wife and I definitely object to the proposed development for the following reasons.

1. **Parking:** This particular location does not have adequate parking. First of all, it is located on a close which provides only a few parking spots by its small curb topography. The building itself will not provide any street parking because of driveways.

2. **Safety:** The lot frontage is on Varsity Estates Drive, directly around a sharp curve in the road. Although posted speeds are 50, most cars on this drive travel at 60 or even 70 km/h, increasing the danger to residents at this proposed development especially during backing out in winter conditions.

3. **2025 Civic Elections:** The results of the election is a total rejection of indiscriminate high density development come hell or high water. We agree with higher density in Calgary if the location is complimentary. This is not the appropriate location, it does not have an alley to accommodate parking, nor does it provide enough distance to see traffic come around the corner.

Adolf and Brenda Becker

208 Varsity Estates Terrace

Calgary

SDAB2026-0166

Outlook

Re: [External] DP2025-05349 - 132 Varsity Estates Place NW

Good Morning Susan,

Thank you for reaching out again, and for taking the time to share your concerns regarding DP2025-05349. Comments provided about the development, along with those submitted by other residents and the Varsity Community Association, are appreciated and have been received as part of the review process.

Your concerns regarding the proposed development's potential:

- Incompatible building height
- Incompatible parcel coverage
- Negative impact on adjacent parcels' privacy
- Negative shadowing impact onto adjacent parcels
- Insufficient snow storage areas
- Negative impact on traffic and pedestrian safety due to snow storage height blocking sightlines for vehicles entering and exiting the proposed development from Varsity Estates Dr NW
- Insufficient storage area for waste and recycle bins

will be reviewed and considered by the Development Authority before a decision is made.

Should the application be approved, a public notice of the decision will be issued. If members of the community remain concerned with the final decision, individuals who are deemed affected have the opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB), in accordance with the applicable appeal process. The SDAB is an independent appeal board that hears appeals about certain decisions made by the City's Development Authority, including development permit approvals or refusals. It is separate from the City's Planning Department.

Simply, if a development permit is approved and affected residents disagree with the decision, they may be able to appeal to the SDAB. The Board then holds a hearing where the appellant, applicant, City, and affected parties can present information, before the Board makes a decision.

I encourage you to remain engaged throughout this process.

Best Regards,
Reza

Reza Bacchus
Planner I
Planning and Development Services - Community Planning

SDAB2026-0166

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Calgary, AB T2P 2M5

From: Grant & Susan Bel[redacted]
Sent: 07 August 2026 4:32 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
[redacted]

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Hi Reza,

I notice there have been revised plans submitted for 132 VE Place. The new plans are dated 17 July and I presume these are the latest to which the new notification sign on the lot refers.

Grant and I as residents of Varsity Estates for the past 17 years still strongly object to the random densification of the neighborhood. While we recognize the need for affordable housing, the development needs to occur as part of an overall plan, rather than ad hoc installations within highly desired single-family neighborhoods. The ad hoc densification ends up costing the neighbors the enjoyment of their single-family properties, pads the developers pockets, and ends up adding little to the affordable housing stock.

The revised plans appear little changed from the previous versions. The building elevation is a full 2 meters higher than the existing structure and covers the entire lot. It will be a visual blight to all neighboring houses. The house to the east in particular will receive no west sunlight in the summer evenings while the house to the south will lose morning and evening light in the summer leaving it in perpetual gloom before 8 am and after 4pm when the the occupants are most likely to be home.

The areas to store removed snow are far too small and will make garage egress in the winter potentially dangerous. Piles of snow will create blind spots for vehicles backing out, posing a hazard for cars on the drive and for pedestrians on the sidewalk.

There appears to be no consideration for waste storage — the plan does not indicate where the 15 bins (three per unit) will be stored. The plans also do not indicate whether the roof top balconies span the buildings. If so, this potentially impinges on the privacy of the neighbors in their own back yards.

The plans only provide a view of the building elevations but no information on the interior finishing. However, the units are over 2200 square feet above grade so the listing price for each will likely be priced well-above what could be considered affordable housing. I suspect each unit's cost to build is around $700,000 plus the original lot cost and such. The developer will likely try to sell each unit for

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over $1 million, earning a hefty uplift on their outlay. This will come at an extreme detriment to the neighbors enjoyment of their homes.

Best regards,
Susan Bell
324 Varsity Estates Grove NW

Sent from my iPhone

Outlook

Re: [External] 132 Varsity Esates Place NW DP2025-05349

Good Morning Jan,

Thank you for reaching out again, and for taking the time to voice your opposition to DP2025-05349. Comments provided about the development, along with those submitted by other residents and the Varsity Community Association, are appreciated and have been received as part of the review process. This includes the attached letter from the Varsity Community Association.

Should the application be approved, a public notice of the decision will be issued. If members of the community remain concerned with the final decision, individuals who are deemed affected have the opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB), in accordance with the applicable appeal process. The SDAB is an independent appeal board that hears appeals about certain decisions made by the City's Development Authority, including development permit approvals or refusals. It is separate from the City's Planning Department.

Simply, if a development permit is approved and affected residents disagree with the decision, they may be able to appeal to the SDAB. The Board then holds a hearing where the appellant, applicant, City, and affected parties can present information, before the Board makes a decision.

I encourage you to remain engaged throughout this process.

Best Regards,
Reza

Reza Bacchus
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Calgary, AB T2P 2M5

From: Janet Bellis [redacted]
Sent: 13 August 2026 4:52 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Subject: [External] 132 Varsity Esates Place NW DP2025-05349

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516

Report Suspicious

I am writing to once again voice my objection to the proposed development of this property.
I am attaching a copy of a letter from the Varsity Estates Community Association that outlines additional reasons why this proposal should not go ahead.

--
Jan Bellis
[redacted]

SDAB2026-0166

July 27, 2026

Councillor Kim Tyers
Debra Hamilton, GM Planning
Jill Floen, City Solicitor
Jessica Siriphokham,
Reza Bacchus, File Manager
City of Calgary

Re: 132 Varsity Estates Place NW – Improper Handling of DP and LOC Process

Dear Cllr. Tyers, Ms. Hamilton, Ms. Floen, Ms. Siriphokham, and Mr. Bacchus,

We would like to bring to your attention a very troubling situation regarding the development permit and land use redesignation process for a rowhouse building (2 buildings) at 132 Varsity Estates Place NW.

We note the application is slated for approval on July 27 according to the City's website.

We became aware on the morning of July 22 that city staff members have been working with the developer to approve a very controversial development permit that was linked to a land use redesignation without proper notification to affected parties. This lack of transparency subverts well-established city planning and public engagement processes. This kind of drift from conventional procedure calls into question what the motivation is behind this and goes against any sense of procedural fairness.

The Varsity Community Association and affected residents have been left completely in the dark. Not only were we not circulated on the new plans, our requests for information were ignored.

As a result, on July 24 we emailed the following request:

"We have consulted with our legal counsel who agrees proper procedure has not been followed with this file to the detriment of the affected residents and the community.

We therefore request a meeting with with yourself, Ms. Siriphokham, Ms. Hamilton, a representative from the City Solicitor's office, Bob Benson, Chris Davis, a representative of the affected neighbours, and myself before any further review, approval, or other action is taken on this development permit application."

We missed Councillor Tyers and Sharon Colbert on this email but requested their presence in a subsequent email. For clarification, Bob Benson is the President of the Varsity Community Association and Sharon Colbert is a member of the Varsity Civic Affairs Committee. Chris Davis is legal counsel for the nearby neighbour, Emil Khotari.

After consulting with everyone's availability we would like to meet at 10:30 am on **Wednesday, July 29**, 2026.

We believe that a new development permit is required in this instance. The previous development permit was linked to the land use redesignation application as shown in the email from the file manager:

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.*"

When applicants submit a land use redesignation application and a development permit that relies on approval of that application, if the land use is withdrawn, a new development permit under a new land use district is required. The Concurrent Submission Declaration illustrates this expectation:

The declaration states, "Further, I understand that if, after an unsuccessful Land Use Amendment application, I wish to modify my Development Permit application to meet the rules of the existing district, I must apply for a new Development Permit at my expense. Despite these risks, I still wish to proceed with the concurrent application option."

We reiterate our request that no action be taken on this file until after our meeting. We believe proper procedures have not been followed and a decision on the application would be premature.

Background

The land use redesignation application for H-GO was made in July 2025. The development permit application was submitted in October 2025 and plans were revised in February and April 2026.

In response the Varsity Community Association organized two public meetings to allow the applicant to present their proposal to the community. The first to discuss the land use application in September 2025 had approximately 500 concerned residents in attendance and over 250 attended the meeting on May 5, 2026 to review the amended plans submitted in April. Residents are staunchly opposed to the project. Almost 300 residents signed a petition requesting the applicant to drop their proposal for many reasons including parking and traffic safety issues and being very out of context for the site. It is a highly inappropriate location for a rowhouse on a laneless cul-desac, especially one that maxes out the H-GO building envelope. Even with the

smaller R-CG envelope it is still an out of context development in our opinion. We know for each application the file manager received hundreds of comments in opposition.

We have been checking DMAP a few times a month and assumed the file manager would advise us of any change in status for either application as is normal procedure. We noticed on July 15 that the DMAP status for the land use redesignation had changed and it indicated it would be on the CPC agenda on July 9. When we checked, it was not on the agenda. Between myself and Sharon Colbert, a member of the Civic Affairs Committee, we emailed the file manager three times to ask for updates on July 15 and July 21. Sharon followed up by leaving voicemail messages for the file manager and his supervisor. She finally contacted the file manager's supervisor on July 22. She eventually got a return call from Mr. Bacchus, the file manager, on July 22 at 11:40 am. I received an email from the file manager at 11:33 am on July 22 which stated the land use application had been withdrawn prior to the CPC meeting and the DP application had been changed to comply with R-CG rules. These are significant changes to a set of plans from one district to another. These new plans have not been posted on DMAP as of July 23.

We have not received any official notification or phone call about any of this. Normally amended plans are circulated by email from DP.circ@calgary.ca with a deadline for comments and the revised plans are posted on DMAP. We received a normal notification with a deadline for comments about the amended plans in April which was just a slight change in the driveway configuration. In response and at the request of the applicant, we held another public meeting. When these amended plans were circulated, I emailed the file manager to confirm that these plans were under the H-GO land use zoning. He assured me they were as you can see from the email above.

If a small change such as this warrants notification then a major change such as changing height and lot coverage should surely require recirculation and notification to affected parties. There should have been a circulation on the amended plans as they are significantly different and under a completely different land use.

On another parcel in Varsity at 4607 Valiant Drive NW the owner submitted concurrent applications for a land use redesignation to H-GO, a development permit for a rowhouse under H-GO, and a second development permit for a rowhouse under R-CG. When the redesignation was refused at Council, they cancelled the DP under H-GO and proceeded with the DP under R-CG. This sets a precedent in how the City handles these applications and that Administration sees development permits under the two different land use districts as separate and distinct permits.

Sharon Colbert was advised that the permit would be approved on July 23. Such a rushed process creates the impression that the file manager has been working with the developer to ensure a development permit is approved on the site without input from affected residents and without following well-established city planning practices.

We see that as of July 26 DMAP states "Pending Decision" but there is no update on the land use. The City's data spreadsheet shows an approval expected on July 27, 2026.

Conclusion

This is not a minor amendment but an entirely new development permit application.

Please ensure no approval is granted until this matter is sorted out.

We believe the rush to get this new development permit approved without any public input or consideration of is to ensure the approval occurs prior to August 4, 2026.

Trust in City Administration and Council is just starting to recover from an all-time low. What we are observing with this application does not restore confidence that city staff are working in the best interests of Calgarians.

Request

We would greatly appreciate it if you could ensure the decision on this development permit is paused until an investigation into city procedure and potential violations of city policies is completed.

Yours truly,

Jo Anne Atkins
Director of Civic Affairs
Varsity Community Association
403-999-9122

c.c. Mayor Jeromy Farkas
Bob Benson, President, Varsity Community Association
Chris Davis, legal counsel
Emil Kothari
VCA Civic Affairs Committee
VCA Board of Directors

Attachment A – Email Exchanges
Attachment B – DMAP July 23, 2026

July 27, 2026 Varsity Community Association Letter Re: 132 Varsity Estates Pl NW

ATTACHMENT A – Email Exchanges

Email Thread #1 between JoAnne Atkins & Reza Bacchus

July 22, 2026

Hello Reza,

We have not been circulated on this. Why not? We will be getting legal advice today.

Yours truly,

Jo Anne Atkins

From: Bacchus, Reza [mailto:Reza.Bacchus@calgary.ca]
Sent: July 22, 2026 11:33 AM
To: Jo Anne Atkins; Bob Benson
Cc: Siriphokham, Jessica C.
Subject: Re: [External] RE: LOC2025-0141 (132 Varsity Estates Place NW) Petition
Importance: High

Good Morning Jo Anne,

This is a follow-up to your email from July 15 and yesterday, July 21.

Regarding the land use amendment application LOC2025-0141 for 132 Varsity Estates Place NW, this has been withdrawn by the applicant. This is why you could not find it on the CPC's agenda.

In addition, the applicant for the development permit, DP2025-05349 at the same address, has further amended the plans, (e.g., building height) to align with the still existing R-CG district rules in order to submit their application with no requirement for a land use amendment. As of today, DP2025-05349 is still under review.

I hope this clarifies what is happening with regards to this parcel. Please let me know if you have any further questions.

Best Regards,
Reza

Reza Bacchus
Planner I
Planning and Development Services - Community Planning
C (587) 891-3895
E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: Jo Anne Atkins [redacted]
Sent: 21 July 2026 1:04 AM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Subject: [External] RE: LOC2025-0141 (132 Varsity Estates Place NW) Petition

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Report Suspicious

Following up to my previous inquiry – I haven't heard when this is supposed to go to CPC. Can you please advise? Please advise also what the recommendation is to CPC.

Thanks,

Jo Anne Atkins

From: Bacchus, Reza [mailto:Reza.Bacchus@calgary.ca]
Sent: June 23, 2026 9:31 AM
To: JoAnne Atkins
Subject: LOC2025-0141 (132 Varsity Estates Place NW) Petition

Good Morning Jo Anne,

I am following up regarding a petition of residents I recall being mentioned who are opposed to this land use amendment. I cannot seem to find the passage where I read that.

I am currently writing my report to Calgary Planning Commission (CPC) and I have the opportunity to outline the number of signatures on a petition if was received. However, I never received a petition from you. May I ask if you could forward me a copy of the petition so I may include this number in the report?

Please note, I cannot attach the petition to the report. But the authors of the petition may submit the petition directly to Council as a public submission via the Clerks' form on Calgary.ca/PublicSubmissions.

Best Regards,
Reza

Reza Bacchus
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Planning and Development Services - Community Planning
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800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

Email Thread #2 between Sharon Colbert & Reza Bacchus

July 22, 2026

Hi Reza,

Thank you for calling me back this morning. I appreciate the time you took to speak with me. I am emailing to confirm I understood our conversation correctly.

It is my understanding from our conversation that the applicant withdrew LOC2025-0141 prior to July 9, 2026, and it did not go to the Calgary Planning Commission on July 9th, as a result.

A week or so ago, the applicant submitted an amendment to their existing H-GO development permit application DP2025-05349 linked to LOC2025-0141, and converted it to an RC-G development permit application.

The amended development permit application has been reviewed by the Development Applications Review Team, which recommended it be approved. It is slated to be approved tomorrow, July 23, 2026. After it is approved, this decision will be publicly advertised.

The Development Map has not been updated to reflect the LOC withdrawal or the DP amendment.

The Varsity Community Association and the affected neighbours were not notified of any of these changes to the land use amendment application or the amended development permit application (even though it is a discretionary use under R-CG).

Could you please confirm if the above information is correct?

Thank you.

Sharon Colbert
[redacted]=

Email Thread #3 – between Bob Benson, JoAnne Atkins & Large Group

Thank you Jo Anne.

This is a matter of serious concern to many Varsity residents and to Varsity Community Association, and I look forward to participating in the meeting requested in Jo Anne's email.

I will be on vacation from July 23 through August 9, but will be available to participate in the meeting most days from July 27 through August 9 by telephone or videoconference.

Regards,

Bob Benson
President, Varsity Community Association

[redacted]

[redacted]
Subject: Re: [External Sender] DP2025-05349/LOC2025-0141

I inadvertently omitted Councillor Tyers name and would request her attendance at this meeting as well.

Jo Anne Atkins

Sent from my iPhone

On Jul 22, 2026, at 12:32 PM, JoAnne Atkins [redacted] wrote:

[redacted]

Subject: DP2025-05349/LOC2025-0141

Hello Reza,

We have consulted with our legal counsel who agrees proper procedure has not been followed with this file to the detriment of the affected residents and the community.

We therefore request a meeting with with yourself, Ms. Siriphokham, Ms. Hamilton, a representative from the City Solicitor's office, Bob Benson, Chris Davis, a representative of the affected neighbours, and myself before any further review, approval, or other action is taken on this development permit application.

We are involved with the public hearing today at Council and have an SDAB hearing Thursday afternoon but can makes ourselves available after that.

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

ATTACHMENT B – DMAP – July 23, 2026

Calgary

Development map > Application details

Development permit - DP2025-05349

Address
132 VARSITY ESTATES PL NW

File number
DP2025-05349

Status
Pending Decision

Application information | Application status | Contact us

Click on each document link to download:

DP2025-05349 DMAP Plans (Submitted) 2025-09-16 (3MB).pdf

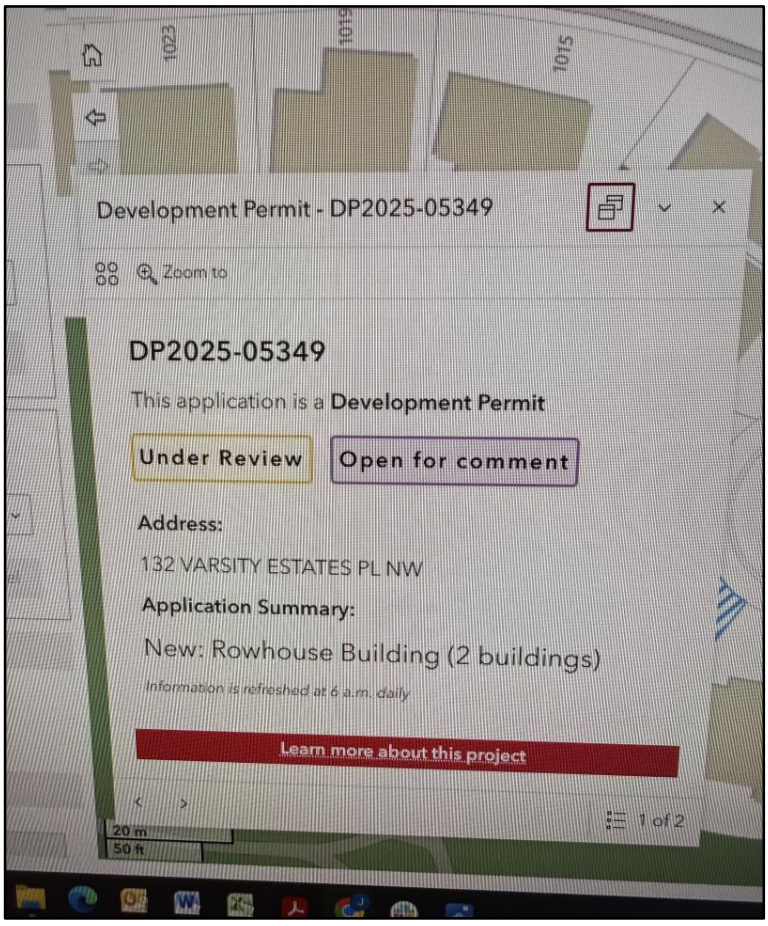
DP2025-05349 DMAP Plans Amended (2MB) 2026-02-18.pdf

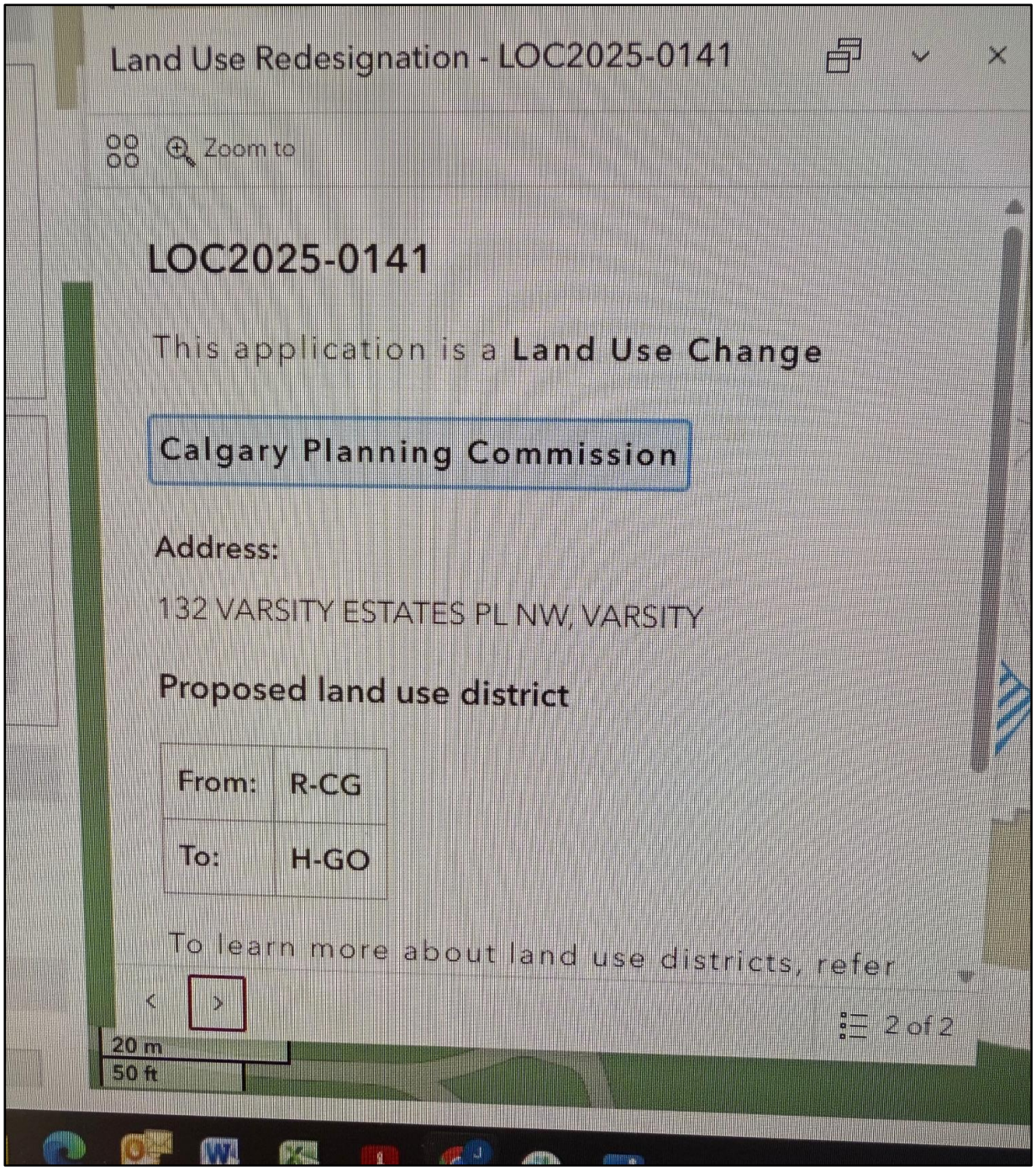
DP2025-05349 DMAP Plans (Amended) 2026-04-14 (3MB).pdf

Community
VARSITY

Land use district/zone
- Residential - Grade-Oriented Infill (R-CG)

Where can I find a list of the land use districts?




Land Use Redesignation - LOC2025-0141
Zoom to
LOC2025-0141
This application is a Land Use Change
Calgary Planning Commission
Address:
132 VARSITY ESTATES PL NW, VARSITY
Proposed land use district
From: R-CG
To: H-GO
To learn more about land use districts, refer
2 of 2
20 m
50 ft

Outlook

Re: [External] DP2025-05349

Good Morning Todd,

Thank you for reaching out and for taking the time to share your concerns regarding DP2025-05349. Comments provided about the development, along with those submitted by other residents and the Varsity Community Association, are appreciated and have been received as part of the review process.

Your concerns regarding the proposed development's potential:

- incompatibility with parking capacity in and around Varsity Estates Place NW and along Varsity Estates Drive NW
- negative impact on community residents' property values
- incompatibility with community's infrastructure capacity
- negative impact on adjacent parcels' privacy
- negative shadowing impact onto adjacent parcels
- negative impact on the visibility and safety along Varsity Estates Drive NW and at the intersection of Varsity Estates Place NW and Varsity Estates Drive NW
- worsening of traffic/ pedestrian/ cyclist safety due increased traffic, on-street parking congestion and the loss of sightlines
- insufficient storage space for waste and recycle bins

will be reviewed and considered by the Development Authority before a decision is made.

Should the application be approved, a public notice of the decision will be issued. If members of the community remain concerned with the final decision, individuals who are deemed affected have the opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB), in accordance with the applicable appeal process. The SDAB is an independent appeal board that hears appeals about certain decisions made by the City's Development Authority, including development permit approvals or refusals. It is separate from the City's Planning Department.

Simply, if a development permit is approved and affected residents disagree with the decision, they may be able to appeal to the SDAB. The Board then holds a hearing where the appellant, applicant, City, and affected parties can present information, before the Board makes a decision.

I encourage you to remain engaged throughout this process.

Best Regards,
Reza

Reza Bacchus
Planner I
Planning and Development Services - Community Planning
C (587) 891-3895

SDAB2026-0166

528

E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: Todd Bolianatz <[redacted]
Sent: 12 August 2026 5:09 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Subject: [External] DP2025-05349

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Good Afternoon - I just want to outline my serious objection to this development permit, for a number of reasons, including but not limited to:

- parking issues post development will be a serious issue.
- will substantially lower the values of the remaining homes in the immediate vicinity.
- Varsity already has many issues with water and power delivery and a multiplex such as this will cause even more issues.
- shade and privacy issues for houses near the very tall multiplex.
- serious safety issues for children playing around there, as a result of the limited parking ... visibility will be an issue.
- where will all the black, blue and green bins be stored with cramming in so many houses in such a small area.

Please let me know if you require any further information from me.

Thank you, from a concerned community member,
Todd Bolianatz,
Varsity Estates resident

Outlook

Re: Opposition to DP2025-05349 - 132 Varsity Estates Place NW

[redacted]

1 attachment (21 KB)

Letter to City re DP2025-05349.docx;

Good Morning Maureen and David,

Thank you for reaching out and for taking the time to share your concerns regarding DP2025-05349. Comments provided about the development, along with those submitted by other residents and the Varsity Community Association, are appreciated and have been received as part of the review process.

Your concerns regarding the proposed development's potential:

- incompatibility with the community's character and architecture
- inappropriate parcel coverage
- insufficient setbacks
- negative impact on mature landscaping
- negative impact on adjacent parcels' privacy
- negative shadowing impact onto adjacent parcels
- logistical challenges of the proposed tandem garages
- negative impact due to increased vehicle congestion
- incompatibility with parking capacity in and around Varsity Estates Place NW and along Varsity Estates Drive NW
- negative impact on the visibility and safety along Varsity Estates Drive NW and at the intersection of 53 Street NW and Varsity Estates Drive NW
- negative impact on pedestrian and cyclist safety due to increased traffic and parking congestion and the loss of sightlines
- negative impact on emergency access in and around Varsity Estates Place NW due to increased traffic and parking congestion
- negative impact on routine service access in and around Varsity Estates Place NW due to increased traffic and parking congestion

will be reviewed and considered by the Development Authority before a decision is made.

Should the application be approved, a public notice of the decision will be issued. If members of the community remain concerned with the final decision, individuals who are deemed affected have the opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB), in accordance with the applicable appeal process.

I encourage you to remain engaged throughout this process.

Best Regards,
Reza

SDAB2026-0166

530

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The City of Calgary | Mail Code: 8076
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Calgary, AB T2P 2M5

From [redacted]
Sent: 13 August 2026 9:41 AM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
[redacted] 132 Varsity Estates Place NW

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Please review the attached concerns regarding DP2025-05349.

My husband and I reside at 1311 Varsity Estates Drive NW and vehemently oppose the proposed development.

Thank you for considering our concerns.

Maureen Boudreault and David Loader

531

August 13, 2026

Objection to Proposed **DP2025-05349** at 132 Varsity Estates Pl NW

As homeowner of 1311 Varsity Estates Drive NW, I am writing this letter to express my, and my husbands, vehement opposition to the proposed development at 132 Varsity Estates Place NW. We also concur with the concerns/comments previously submitted by the Varsity Community Association.

Council has prudently reversed the blanket rezoning and while this application is still active due to some timing loopholes (whether or not this it is legal will be determined at jurisdictional hearing by the SDAB), it doesn't change the fact that it should not be approved. I am aware that changes have been made to the plans since my previous comments were provided, but the fundamental concerns regarding this development remain.

To provide a bit of context to my comments, I was the Manager of the SDAB for 8 years, and during my time with the Board I saw many DP applications like the proposed development that were denied for the reasons stated below.

The Proposal is Architecturally and Contextually Inappropriate

The homes on Varsity Estates Drive are primarily single-family homes and the introduction of a multi-unit development of this scale is a direct contradiction to everything this street represents.

The proposed development:

- Bears no architectural resemblance to the existing homes in terms of height, massing, or design
- Would shatter the visual harmony and architectural integrity of a long-established neighborhood
- Is too large for the lot and its surroundings
- The massing of the proposal is excessive

The Development would affect neighbouring residents' use and enjoyment of their properties.

Even with a reduction in height from the original application, the oversized footprint, lack of meaningful setbacks, and removal of mature landscaping would significantly impair:

- Sunlight access and privacy for neighboring homes
- The right of adjacent residents to peacefully enjoy their properties without being overshadowed

Parking Deficit:

The parking implications of this project are dangerous.

This plan proposes the construction of five units, which fails to consider the realities of Calgary's vehicle culture (regardless of the fact that the LRT station is close by) families often have two or more vehicles. The proposed tandem garages are logistically challenging with constant shuffling

of vehicles in front of the street, and furthermore the driveways will not accommodate visitors, service vehicles, or deliveries.

Safety is also a huge concern. This development would add 3 driveways on Varsity Estates Drive within +/- 75 feet of each other, and within +/- 150 feet of the 3-way stop intersection at 53rd St NW and Varsity Estates Drive. Vehicles backing out of the units onto Varsity Estates Drive, so close to the busy intersection of 53 Street, is an accident waiting to happen.

On the subject cul-de-sac and Varsity Estates Drive:

- There is no capacity for overflow parking
- Street congestion would block emergency access, impede visibility, and create dangerous conditions for children, cyclists, and pedestrians
- Routine services—like garbage and recycling collection—would become logistical nightmares when bins are forced to compete with parked vehicles for curb space, and the chaos of a busy 3-way stop just a few hundred feet away. Just visualize multiple garbage bins lined up on Varsity Estates Drive, in front of 3 narrow driveways every Tuesday, with vehicles trying to back out of their driveways. The result would be chaotic and unsafe.

The neighbouring cul-de-sac was never designed to handle such volume.

Appeal to respect the existing fabric of our community

- Our request to The City is to deny this development permit. We do not want this application to set a precedent for future development – it is about protecting the fabric of our community, respecting the entitlement of the residents in the affected cul-de-sac- to the use and enjoyment of their properties, as well as the properties to the east. Most importantly, we need to ensure the safety of all residents who use the very busy street, Varsity Estates Drive.

My objection is not about opposing change or progress. As residents of Calgary, my husband and I support thoughtful growth and responsible development; however, this proposal falls short on both counts. It will create significant safety issues and is fundamentally incompatible with the subject cul-de-sac, and the community as a whole.

I trust that the Planning Department will exercise its judgement in determining that this development does not meet the criteria needed for approval. Thank you for taking the time to consider these comments.

Sincerely,

Maureen Boudreault
1311 Varsity Estates Drive NW

Outlook

Re: [External] DP2025 - 05349

[redacted]

Good Morning David,

Thank you for reaching out and for taking the time to share your concerns regarding DP2025-05349. Comments provided about the development, along with those submitted by other residents and the Varsity Community Association, are appreciated and have been received as part of the review process.

Your concerns regarding the proposed development's potential:

- incompatibility with community's density and character
- worsening of cyclist safety due increased traffic, on-street parking congestion

will be reviewed and considered by the Development Authority before a decision is made.

Should the application be approved, a public notice of the decision will be issued. If members of the community remain concerned with the final decision, individuals who are deemed affected have the opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB), in accordance with the applicable appeal process. The SDAB is an independent appeal board that hears appeals about certain decisions made by the City's Development Authority, including development permit approvals or refusals. It is separate from the City's Planning Department.

Simply, if a development permit is approved and affected residents disagree with the decision, they may be able to appeal to the SDAB. The Board then holds a hearing where the appellant, applicant, City, and affected parties can present information, before the Board makes a decision.

I encourage you to remain engaged throughout this process.

Best Regards,
Reza

Reza Bacchus
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E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: David Carey [redacted]
Sent: 12 August 2026 5:21 PM

SDAB2026-0166

534

To: Bacchus, Reza <[redacted]>
Cc: Jo Anne Atkins <[redacted]>
Subject: [External] DP2025 - 05349

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Dear Sir
I am writing to express my opposition to the proposed development of townhouses at 132 Varsity Estates Place NW. The slight modification in the height of the proposal does not address our communities concerns with regards to this development. I routinely ride my bike past his location as a way to avoid traffic on 53rd st. Adding a development of this size will increase the traffic and likely lead to more street parking, making cycling more hazardous.
Varsity is a lovely community with a very good mix of housing types - everything from single family homes, duplexes, townhomes and apartments. My understanding is that we already have one of the lower levels of single family homes, so I don't see the need for a development of this type in Varsity that would remove a desirable location for a single family home and replace it with a townhouse development that does not fit in with the neighbouring homes.

Sincerely
David Carey
124 Varsity Green Bay NW
Calgary
Sent from my iPad

Outlook

Re: [External] Re. DP2025-05349, 132 Varsity Estates Place N.W.

Good Afternoon Leonard and Deborah,

Thank you for reaching out again and taking the time to share your concerns regarding DP2025-05349.

Your concerns regarding the proposed development's potential:

- incompatibility with parking capacity in and around Varsity Estates Place NW and along Varsity Estates Drive NW
- functional incompatibility due to the lack of a rear lane adjacent to the parcel
- interference with snow removal along Varsity Estates Drive due to overflow parking
- incompatibility with the community's character
- negative impact on the community's character due to increased street parking
- Inappropriate building height
- negative shadowing impact on adjacent properties
- increase in noise disturbance due to the likelihood of multiple air conditioners or heat pumps installed

will be reviewed and considered by the Development Authority before a decision is made.

I've put together an FAQ page to answer a variety of questions coming from community members. Please let me know if this helps clarify your questions and the City's transparency and protocols.

FAQ: DP2025-05349 (132 Varsity Estates Place NW)

1. Has the development permit application changed or been converted because the H-GO land use redesignation application was withdrawn?
No. DP2025-05349 has not been converted, reassigned, or otherwise altered. The withdrawal of Land Use Redesignation application LOC2025-0141 does not invalidate the development permit application, and a new development permit application is not required. The application continues through the established development permit review process.

2. Why was a new public notice sign posted in August 2026?
A new seven-day public notice posting was required because the uses described on the original notice sign did not fully align with the proposed development descriptions being reviewed. The word "Semi-detached Dwelling" was missed in the initial posting. The Land Use Bylaw requires that all proposed uses be accurately identified on the notice sign prior to a decision being made. Re-posting the sign was undertaken to ensure compliance with those notice requirements.

3. What changes were made to the proposal?
The overall building form has remained consistent throughout the review process. The proposed development continues to be a form of Semi-detached Dwelling and Rowhouse Building. The primary changes involved revisions to address Land Use Bylaw compliance issues identified during review, including matters such as building height and balcony floor area. These revisions eliminated the need for bylaw relaxations.

4. Was a new development permit application required after the withdrawal of LOC2025-0141?
No. Administration determined that the existing development permit application could continue to be reviewed under the applicable land use district. The withdrawal of the land use amendment application did not require

submission of a new development permit application.

5. Was an exception made for this property?
No. Administration advised that no exception was made and that DP2025-05349 continues to follow the City's established development permit review processes.

6. Why did the public notice sign direct residents to comment when DMAP showed "Pending Decision"?
The application remains under review even when displayed as "Pending Decision" on DMAP. During the August notice posting period, the intention was for public comments to be accepted through Development Map while the application proceeded through the final stages of review.

7. How can residents submit comments on the application?
Comments can be submitted through the City's Development Map (DMAP) during the active notice posting period. Administration confirmed that the "Share Your Comments" function was enabled and that comments would be accepted throughout the August 6 to August 13 notice posting period.

8. Why were residents initially unable to see the updated plans on DMAP?
Administration advised that DMAP was updated with the latest amended plans dated July 17, 2026. Residents who experienced difficulty accessing the plans may have encountered timing issues while updates were being posted. Administration confirmed that the most recent amended plans were subsequently made available on DMAP.

9. Which plans represent the proposal currently under review?
The current version of the proposal is represented by the most recent amended plans uploaded to DMAP, identified as "DP2025-05349 - DMAP Plans Amended (3MB) 2026-07-17.pdf".

10. Why is the withdrawn land use application (LOC2025-0141) still visible on DMAP?
Administration advised that while the applicant withdrew the H-GO land use amendment, the application had not yet been formally cancelled in the system because the required cancellation documentation had not yet been submitted. As a result, the application continued to appear on DMAP.

11. Will the public comment period be extended?
The notice posting period has been extended to August 21.

12. Will the Varsity Community Association receive a new circulation package?
No. Administration indicated that the August 2026 re-posting was not considered a new circulation but rather a notice update to accurately describe the proposed uses. Therefore, a new circulation package was not initiated.

13. Has a decision been made on DP2025-05349?
At the time of the correspondence, Administration confirmed that no decision had yet been made on the application. Any future status updates would be posted through the Development Map.

14. Were public and community association concerns considered during the review process?
Yes. Administration advised that concerns submitted by nearby residents and the Varsity Community Association were reviewed throughout the Development Applications Review Team (DART) process. According to Administration, these comments contributed to revisions to the proposal, resulting in a development that more closely aligns with the existing R-CG district and removed the need to pursue the H-GO land use redesignation.

15. If the development is approved, what opportunities remain for public involvement? Can it be appealed?
If approved, a public notice of the development approval would be issued. Individuals who are deemed affected by the approval may have an opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB) in accordance with applicable legislation and procedures. Further information regarding the appeal process can be found at https://www.calgarysdab.ca/home.html.

Best Regards,
Reza

Reza Bacchus
Planner I
Planning and Development Services - Community Planning
C (587) 891-3895
E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076

537

800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: Len Cocolicch [redacted]
Sent: 14 August 2026 1:23 PM
To: Bacchus, Reza <[redacted]
Cc: JoAnne Atkins <[redacted]
Subject: [External] Re. DP2025-05349, 132 Varsity Estates Place N.W.

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Report Suspicious

Dear Mr. Bacchus:

Please see appended our letter detailing our opposition to the development proposal for the above-noted property. We request that you include our letter with the submissions related to this development.

Thank you,

Leonard and Deborah Cocolicchio

Leonard and Deborah Cocolicchio
621 Varsity Estates Crescent N.W.
Calgary, Alberta. T3B 3C4

August 14, 2026
([redacted])

Reza Bacchus
File Manager
Land Use Re-designation, City of Calgary

Re. DP2025-05349, 132 Varsity Estates Place N.W.

We are writing to express our continuing opposition to the above-noted development proposal for 132 Varsity Estates Place N.W.

This change would set an objectionable precedent undoubtedly opening the door to additional higher-density development of this type across Varsity Estates that would be unfitting and ill-matched when interspersed with the low-density, estate-style properties that have dominated this community and defined its character for five decades.

In particular, the proposed development of 132 Varsity Estates Place would create:

- *Insufficient on-site space for parking.* There is no back lane and insufficient parking space on Varsity Estates Place, a short dead-end street. The spillover will go onto Varsity Estates Drive, a designated snow route, interfering with snow removal and creating a potential hazard for the wider community. Street parking will further alter the character of the Varsity Estates community whose streets have never looked like parking lots.

- *Increased maximum building height.* This will create shadowing of neighbouring properties, robbing them of the sunlight they need for their green spaces. We are aware that the developer has, in his latest application, reduced the height of the buildings, however, this does not in any way alter our opinion that this development should not proceed.

- *Distressing noise levels.* Multiple air conditioners or heat pumps on the property will create a distressing level of noise for the occupants of adjacent single family homes.

While this development proposal has itself been an outrageous affront to neighbouring residents and the Varsity Estates community at large, equally disturbing is the city's lack of transparency regarding the developer's latest permit application. The city's own rules have been flagrantly ignored and long-established protocols around informing the community association and the broader community have been sidestepped. We insist that the city conduct an independent review of what has transpired with this proposed development going back to its earliest days.

We urge the City of Calgary and its review bodies to turn down this development.

Sincerely,

Leonard Cocolicchio and Deborah Cocolicchio
Concerned citizens and homeowners

Cc. Joanne Atkins, Director of Civic Affairs, Varsity Community Association

Outlook

Re: [External] Problems with the Public Notice for DP2025-05349

Good Afternoon Sharon,

Thank you for the follow up questions regarding the recent notice posting and DMAP.

I've put together an FAQ page to answer a variety of questions coming from community members. Please let me know if this helps to answer your questions and to hear what others in the community might also be asking.

FAQ: DP2025-05349 (132 Varsity Estates Place NW)

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No. DP2025-05349 has not been converted, reassigned, or otherwise altered. The withdrawal of Land Use Redesignation application LOC2025-0141 does not invalidate the development permit application, and a new development permit application is not required. The application continues through the established development permit review process.

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3. What changes were made to the proposal?
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No. Administration determined that the existing development permit application could continue to be reviewed under the applicable land use district. The withdrawal of the land use amendment application did not require submission of a new development permit application.

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No. Administration advised that no exception was made and that DP2025-05349 continues to follow the City's established development permit review processes.

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Administration advised that while the applicant withdrew the H-GO land use amendment, the application had not yet been formally cancelled in the system because the required cancellation documentation had not yet been submitted. As a result, the application continued to appear on DMAP.

11. Will the public comment period be extended?
Administration advised that the application would continue to move through the established review and decision-making framework and that the review process would not be paused. No extension to the notice posting period was proposed.

12. Will the Varsity Community Association receive a new circulation package?
No. Administration indicated that the August 2026 re-posting was not considered a new circulation but rather a notice update to accurately describe the proposed uses. Therefore, a new circulation package was not initiated.

13. Has a decision been made on DP2025-05349?
At the time of the correspondence, Administration confirmed that no decision had yet been made on the application. Any future status updates would be posted through the Development Map.

14. Were public and community association concerns considered during the review process?
Yes. Administration advised that concerns submitted by nearby residents and the Varsity Community Association were reviewed throughout the Development Applications Review Team (DART) process. According to Administration, these comments contributed to revisions to the proposal, resulting in a development that more closely aligns with the existing R-CG district and removed the need to pursue the H-GO land use redesignation.

15. If the development is approved, what opportunities remain for public involvement? Can it be appealed?
If approved, a public notice of the development approval would be issued. Individuals who are deemed affected by the approval may have an opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB) in accordance with applicable legislation and procedures. Further information regarding the appeal process can be found at https://www.calgarysdab.ca/home.html.

Best Regards,
Reza

Reza Bacchus
Planner I

Planning and Development Services - Community Planning
C (587) 891-3895
E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: Sharon Colbert <[redacted]
Sent: 06 August 2026 12:09 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
[redacted]
CLWARD1 - Jaxson Owchar <CLWARD1@calgary.ca>; Tyers, Kim <Kim.Tyers@calgary.ca>
Subject: [External] Problems with the Public Notice for DP2025-05349

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Good morning Reza,

I am writing to inform you of several issues with the public notice that was placed on 132 Varsity Estates Place yesterday, August 5, 2026.

You informed us on August 4, 2026, that the public notice would be posted on site from August 6-13, 2026. However, we saw the signage went up yesterday (August 5) and it states, “submit comments to the City by August 12, 2026". We were not informed of this new timeline.

A bigger issue is that neither the DMAP website nor the QR code link on the sign are working. DMAP still states the the application is at the “Pending Decision” stage, there is no link for the public to submit comments, and the link to the plans submitted on July 17, 2026 does not work. In fact, the plans were not uploaded to DMAP until this morning, despite the public comment period starting yesterday. Regardless, the plans are not viewable as the link to view the plans does not work.

We are on day two of the public comment period and the public is still not able to view the application. This means that the public has lost two of the seven days.

It is confusing and misleading, as some members of the public may have seen the signage, looked at DMAP and saw the “Pending Decision” and concluded they cannot comment. Anyone who viewed the signage yesterday and checked DMAP may have concluded they already commented on the plans as the only plans showing were the ones from April 2026 along with the two versions submitted previously.

To ensure a fair process, we are requesting that the signage be removed and the public comment period cancelled until the City can fix the issue. The public comment period should re-start once the City has been able to solve the issues with DMAP. Alternatively, the signage can be amended to reflect an extended public comment period once DMAP is working properly.

Thank you.

Sharon Colbert
Vice-Chair Civic Affairs
Varsity Community Association

Note: Prior to sending this email I checked DMAP at 11:50AM, and the plans are now viewable. However, the “front page” of the application still says “Pending Decision” and there is no link to submit public comments.

Outlook

Re: [External] Public Comment on DP2025-05349 for 132 Varsity Estates Place

[redacted]

1 attachment (38 KB)

Letter to Reza Bacchus - DP2025-05349 - August 14, 2026.pdf;

Good Afternoon Sharon,

Thank you for the follow up and this additional letter outlining your procedural objection to DP2025-05349. Your letter has been reviewed and documented.

Comments provided about the development, along with those submitted by other residents and the Varsity Community Association, are appreciated and have been received as part of the review process.

As you know, should the application be approved, a public notice of the decision will be issued. If members of the community remain concerned with the final decision, individuals who are deemed affected have the opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB), in accordance with the applicable appeal process. The SDAB is an independent appeal board that hears appeals about certain decisions made by the City's Development Authority, including development permit approvals or refusals. It is separate from the City's Planning Department.

Best Regards,
Reza

Reza Bacchus
Planner I
Planning and Development Services - Community Planning
C (587) 891-3895
E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: Sharon Colbe[redacted]
Sent: 14 August 2026 12:49 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Cc: Siriphokham, Jessica C. <Jessica.Siriphokham@calgary.ca>; Lee, Christian <Christian.Lee@calgary.ca>; Farkas, Jeromy A. <Jeromy.A.Farkas@calgary.ca>; Tyers, Kim <Kim.Tyers@calgary.ca>; Christopher Davis

544

<[redacted]>; Jo Anne Atkins <[redacted]a>; JoAnne Atkins <[redacted]
Bob Benson <[redacted]>; Emil Kothari <[redacted]
Subject: [External] Public Comment on DP2025-05349 for 132 Varsity Estates Place

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Good afternoon Reza,

Please find attached my public comment on DP2025-05349 for 132 Varsity Estates Place.

Thank you.

Sharon Colbert

Sharon Colbert
1113 Varsity Estates Rise NW
Calgary, AB T3B 2X4
[redacted]

August 14, 2026

Reza Bacchus
File Manager
Planning and Development Services
Community Planning
The City of Calgary
800 MacLeod Trail S.E.
Calgary, AB T2P 2M5

Re: Comment and Procedural Objection on DP2025-05349 for 132 Varsity Estates Place

Dear Mr. Bacchus,

I am a resident of Varsity Estates and I do not support the above-referenced application. My objections to the suitability of the plans proposed under DP2025-05349 have remained unchanged since I submitted comments on the original plans on October 28, 2025, which you have on file. I am writing to formally object to the City's recent decision not to cancel this concurrent development permit application following the applicant's recent withdrawal of the concurrent H-GO land use amendment application (LOC2025-0141).

Instead of cancelling the concurrent development permit application, the City is permitting the applicant to keep the application active with the intent to modify it to fit RC-G land use district rules. I strongly object to this procedural workaround. The City's published administrative policies and standard application criteria leave no room for discretion. This application must be immediately cancelled and the file closed.

The development permit application was formally initiated under a Concurrent Submission track, requiring the applicant to execute the City's mandatory Concurrent Submission Declaration (Form PL 1249). The legal terms of this Declaration are explicit, non-discretionary, and binding on both the applicant and the City.

The Declaration signed by the applicant explicitly states: "*I understand that if my Land Use Amendment application is refused, my Development Permit application will be cancelled.*" In administrative file management, a formal withdrawal of the underlying land use amendment application acts with the same legal effect as a refusal; the proposed zoning framework required to evaluate the development permit application simply no longer exists.

The Declaration further eliminates administrative discretion to modify an active application mid-process. It states: "*Further, I understand that if, after an unsuccessful Land Use Amendment application, I wish to modify my Development Permit application to meet the rules of the existing district, I must apply for a new Development Permit at my expense."* The inclusion of the word *"unsuccessful"* in the Declaration does not depend on whether the applicant chose to withdraw the application or the City decided to refuse it. Rather, this statement recognizes that modifying plans to fit an entirely different land use district is a substantial change that demands a new application to ensure sound planning and procedural fairness.

Ultimately, the City's public justification for the policy within the Declaration is to safeguard municipal resources, prevent unfair file-jumping, and ensure a sound and fair review process. Consequently, the file manager lacks the legal authority to waive the Declaration for any individual applicant.

The City's failure to cancel this application breaches the explicit terms of its own intake protocols and means the City is operating outside its own administrative rules — rules which are designed to ensure a transparent and consistent public engagement process. City administration is effectively using public resources to create a procedural bypass and re-design a private project outside the standard framework of public transparency.

By failing to enforce the automatic cancellation of this application, City administration has created an irregular, ad-hoc review stream that severely disadvantages the community while granting the applicant an unfair administrative privilege. Furthermore, this failure exploits an oversight in the transition provisions of the new repeal bylaw, which grandfathered the RC-G land use designation for 132 Varsity Estates Place even though the applicant's development permit application was not reliant on the RC-G designation.

Crucially, the community may lose its right to formally participate at both the land use and the development permit stages, as the application will now be subject to the RC-G land use rules enacted after August 4, 2026. By allowing the application to switch land use streams from H-GO to RC-G, City administration compounded its failure to cancel the application by enabling the applicant to take advantage of transition oversights in the repeal bylaw. This administrative action directly restricts community rights to the sole benefit of the applicant, rendering the City's procedural deviations highly problematic.

I request that the City immediately adhere to its published policies and procedures, cancel Development Permit DP2025-05349, and direct the applicant to submit a brand-new application should they wish to pursue development under the existing land use district.

Sincerely,

Sharon Colbert

Outlook

[External] Re: 132 Varsity Estates Place NW DP2025-05349 LOC2025-0141

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Dear Reza,

With reference to the proposed development of 5 row houses on the single family lot at 132 Varsity Estates Place:

As residents of the area on Varsity Drive, my wife and I are in vehement opposition to this development for a variety of reasons, as below. We hope you will take our comments into your consideration and hopefully put them on the record for the public hearing of Council later this summer/Fall, which we will be attending.

The development is (unfortunately) an excellent example of a developer swooping in with the aim of returning maximum profit with no other goal in mind, no thought of aesthetics or of proposing an architectural design in keeping with the existing character of the area (it looks as though the opposite is being attempted), and no consideration of the impact of the development on utilities, parking, safety, etc etc.

Comments:

- **Design. Awful.** An eyesore completely out of character with the area. Looks like 5 massive shoe-boxes. Perhaps better suited to an Inner City environment, or Brownfield redevelopment (or Planet Mars) but not the suburbs.
- **Areal Footprint: cynically taken to the limit under H-GO** in terms of area of lot covered and (perhaps) "cheated" on via a cantilevered design extending the *volume* of the building beyond limits.
- **Height**: **taken to the limit**: the developer has also cynically taken this to the max, completely out of context with the entire residential area of Varsity Estates (key term - Estates - as in estate size lots with single family homes, either bungalows or 2 story homes, per lot) resulting in a square peg in a round hole with structure overshadowing (plus with loss of privacy to) neighbouring homes.
- **Loss in value of offsetting residencies:** the homes in the cul-de-sac on which the monstrosity extends will lose $200-250k at least in value: this is an established fact from independent valuations. I doubt that the developer will offer any compensation to the owners, who will also find their homes hard to sell as no-one wants to live in proximity to an ugly, hulking, set of boxes shoe-horning 5 families into the space of 1, with attendant issues of parking, safety, aesthetics, etc.

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- **Lack of parking, associated safety issues:** despite the units having single car garages, realistically of course the occupants will have visitors, perhaps rent their unit to multiple tenants, and probably themselves own more than one vehicle, resulting in serious parking issues: there simply isn't any room in the cul-de-sac for overflow parking which will lead to a choked cul-de-sac, dangers for pedestrians, and dangers induced by multiple parking on the Drive near a very busy 3 way intersection.
- **Strain on infrastructure and utilities**: there have been numerous cases of this in other developments of a similar nature in areas originally zoned as RC-1, and it is likely this will raise its head in this case, with 5 residencies on the site of 1. Experience provides expectation of sewer backups, and strain on the local power grid. The sewage and power infrastructure on the Drive in the immediate area has recently been the subject of remedial maintenance.
- **Erosion of the character of the neighbourhood.** Varsity Estates has been a sought after area for families for decades because of its peaceful character reflecting its thoughtful layout, including tree canopy, green space, safe playing areas for children, and a feeling of open space created by the original planning of the community. Our community is diverse, with young families and retirees mixing in a happy community with a strong sense of...community. Developments of the nature of that which is planned, which I reiterate are suited to inner-city infill or brownfield site development, erode this.

Sincerely,

John and Lorilee Cole

Outlook

Re: [External] Reference DP2025-05349 132 Varsity Estates Place NW - OPPOSITION TO DEVELOPMENT

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Thanks for your reply and information Reza,

With Best Regards,

John

On Thursday, August 13, 2026 at 02:53:50 PM MDT, Bacchus, Reza <reza.bacchus@calgary.ca> wrote:

Good Afternoon John and Lorilee,

Firstly, contact information can be found on the Development Map page under the "Contact Us" tab. Please see attached screen shot.

Thank you for reaching out and for taking the time to share your concerns regarding DP2025-05349. Comments provided about the development, along with those submitted by other residents and the Varsity Community Association, are appreciated and have been received as part of the review process.

Your concerns regarding the proposed development's potential:

- incompatibility with existing architecture and character
- potential to permanently damage the community's character and architectural integrity
- incompatibility with the community's density
- negative impact on adjacent parcels' privacy
- negative shadowing impact onto adjacent parcels
- negative impact on community residents' quality of life
- negative impact on community residents' quality of life due to an increase in vehicular noise
- negative impact on community residents' quality of life due to an increase in noise from air conditioning units
- negative impact on community residents' quality of life due to a loss of property values
- incompatibility with on-street parking capacity in and around Varsity Estates Place NW and along Varsity Estates Drive NW
- negative impact on the visibility and safety along Varsity Estates Drive NW and at the intersection of Varsity Estates Place NW and Varsity Estates Drive NW

- worsening of traffic/ pedestrian/ cyclist safety due increased traffic, on-street parking congestion and the loss of sightlines
- functional incompatibility due to the lack of a rear lane adjacent to the parcel

will be reviewed and considered by the Development Authority before a decision is made.

Should the application be approved, a public notice of the decision will be issued. If members of the community remain concerned with the final decision, individuals who are deemed affected have the opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB), in accordance with the applicable appeal process. The SDAB is an independent appeal board that hears appeals about certain decisions made by the City's Development Authority, including development permit approvals or refusals. It is separate from the City's Planning Department.

Simply, if a development permit is approved and affected residents disagree with the decision, they may be able to appeal to the SDAB. The Board then holds a hearing where the appellant, applicant, City, and affected parties can present information, before the Board makes a decision.

I encourage you to remain engaged throughout this process.

Best Regards,
Reza

Reza Bacchus
Planner I
Planning and Development Services - Community Planning
C (587) 891-3895
E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: John Col[redacted]
Sent: 11 August 2026 9:12 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>; WARD1 <Ward1@calgary.ca>
Cc: j[redacted]
Subject: [External] Reference DP2025-05349 132 Varsity Estates Place NW - OPPOSITION TO DEVELOPMENT

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Report Suspicious

John and Lorilee Cole,
1143 Varsity Estates Drive NW
Calgary T3B 3B5

Dear Reza and Kim - Please note - I cannot find an email address directly associated with this development to which I can send this feedback (!) - I have looked on the calgary.ca/development webpage and nothing is listed there. I hope however that this finds its way onto the file for the application for the proposed development in question in time to be considered by Council when they make their decision on the application.

SDAB2026-0166

551

To Whom it May Concern

Please be notified that we are vehemently OPPOSED TO THE PROPOSED DEVELOPMENT at 132 Varsity Estates Place NW, reference number DP2025-05349.

We STRONGLY oppose the planned development due to multiple factors including, but not limited to, safety due to a focused densification in parking and vehicular activity at a blind-spot on Varsity Estates Drive (map and expanded reasoning in pdf attached), and the architectural and aesthetic impact of a shoe-box of row-houses (that look like a desalination plant) completely and utterly out of architectural scale, character, and context with the neighbourhood.

The development overwhelms/dwarfs offsetting properties (map in attachment), and creates multiple issues negatively impacting the quality of life for existing residents in the area.

Please refer to the attached pdf which provides detailed reasons for our opposition, including those of safety.

We understand that Row-houses are a discretionary use that are not appropriate in all locations. This was acknowledged and stressed several times by members of Council during the original debate on blanket rezoning.

The Planning Department has discretion when they evaluate development permits for row-houses.
We respectfully request that you please use your discretion to refuse DP2025-05349 at
132 Varsity Estates Place NW.

Sincerely, John and Lorilee Cole

1143 Varsity Estates Drive NW
Calgary T3B 3B5

NOTICE -
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John and Lorilee Cole
1143 Varsity Estates Drive NW
Calgary AB T3B 3B5

To Whom it May Concern

Please be notified that we are vehemently OPPOSED TO THE PROPOSED DEVELOPMENT at **132 Varsity Estates Place NW**, r**eference number DP2025-05349.**

We STRONGLY oppose the planned development due to multiple factors including, but not limited to, safety and the architectural and aesthetic impact of a shoe-box of row-houses (that look like a desalination plant) completely and utterly out of architectural scale, character, and context with the neighbourhood. The development overwhelms/ dwarfs offsetting properties (map below), and creates multiple issues negatively impacting local quality of life. Furthermore, the densification and focussed vehicular activity raises serious *traffic safety issues*. Some of the main issues are outlined in 4 sections below.

1) Aesthetics/Compatibility with existing character of the neighbourhood

The architecture of the proposed row-house building is not *remotely* compatible with the area, which is characterized by low-rise single family homes. *It looks as if it was purposely designed as an architectural insult to the community*, and is clearly an attempt at a cynical smash-and-grab attempt by developers to maximize profit by taking advantage of the previous City Councils decision to ignore the wishes of the majority of Calgarians and impose blanket rezoning by shoe-horning as many housing units as possible onto a single family home Lot regardless of the impact on the community and neighbouring homes and their owners.

Varsity Estates is known for its country residential character with large lots, traditional two storey single family homes with low lot coverage, mature trees, and generous setbacks. The homes in this area are low-profile, traditional buildings with soft landscaping and many mature trees - an overall character that has also been maintained by several townhouse developments consistently in sympathy with the character of the area.

The Municipal Development Plan, Section 2.2.5 states: "The City promotes infilling that is sensitive, compatible and complementary to the existing physical patterns and character of neighbourhoods."

The eyesore proposed at 132 Varsity Estates Place NW ticks none of the boxes per Section 2.2.5

ANYONE spending 10 minutes in the area could not POSSIBLY think that the architectural impact of this proposed development of row-houses is anywhere CLOSE to being "sensitive, compatible and complementary to the existing physical patterns and character of (the) neighbourhood." Simply put - What is proposed here does not belong in this location (it's difficult to say where it actually *would* fit - perhaps an inner city area would be more fitting, or given the architecture, on Mars).

2) **Impact on existing residents:**

This is not a gentle increase in density and is not respectful of the existing neighbours or the community. It will have a drastic and distressing effect on the quality of life for families in the immediate area due to:

- Overshadowing/Overlooking and loss of privacy impacting offsetting properties due to the density and height of the development.
- A disruptive increase in vehicular noise and activity levels, with serious parking issues as expanded on below (section 4).
- Noise from air conditioning units, use of the balconies and back decks or patios overlooking nearby properties will significantly intrude over offsetting homes.
- Significant loss in property values for offsetting homes in the area and cul-de-sac as a result of direct proximity of an incomprehensibly out-of-place and out of context building that shreds the character of the neighbourhood.

3) Does this development tick the box of providing "more affordable housing" to the area?

These 5 units will likely each be on the market for @ $1MM so *that* doesn't tick the box does it. But it *does* reap a *very* nice profit for the developers…

(There already exists a large amount of actual affordable housing with high and medium density development (built and approved to be built) in the area for rent or ownership in proximity to the LRT station; specifically, a variety of commercial development and multi-family housing including the Groves of Varsity (2 x 12 storey + 1 x 8 storey residential buildings, 1 x 6 storey seniors' residential building, Bow Valley Church (identified for 27 storeys in the SSLAP), Silvera

for Seniors townhouses (identified for 12 storeys in the SSLAP), Cathedral Manor (3 storey subsidized seniors' building for low income seniors).

In addition, there is the Dalhousie Station Regional Shopping Centre immediately to the north with multi-family apartments close to the LRT and other amenities with the Dalhousie LRT parking lot also undergoing extended plans for redevelopment

These multi-family residential buildings cover all price points allowing for great diversity for all ages and income levels.)

Therefore - Additional densification in the form of executive/high-end row-houses in the single family area of Varsity Estates is not warranted given the extensive availability and planning for multi-family units as outlined above.

4) **Safety and Parking congestion - (exacerbating safety issues)**

5 family homes on the lot of one previous home will inevitably increase the number of vehicles parked and entering Varsity Estates Drive. Apart from sheer congestion, *this will also significantly raise the risk of vehicular accidents at this location.*

Safety - there is a dangerous Blind Spot on Varsity Estates Drive @30m (equating to 2 seconds reaction time for traffic obeying the speed limit of 50kmh, or 14m/sec) to the west of the location and cul-de-sac due to a curve on the Drive (map). The proposed development is **clearly a particularly high risk location for pedestrians cyclists and**



vehicles whether they be pulling out of the cul-de-sac, or moving off from being parked in front of the row-houses along Varsity Estates Drive, or pulling/reversing out from garages onto the drive, due to the blind-spot to traffic approaching from the west. It is worth emphasizing again that reaction time at this location is estimated at @ 2 seconds to detect and avoid traffic approaching from the west.

(Also Note: as any resident of the Drive will tell you, Speeding on Varsity Estates Drive (limit 50kmh) is very common.

The increase in activity of vehicles, parking, cycling, and pedestrian traffic that will result in the cramming of 5 residences into the space of 1 greatly increases the risk of an accident at this location, with the potential to cause serious injury or worse.

- **Parking (**note that parking congestion resulting from 5 residences crammed into the space of 1 adds significantly to the safety risks as outlined above)
    - There is no back lane on this cul-de-sac to provide "spillover" parking
    - There is very little on-street parking in the immediately neighbouring cul-de-sac with wide front driveways: inevitably there will be issues of driveways being blocked/partially blocked causing friction between neighbours and loss of quality of life
        - On this cul-de-sac there are only 5 on-street parking spots for 8 homes
        - Between the cul-de-sac and the T-intersection there are 7 on-street parking spots for the existing 3 homes on Varsity Estates Drive but the design of the row-house eliminates 5 spots leaving just 2 spots in front of three homes with no parking available for residents of the proposed 5 units
        - On Varsity Estates Drive to the west of the cul-de-sac there are only 3 on-street parking spots for 3 houses: parking to the west also reduces visibility and enhances the blind-spot effect.
        - There are a few parking spots on the opposite side of Varsity Estates Drive but as explained above, *for pedestrians this is an extremely dangerous location to walk across due to the blindspot leaving @ 2 seconds of reaction time to avoid eastward bound traffic.*

- Despite the availability of transit, car ownership in Calgary is approximately 1.8 vehicles per household, so it is reasonable to assume that five on-site parking stalls is insufficient to serve the demand from a site with the density of H-GO: it is very unlikely that new occupants of million-dollar homes will rely on public transport but will most likely be 2-car families/couples.

- There will therefore be a likely requirement for 5 street parking spots for residents of the development, with additional parking required for visitors.

- Lack of parking space creates conflict between neighbours; it greatly reduces visitor parking for residents of the cul-de-sac as well as those in the proposed row-houses, with attendant negative impact on quality of life for all concerned.

- Last but not least, Varsity Estates Drive is a snow route with periodic parking restrictions

Request:

Row-houses are a discretionary use that are not appropriate in all locations. *This was acknowledged and stressed several times by members of Council during the debate on blanket rezoning.*

The Planning Department has discretion when they evaluate development permits for row-houses.

We respectfully request that you use your discretion to refuse the permit DP2025-05349 for the proposed development of Row-houses at 132 Varsity Estates Place NW.

Sincerely, John and Lorilee Cole

Outlook

Re: [External] Recommendation to better allow feedback on proposed development DP 2025-05349

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Hi - Thanks again Reza! Appreciate your thoughts and comments! Ya, I was riding by on my bike and quickly grabbed the info, didn't grab the QR!

Very Best Regards,

John

On Thursday, August 13, 2026 at 03:12:57 PM MDT, Bacchus, Reza <reza.bacchus@calgary.ca> wrote:

Good Afternoon John,

Thanks again for the follow-up and your thoughtful concerns regarding the notice posting sign and development map website and how those two should work together. While the logistics of how that works and is presented is out of my scope, I can certainly forward these concerns to the proper team.

I am attaching a PDF of the sign board that will be posted during the extended posting period. I have highlighted where the development map web page is shown. There is also a QR code displayed on the sign.*

I share your frustration with being routed to a robot. I hate speaking to robots and will always request speaking to a human! I think this is something you and I will simply have to navigate in our lives as the world becomes more futuristic. Futuristic does not mean better, in my opinion.

Rest assured, I did receive your email and letter attachment outlining your concerns regarding DP2025-05349.

Best Regards,
Reza

**A QR code (Quick Response code) is a two-dimensional square barcode that stores data like website links, text, or Wi-Fi passwords. You can scan it using a smartphone camera and follow the prompts on your smartphone to then visit the webpage.*

Reza Bacchus
Planner I
Planning and Development Services - Community Planning
C (587) 891-3895
E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076

800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: John Cole [redacted]
Sent: 12 August 2026 11:50 AM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Cc: WARD1 <Ward1@calgary.ca>; Jo Anne Atkins [redacted]
Subject: [External] Recommendation to better allow feedback on proposed development DP 2025-05349

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Hi Reza,

Hopefully you received my email regarding my opposition to the development as per the subject line above. In case you didn't, I've attached it here in pdf format.

The other reason I am following up with you this morning is to let you know that the contact information on the City's notice of planned development board that sits outside the location *does not make it particularly easy to tell the City what I (or anyone) think...*Please bear with me a moment, I really want to share this with you as I think it is important for you to have this for your reference for future signage at proposed developments.

When I go to what is on the board as contact information regarding the development- i.e. "calgary.ca/development" - it's a very nice website but it is very challenging (really) to actually navigate to a point where you can deliver your feedback. Believe me, I've tried. For over an hour. But I dont give up easily. (However I fear that many people would/will and so i*t's likely that you have not received as many comments/feedback regarding this particular awful development as you would have if my recommendation (at bottom) was followed. fyi The last community association meeting I attended had @ 300 people opposed to this development).* Also:

- There is no email o*r web-page **associated with the actual development** on the notice-board* (btw I got your email address through the Varsity Community Association). And:
-
- When I call the number listed on the board (403-268-5311) I get into a never-ending loop with about 18 different options ("for x press 4") **none** of which got me anywhere except...back to the multiple choices again(!!). Rather frustrating (understatement). Maybe just bad luck but I assure you that was my experience.

So after a lot of trial and error online I resorted to the **"live chat"** *but there is no obvious option there to deal with Residential Permits.* Perhaps I missed something. But then I tried *randomly* under one of the *Business* options and got an AI bot to chat with. But I wanted a human. I simply typed in "Residential Permit for Development Proposal" ..the bot as I hoped couldnt deal with that, gave up and put me through to a human. Yay! = Doug. He was very helpful and asked me the details of the proposed development. He then gave me 2 links.

The first: //developmentmap.calgary.ca/ indeed provides a map of the city and you can search and find the development in question. If you click on the site you get a popup which gives details, and also a box for

comments! Aha! But. The box doesn't allow you to write anything. At least, I couldn't figure out how. Ok. I don't give up.

Doug had stayed on chat with me and then gave me ***the direct link for this proposed development:***

//dmap.calgary.ca/?p=DP2025-05349

Now. THAT address gets me DIRECTLY to a page where it is very easy to comment and provide feedback, which I just did as a file attachment regarding this development.

Recommendation: Perhaps the link as above directing you to the city page for the actual proposed development is what should be on the signboard so people can get their thoughts across easily and directly.

Many Thanks for your attention, it is appreciated,

Best Regards,

John Cole
1143 Varsity Estates Drive NW
Calgary T3B 3B5

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Request:

Row-houses are a discretionary use that are not appropriate in all locations. *This was acknowledged and stressed several times by members of Council during the debate on blanket rezoning.*

The Planning Department has discretion when they evaluate development permits for row-houses.

We respectfully request that you use your discretion to refuse the permit DP2025-05349 for the proposed development of Row-houses at 132 Varsity Estates Place NW.

Sincerely, John and Lorilee Cole

Outlook

Re: 132 Varsity estates drive NW DP2025-05349

Good Morning Dr. Breda Cook,

Thank you for reaching out and for taking the time to share your concerns regarding DP2025-05349. Comments provided about the development, along with those submitted by other residents and the Varsity Community Association, are appreciated and have been received as part of the review process.

Your concerns regarding the proposed development's potential:

- contextual inappropriateness
- negative impact on parking and traffic safety in and around Varsity Estates Place NW and along Varsity Estates Dr NW

will be reviewed and considered by the Development Authority before a decision is made.

Should the application be approved, a public notice of the decision will be issued. If members of the community remain concerned with the final decision, individuals who are deemed affected have the opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB), in accordance with the applicable appeal process. The SDAB is an independent appeal board that hears appeals about certain decisions made by the City's Development Authority, including development permit approvals or refusals. It is separate from the City's Planning Department.

Simply, if a development permit is approved and affected residents disagree with the decision, they may be able to appeal to the SDAB. The Board then holds a hearing where the appellant, applicant, City, and affected parties can present information, before the Board makes a decision.

I encourage you to remain engaged throughout this process.

Best Regards,
Reza

Reza Bacchus
Planner I
Planning and Development Services - Community Planning
C (587) 891-3895
E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: B Cooke [redacted]
Sent: 13 August 2026 9:23 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
[redacted]
Subject: [External] RE: 132 Varsity estates drive NW DP2025-05349

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Dear Mr. Bacchus,

As a resident of Varsity Estates, I am staunchly opposed to this proposed development which is scheduled for approval on July 27, 2026. Even with a reduced R-CG envelope proposed for the development, this proposal is out of context for this site and will incur significant parking and traffic safety issues. There have already been two public meetings which were attended by hundreds of residents - all opposed to this over-development.

Regards

Dr. Breda Cooke
1013 Varsity Estates Place NW
Calgary, AB, T3B 3X5

Outlook

Re: DP2025-05349 - 132 Varsity Estates Place NW

Good Morning Darrin and Gisele

Thank you for taking the time to reach out with your questions and comments regarding development permit DP2025-05349 for 132 Varsity Estates Place NW.

I've put together an FAQ page to answer a variety of questions coming from community members. Please let me know if this helps to answer your questions and to hear what others in the community might also be asking.

FAQ: DP2025-05349 (132 Varsity Estates Place NW)

1. Has the development permit application changed or been converted because the H-GO land use redesignation application was withdrawn?
No. DP2025-05349 has not been converted, reassigned, or otherwise altered. The withdrawal of Land Use Redesignation application LOC2025-0141 does not invalidate the development permit application, and a new development permit application is not required. The application continues through the established development permit review process.

2. Why was a new public notice sign posted in August 2026?
A new seven-day public notice posting was required because the uses described on the original notice sign did not fully align with the proposed development descriptions being reviewed. The word "Semi-detached Dwelling" was missed in the initial posting. The Land Use Bylaw requires that all proposed uses be accurately identified on the notice sign prior to a decision being made. Re-posting the sign was undertaken to ensure compliance with those notice requirements.

3. What changes were made to the proposal?
The overall building form has remained consistent throughout the review process. The proposed development continues to be a form of Semi-detached Dwelling and Rowhouse Building. The primary changes involved revisions to address Land Use Bylaw compliance issues identified during review, including matters such as building height and balcony floor area. These revisions eliminated the need for bylaw relaxations.

4. Was a new development permit application required after the withdrawal of LOC2025-0141?
No. Administration determined that the existing development permit application could continue to be reviewed under the applicable land use district. The withdrawal of the land use amendment application did not require submission of a new development permit application.

5. Was an exception made for this property?
No. Administration advised that no exception was made and that DP2025-05349 continues to follow the City's established development permit review processes.

6. Why did the public notice sign direct residents to comment when DMAP showed "Pending Decision"?

The application remains under review even when displayed as "Pending Decision" on DMAP. During the August notice posting period, the intention was for public comments to be accepted through Development Map while the application proceeded through the final stages of review.

7. How can residents submit comments on the application?
Comments can be submitted through the City's Development Map (DMAP) during the active notice posting period. Administration confirmed that the "Share Your Comments" function was enabled and that comments would be accepted throughout the August 6 to August 13 notice posting period.

8. Why were residents initially unable to see the updated plans on DMAP?
Administration advised that DMAP was updated with the latest amended plans dated July 17, 2026. Residents who experienced difficulty accessing the plans may have encountered timing issues while updates were being posted. Administration confirmed that the most recent amended plans were subsequently made available on DMAP.

9. Which plans represent the proposal currently under review?
The current version of the proposal is represented by the most recent amended plans uploaded to DMAP, identified as "DP2025-05349 - DMAP Plans Amended (3MB) 2026-07-17.pdf".

10. Why is the withdrawn land use application (LOC2025-0141) still visible on DMAP?
Administration advised that while the applicant withdrew the H-GO land use amendment, the application had not yet been formally cancelled in the system because the required cancellation documentation had not yet been submitted. As a result, the application continued to appear on DMAP.

11. Will the public comment period be extended?
Administration advised that the application would continue to move through the established review and decision-making framework and that the review process would not be paused. No extension to the notice posting period was proposed.

12. Will the Varsity Community Association receive a new circulation package?
No. Administration indicated that the August 2026 re-posting was not considered a new circulation but rather a notice update to accurately describe the proposed uses. Therefore, a new circulation package was not initiated.

13. Has a decision been made on DP2025-05349?
At the time of the correspondence, Administration confirmed that no decision had yet been made on the application. Any future status updates would be posted through the Development Map.

14. Were public and community association concerns considered during the review process?
Yes. Administration advised that concerns submitted by nearby residents and the Varsity Community Association were reviewed throughout the Development Applications Review Team (DART) process. According to Administration, these comments contributed to revisions to the proposal, resulting in a development that more closely aligns with the existing R-CG district and removed the need to pursue the H-GO land use redesignation.

15. If the development is approved, what opportunities remain for public involvement? Can it be appealed?
If approved, a public notice of the development approval would be issued. Individuals who are deemed affected by the approval may have an opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB) in accordance with applicable legislation and procedures. Further information regarding the appeal process can be found at https://www.calgarysdab.ca/home.html.

Best Regards,
Reza

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Calgary, AB T2P 2M5

From: Other Drall [redacted]
Sent: 06 August 2026 9:02 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Cc: Mayor <TheMayor@calgary.ca>; Tyers, Kim <Kim.Tyers@calgary.ca>; Hamilton, Debra [redacted]

Subject: [External] DP2025-05349 - 132 Varsity Estates Place NW

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Report Suspicious

Good evening Reza,

A sign has been posted at 132 Varsity Estates Place NW complete with a QR code. When we check the QR code and refer to the DMAP on the website, it shows the original amended plans from April and states, "Pending Decision". We also note that the land use application shows it going to the Calgary Planning Commission. Therefore, what has changed from previous applications? There is a deadline for comments of August 12, 2026. We would like the opportunity to provide comments before August 12 but we unable to do that without knowing what is proposed.

There are many neighbors away in August and therefore, there should be more time allotted for fellow neighbors to return and be aware of the situation such that they can submit their concerns.

Best regards,
Darrin and Gisele Drall
630 Varsity Estates Cres NW

Outlook

Re: [External] DP2025-05349

Good Morning Renee,

Thank you for reaching out again and taking the time to share your concerns regarding DP2025-05349. Comments provided about the development, along with those submitted by other residents and the Varsity Community Association, are appreciated and have been received as part of the review process.

Your concerns regarding the proposed development's potential:

- inappropriate density for the cul-de-sac
- functional incompatibility due to the lack of a rear lane adjacent to the parcel
- incompatibility with the parking capacity in and around Varsity Estates Place NW and along Varsity Estates Drive NW
- negative impact on street parking in and around Varsity Estates Place NW and along Varsity Estates Drive NW
- negative impact on access for emergency vehicles, waste collection vehicles, and other municipal services due to overflow parking
- negative impact on visibility due to overflow parking
- negative impact on the visibility, safety, and character along Varsity Estates Drive NW due to excessive waste and recycle bins, and potential unruly organization of these bins
- incompatibility with existing water, sewage, electrical infrastructure due to inappropriate scale/ density of development
- incompatibility with existing community character
- negative impact on adjacent parcels' privacy
- negative impact on adjacent parcels' safety due to possible site contamination, (e.g., asbestos, residual chemicals from previous outdoor pool, soil instability)
- insensitivity to community's character and integrity
- worsening of traffic/ pedestrian/ cyclist safety due to increased parking and traffic, and the loss of sightlines
- insufficient classroom space for five additional families

will be reviewed and considered by the Development Authority before a decision is made.

Should the application be approved, a public notice of the decision will be issued. If members of the community remain concerned with the final decision, individuals who are deemed affected have the opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB), in accordance with the applicable appeal process. The SDAB is an independent appeal board that hears appeals about certain decisions made by the City's Development Authority, including development permit approvals or refusals. It is separate from the City's Planning Department.

Simply, if a development permit is approved and affected residents disagree with the decision, they may be able to appeal to the SDAB. The Board then holds a hearing where the appellant, applicant, City, and affected parties can present information, before the Board makes a decision.

I encourage you to remain engaged throughout this process.

SDAB2026-0166

Best Regards,
Reza

Reza Bacchus
Planner I
Planning and Development Services - Community Planning
C (587) 891-3895
E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: Renee Farrell <f[redacted]
Sent: 18 August 2026 12:20 AM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Subject: [External] DP2025-05349

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To Whom It May Concern,

I am writing to express my opposition to the proposed redevelopment of **132 Varsity Estates Place NW**.

As a resident of Varsity Estates, I understand that communities must evolve over time and that thoughtful development can be beneficial. However, this proposal represents a level of intensification that is not appropriate for this particular location and would create impacts that extend well beyond the subject property.

My primary concern is that the proposed development is simply too intensive for a small cul-de-sac that was designed and built for single-family homes on larger lots. While the application may technically comply with certain planning objectives, the practical realities of daily life in this area suggest that the long-term consequences for residents have not been adequately considered.

One of the most obvious concerns is parking. With five dwellings on a site that lacks rear-lane access, vehicle demand will inevitably spill onto the surrounding streets. Even if each unit includes garage parking, many households own more than one vehicle and frequently have guests, tradespeople, and service providers requiring access. Varsity Estates Place is limited in size and was never intended to function as a parking area for a multi-unit development of this scale.

The resulting pressure will not be isolated to the cul-de-sac. Nearby roads, including Varsity Estates Drive NW, already serve important transportation functions and have limited available space due to

snow route requirements and transit infrastructure. Increased curbside parking will reduce accessibility and create ongoing frustration for residents throughout the immediate area.

I am also concerned about how basic municipal services will operate on this site. A development consisting of multiple households will generate a significant number of waste, recycling, and compost carts. On collection days, accommodating these bins within a confined cul-de-sac will be challenging and may obstruct sidewalks, driveways, and vehicle movement. While this may appear to be a minor issue, it is exactly the type of practical impact that affects residents every week and contributes to a decline in neighbourhood livability.

Another concern is the cumulative demand this proposal would place on local infrastructure. A property that formerly accommodated a single household would be transformed into multiple independent residences, each with its own demands on water, sewer, electrical, waste collection, and transportation services. Regardless of how density is measured on paper, the real-world impact will be substantially greater than what currently exists on the site.

The proposal is also inconsistent with the established character of Varsity Estates. Residents chose this community because of its spacious lots, mature landscaping, and lower-density residential environment. While there are examples of multi-family housing elsewhere in the area, those developments were generally located and designed in a way that respected the surrounding context. This proposal introduces a scale and intensity of use that does not fit comfortably within the existing streetscape.

The effect on neighbouring properties should also be carefully considered. Increased building mass, additional windows, and a substantially larger residential presence may reduce privacy and enjoyment for adjacent homeowners. These impacts are difficult to mitigate once construction has occurred and deserve meaningful weight during the review process.

In addition, the history of the site raises legitimate questions about environmental due diligence. As the property reportedly contained a swimming pool that was later filled in, there should be a thorough assessment of subsurface conditions before redevelopment proceeds. Given the age of the existing home, hazardous building materials such as asbestos may also be present and should be fully evaluated and managed through a transparent review process.

Lastly, as a pediatrician and mother of two young children, I have significant concerns about the impact of the addition of this multiplex home and additional cars onto the safety of Varsity Estates Dr. The road is currently 50 km/hr and frequently used as a bike route for commuters and children. Already, without this additional density we have had near misses of my children biking on the road from people pulling out of their drive waves. Adding more cars onto Varsity Estates Drive will worsen this problem. Furthermore I would like to understand if there is schooling space in the nearby schools if 5+ additional families move into the neighbourhood.

Ultimately, this application would introduce significant parking challenges, increase pressure on infrastructure and municipal services, reduce privacy for neighbouring residents, decrease the ability of the road to be used by bikers and alter the character of a well-established community. While growth and redevelopment are important, they must occur in a manner that respects the limitations of the surrounding area and the interests of existing residents.

For these reasons, I respectfully request that the City **deny the proposed development application for 132 Varsity Estates Place NW.**

Thank you for taking the time to consider the concerns of residents who will be directly affected by this proposal. I would be happy to discuss further.

Sincerely,

Renee Farrell

Varsity Estates Resident
Calgary, Alberta

Outlook

Re: [External] DP2025-05349

Good Afternoon Jennifer,

Thank you for reaching out and for taking the time to share your concerns regarding DP2025-05349. Comments provided about the development, along with those submitted by other residents and the Varsity Community Association, are appreciated and have been received as part of the review process.

Your concerns regarding the proposed development's potential:

- incompatibility with parking capacity in and around Varsity Estates Place NW and along Varsity Estates Drive NW
- negative impact on community residents' property values
- incompatibility with community's infrastructure capacity
- negative impact on adjacent parcels' privacy
- negative shadowing impact onto adjacent parcels
- negative impact on the visibility and safety along Varsity Estates Drive NW and at the intersection of Varsity Estates Place NW and Varsity Estates Drive NW
- worsening of traffic/ pedestrian/ cyclist safety due increased traffic, on-street parking congestion and the loss of sightlines
- insufficient storage space for waste and recycle bins

will be reviewed and considered by the Development Authority before a decision is made.

Should the application be approved, a public notice of the decision will be issued. If members of the community remain concerned with the final decision, individuals who are deemed affected have the opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB), in accordance with the applicable appeal process. The SDAB is an independent appeal board that hears appeals about certain decisions made by the City's Development Authority, including development permit approvals or refusals. It is separate from the City's Planning Department.

Simply, if a development permit is approved and affected residents disagree with the decision, they may be able to appeal to the SDAB. The Board then holds a hearing where the appellant, applicant, City, and affected parties can present information, before the Board makes a decision.

I encourage you to remain engaged throughout this process.

Best Regards,
Reza

Reza Bacchus
Planner I
Planning and Development Services - Community Planning
C (587) 891-3895

SDAB2026-0166

575

E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: Jennifer Gagnon <j[redacted]
Sent: 12 August 2026 3:19 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Subject: [External] DP2025-05349

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Good Afternoon - I just want to outline my serious objection to this development permit, for a number of reasons, including but not limited to:

- parking issues post development will be a serious issue
- will substantially lower the values of the remaining homes on the place
- varsity already has issues with water and power, and a multiplex such as this will cause more issues
- shade and privacy issues for houses near the very tall multiplex
- serious safety issues for children playing around there, as a result of the limited parking ... visibility will be an issue
- where will all the black, blue and green bins be stored with cramming in so many houses in such a small area

Please let me know if you require any further information from me.

Thank you, from a concerned community member: Jennifer Gagnon, Varsity Estates resident

Outlook

[External] Re: DP2025-05349

[redacted]

1 attachment (106 KB)
Development Permit re 132 VEP NW from DG.pdf;

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Please find my letter attached.
Thank you,
Diane Gibson

DIANE GIBSON
716 VARSITY ESTATES PLACE NW
CALGARY, ALBERTA T3B 4R2

City of Calgary Planning & Development
Reza Bacchus, File Manager
Reza.Bacchus@calgary.ca

May 11, 2026

To File Manager Bacchus:

Re: DP2025-05349

I am writing to express my extreme concern about the application for a land use change at 132 Varsity Estates Place N.W. I attended a community meeting and heard that there continues to be some requests for a land use amendment. Added to this issue, the development plans for the lot remain extremely distressing. The proposal that is going before the planning committee is unacceptable. M The reasons for my concern are as following:

- the needs and wellbeing of our community are not being considered
- additional density in the single-family area of Varsity Estates is not warranted; Varsity Estates already accommodates a large variety and number of housing options
- incompatibility with the community's architectural context. These rowhouses are dramatically different from the existing homes and detract from, rather than add to, the general look of the community
- incompatibility with the existing lot coverage with neighbouring homes and will negatively impact community character. Our existing green spaces and large number of trees enhance our community, while this plan reduces our treed areas and is counter to our city's commitment to planting more trees throughout Calgary.
- the lack of privacy and overshadowing which will result for the neighbouring homes due to the proposed height of the rowhouses
- worsening of traffic/ pedestrian safety
- worsening of traffic congestion
- negative impact on street parking capacity
- incompatibility with the parking capacity in and around the cul-de-sac
- negative impact on neighbourhood property values
- incompatibility with my own initial property investment rationale.

This application is an example of bad planning that will negatively impact the area. The developer does not appear to have any appreciation for the needs and wellbeing of our community**; therefore, I respectfully ask that this request for a development permit be denied.**

Sincerely,

Diane M. Gibson

Cc JoAnne Atkins, Director of Civic Affa [redacted]

Outlook

Re: [External] DP2025-05349.

Good Morning Myles,

Thank you for reaching out and for taking the time to share your concerns regarding DP2025-05349. Comments provided about the development, along with those submitted by other residents and the Varsity Community Association, are appreciated and have been received as part of the review process.

Your concerns regarding the proposed development's potential:

- incompatibility with community's vision and character
- incompatibility with current residents' investment rationale

will be reviewed and considered by the Development Authority before a decision is made.

Should the application be approved, a public notice of the decision will be issued. If members of the community remain concerned with the final decision, individuals who are deemed affected have the opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB), in accordance with the applicable appeal process. The SDAB is an independent appeal board that hears appeals about certain decisions made by the City's Development Authority, including development permit approvals or refusals. It is separate from the City's Planning Department.

Simply, if a development permit is approved and affected residents disagree with the decision, they may be able to appeal to the SDAB. The Board then holds a hearing where the appellant, applicant, City, and affected parties can present information, before the Board makes a decision.

I encourage you to remain engaged throughout this process.

Best Regards,
Reza

Reza Bacchus
Planner I
Planning and Development Services - Community Planning
C (587) 891-3895
E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: Myles Hamilton [redacted]
Sent: 13 August 2026 9:32 AM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Subject: [External] DP2025-05349.

SDAB2026-0166

579

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Reza Im another Varsity Estates home owner that is very concerned about this development.
The impact on parking, density, safety on the road are all concerned which im sure you have heard prior to this email.

Also Varsity Estates was designed as "Country Residential" and that's what we paid for when we invested in this community and we hope the Integrity of the community will remain without this denting up of multi-unit housing. Its interesting that the house was purchased for sub $1.0 million and now they are selling 5 units for over a million, so this project does not provide lower cost housing which I understand is an issue in the City.

Thanks for considering our feedback from the Varsity Estates community residents.

Regards,

Myles Hamilton

[redacted]

Outlook

Re: [External] 132 Varsity Estates Place

Good Morning Nancy and Ted,

Thank you for reaching out and for taking the time to share your concerns regarding DP2025-05349. Comments provided about the development, along with those submitted by other residents and the Varsity Community Association, are appreciated and have been received as part of the review process.

Your concerns regarding the proposed development's potential:

- contextual inappropriateness
- negative impact on local traffic
- insufficient storage space for waste and recycle bins
- incompatibility with parking capacity in and around Varsity Estates Place NW and along Varsity Estates Drive NW
- negative impact on cyclist and pedestrian safety in and around Varsity Estates Place NW

will be reviewed and considered by the Development Authority before a decision is made.

Should the application be approved, a public notice of the decision will be issued. If members of the community remain concerned with the final decision, individuals who are deemed affected have the opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB), in accordance with the applicable appeal process. The SDAB is an independent appeal board that hears appeals about certain decisions made by the City's Development Authority, including development permit approvals or refusals. It is separate from the City's Planning Department.

Simply, if a development permit is approved and affected residents disagree with the decision, they may be able to appeal to the SDAB. The Board then holds a hearing where the appellant, applicant, City, and affected parties can present information, before the Board makes a decision.

I encourage you to remain engaged throughout this process.

Best Regards,
Reza

Reza Bacchus
Planner I
Planning and Development Services - Community Planning
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The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

581

From: Nancy Hanbury [redacted]
Sent: 13 August 2026 10:28 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Subject: [External] 132 Varsity Estates Place

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We are completely opposed to this application.
The proposal does not fit in the community. Varsity is currently incredibly diverse in housing opportunities. This proposal will create traffic chaos. Storage for garbage, recycle and composite has not been considered. Parking in this cul d sac will be difficult. Cycling and playing for children will become complex and dangerous.
Please deny this application
Nancy and Ted Hanbury
1447 Varsity Eatates Dr NW
1-403-863-7321
Sent from my iPhone

Outlook

[External] DP2025-05349

From Sharon Hanwell [redacted]
Date Mon 2026-05-11 9:30 AM
To Bacchus, Reza <Reza.Bacchus@calgary.ca>
Cc [redacted]

1 attachment (132 KB)
Development Permit re 132 VEP NW.pdf;

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Ms. Bacchus:

Please find attached my letter of concern regarding DP2025-05349.

Sincerely,
Sharon Hanwell

City of Calgary Planning & Development
Reza Bacchus, File Manager
Reza.Bacchus@calgary.ca

May 11, 2026

To File Manager Bacchus:

Re: DP2025-05349

On August 16th I wrote to express my deep concern regarding the application for a land use change at 132 Varsity Estates Place N.W. I recently attended a community meeting to hear the continuing request for a land use amendment and the development plans for the lot and remain extremely distressed by the proposal that is going before the planning committee. My reasons remain the same:

- insensitivity towards the needs and wellbeing of our community
- additional density in the single-family area of Varsity Estates is not warranted; Varsity Estates already accommodates a large variety of housing options
- incompatibility with the community's architectural context. These rowhouses are dramatically different from the existing homes and detract from, rather than add to, the beauty of the community
- incompatibility with the existing lot coverage with neighbouring homes and will negatively impact community character. Our green spaces and large number of trees enhance our community while this plan reduces our treed areas and is counter to our city's commitment to planting more trees throughout Calgary.
- the lack of privacy and shadowing which will result for the neighbouring homes due to the proposed height of the rowhouses
- worsening of traffic/ pedestrian safety
- worsening of traffic congestion
- negative impact on street parking capacity
- incompatibility with the parking capacity in and around the cul-de-sac
- negative impact on neighbourhood property values
- incompatibility with my own initial property investment rationale.

This application is an example of very bad planning and of a developer who has no appreciation for the needs and wellbeing of our community. **I ask that the request for a development permit be denied.**

Sincerely,

Sharon Hanwell

Cc JoAnne Atkins, Director of Civic Affairs [redacted]

Outlook

Re: [External] DP2025-05349.

Good Morning Sharon,

Thank you for your comments regarding DP2025-05349.

The current notice posting was undertaken to ensure that the proposed uses were accurately reflected in accordance with the Land Use Bylaw requirements. Comments received during the notice period will be reviewed and considered by the Development Authority before a decision is made.

Should the application be approved, a public notice of the decision will be issued. If members of the community remain concerned with the final decision, individuals who are deemed affected have the opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB), in accordance with the applicable appeal process. The SDAB is an independent appeal board that hears appeals about certain decisions made by the City's Development Authority, including development permit approvals or refusals. It is separate from the City's Planning Department.

Simply, if a development permit is approved and affected residents disagree with the decision, they may be able to appeal to the SDAB. The Board then holds a hearing where the appellant, applicant, City, and affected parties can present information, before the Board makes a decision.

Regarding your enquiry about Ms. Atkins' requested meeting, please note that Administration did meet with Ms. Atkins in person on July 29, 2026.*

**Administration refers to the Development Approvals Review Team (DART). The DART team is made up of Planning, and Engineering Generalist that review planning files (e.g., Development Permits). Administration also includes the Development Authority who reviews and finalizes the decision on planning files.*

Best Regards,
Reza Bacchus

Reza Bacchus
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Calgary, AB T2P 2M5

From: Sharon Hanwell <[redacted]
Sent: 12 August 2026 3:24 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>; Tyers, Kim <Kim.Tyers@calgary.ca>
Subject: [External] DP2025-05349.

SDAB2026-0166

585

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Dear R. Bacchus
I just noticed a sign outside 132 Varsity Estates Place NW and stopped to take a photo of it as I distressed to discover that the DP is being considered. I have also received a copy of the letter that Jo Anne Atkins has sent to you. I completely support Ms. Atkins, the members of our Civic Affairs Committee and the other residents of Varsity Community in their request to have the land use redesignation problem solved quickly and certainly before any development permits are approved. As I shared in my previous letters I strongly oppose the land redesignation. I also oppose the developer's plans as they clash with the existing buildings and detract from our neighborhood's aesthetic.

I look forward to hearing that you will be meeting with Ms. Atkins, as she has requested, and that City Council will be making decisions that make sense for our community, as they have promised.

Sharon Hanwell
716 Varsity Estates Place NW

Outlook

Re: [External] DP 2005-05349 132 Varsity Estates Place NW

Good Afternoon Bill and Pat,

Thank you for reaching out and taking the time to share your concerns regarding DP2025-05349.

Your concerns regarding the proposed development's potential:

- incompatibility with residents' initial property investment rationale
- incompatibility with the community's character and architecture context
- incompatibility with parking capacity in and around Varsity Estates Place NW and along Varsity Estates Drive NW
- negative impact on traffic congestion at the intersection of 53 St NW and Varsity Estates Dr NW
- negative impact on children/ pedestrian/ cyclist safety

will be reviewed and considered by the Development Authority before a decision is made.

I've put together an FAQ page to answer a variety of questions coming from community members. Please let me know if this helps to shed light on the processes and procedures regarding this development application.

FAQ: DP2025-05349 (132 Varsity Estates Place NW)

1. Has the development permit application changed or been converted because the H-GO land use redesignation application was withdrawn?
No. DP2025-05349 has not been converted, reassigned, or otherwise altered. The withdrawal of Land Use Redesignation application LOC2025-0141 does not invalidate the development permit application, and a new development permit application is not required. The application continues through the established development permit review process.

2. Why was a new public notice sign posted in August 2026?
A new seven-day public notice posting was required because the uses described on the original notice sign did not fully align with the proposed development descriptions being reviewed. The word "Semi-detached Dwelling" was missed in the initial posting. The Land Use Bylaw requires that all proposed uses be accurately identified on the notice sign prior to a decision being made. Re-posting the sign was undertaken to ensure compliance with those notice requirements.

3. What changes were made to the proposal?
The overall building form has remained consistent throughout the review process. The proposed development continues to be a form of Semi-detached Dwelling and Rowhouse Building. The primary changes involved revisions to address Land Use Bylaw compliance issues identified during review, including matters such as building height and balcony floor area. These revisions eliminated the need for bylaw relaxations.

4. Was a new development permit application required after the withdrawal of LOC2025-0141?
No. Administration determined that the existing development permit application could continue to be reviewed under the applicable land use district. The withdrawal of the land use amendment application did not require submission of a new development permit application.

5. Was an exception made for this property?

No. Administration advised that no exception was made and that DP2025-05349 continues to follow the City's established development permit review processes.

6. Why did the public notice sign direct residents to comment when DMAP showed "Pending Decision"?
The application remains under review even when displayed as "Pending Decision" on DMAP. During the August notice posting period, the intention was for public comments to be accepted through Development Map while the application proceeded through the final stages of review.

7. How can residents submit comments on the application?
Comments can be submitted through the City's Development Map (DMAP) during the active notice posting period. Administration confirmed that the "Share Your Comments" function was enabled and that comments would be accepted throughout the August 6 to August 13 notice posting period.

8. Why were residents initially unable to see the updated plans on DMAP?
Administration advised that DMAP was updated with the latest amended plans dated July 17, 2026. Residents who experienced difficulty accessing the plans may have encountered timing issues while updates were being posted. Administration confirmed that the most recent amended plans were subsequently made available on DMAP.

9. Which plans represent the proposal currently under review?
The current version of the proposal is represented by the most recent amended plans uploaded to DMAP, identified as "DP2025-05349 - DMAP Plans Amended (3MB) 2026-07-17.pdf".

10. Why is the withdrawn land use application (LOC2025-0141) still visible on DMAP?
Administration advised that while the applicant withdrew the H-GO land use amendment, the application had not yet been formally cancelled in the system because the required cancellation documentation had not yet been submitted. As a result, the application continued to appear on DMAP.

11. Will the public comment period be extended?
The notice posting period has been extended to August 21.

12. Will the Varsity Community Association receive a new circulation package?
No. Administration indicated that the August 2026 re-posting was not considered a new circulation but rather a notice update to accurately describe the proposed uses. Therefore, a new circulation package was not initiated.

13. Has a decision been made on DP2025-05349?
At the time of the correspondence, Administration confirmed that no decision had yet been made on the application. Any future status updates would be posted through the Development Map.

14. Were public and community association concerns considered during the review process?
Yes. Administration advised that concerns submitted by nearby residents and the Varsity Community Association were reviewed throughout the Development Applications Review Team (DART) process. According to Administration, these comments contributed to revisions to the proposal, resulting in a development that more closely aligns with the existing R-CG district and removed the need to pursue the H-GO land use redesignation.

15. If the development is approved, what opportunities remain for public involvement? Can it be appealed?
If approved, a public notice of the development approval would be issued. Individuals who are deemed affected by the approval may have an opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB) in accordance with applicable legislation and procedures. Further information regarding the appeal process can be found at https://www.calgarysdab.ca/home.html.

Best Regards,
Reza

Reza Bacchus
Planner I
Planning and Development Services - Community Planning
C (587) 891-3895
E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M

Calgary, AB T2P 2M5

From: Bill Henderson [redacted]
Sent: 19 August 2026 11:15 AM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Cc: [redacted]WARD1 <Ward1@calgary.ca>
Subject: [External] DP 2005-05349 132 Varsity Estates Place NW

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Dear Mr. Bacchus

We are residents of the Varsity Estates community and our house is located near the above proposed development

In August 2025 we shared our initial thoughts on the development which, at that time, was in the form of a rezoning proposal. Since then, the Development Permit has been submitted, and we note several related events have also occurred including:

- Two Town Hall meetings organized by the Varsity Community Association attended by some 500 and 250 residents respectively. We were able to attend the first meeting and note there was an overwhelming opposition to the development. We understand similar sentiments were expressed in the second meeting;
- A petition opposing the development which gathered over 300 signatures;
- City Council repealing blanket rezoning;
- Most recently, the modification of the Development Permit and the de-linking of that permit from the original land-use application with **no notice to the community association and an extraordinary short comment period for affected and interested parties**.

Please be advised that we still remain **firmly opposed** to both the rezoning and the development.

We purchased our current, single-family property in 2018 to be part of an established community close to Silver Springs Golf Course and be surrounded by similar homes that are well-maintained and well-treed. The proposed development goes completely against the character of this neighborhood and brings with it an overwhelming large and visually incompatible building. In addition, it will bring an array of other issues including, but not limited to, lack of parking, increased traffic at an already congested intersection at 53rd Street and safety concerns for residents and their children.

We also note that the events over the past few weeks as noted by my fourth bullet above, seem to indicate that the City of Calgary Planning Department is working almost exclusively with the developer and showing little, if any, respect for the concerns or input of community residents. We sincerely hope this is not the case.

Varsity Estates was developed in the early 1970's as a well-thought out, upper-scale community surrounding the Silver Springs Golf Course. The primary focus was single-family homes but with allowance for multiple dwelling structures in certain areas, for example, Chateaux on the Green and Varsity Estates Garden. The above development would change the character of the original planning and allow for encroachment into the main, positive attribute of the area – single-family homes. Approval of the proposal would have little respect for the existing homeowners who, like us, bought here for the reasons described above and also pay much higher property taxes to be in the community and close to the golf course.

We ask that proper procedures be followed with the new re-zoning regulations, proper communication and notice be provided to interested parties and that careful and genuine consideration be given to the concerns raised by community residents.

Respectfully,

Bill & Pat Henderson
1237 Varsity Estates Rd NW

Outlook

Re: [External] 132 Varsity Estates Place NW

Good Morning Marie,

Thank you for reaching out again and taking the time to share your concerns regarding DP2025-05349.

Your concerns regarding the proposed development's potential:

- incompatibility with parking capacity in and around Varsity Estates Place NW and along Varsity Estates Drive NW
- negative impact on traffic congestion in and around Varsity Estates Pl NW, along Varsity Estates Dr NW, and at the intersection of 53 St NW and Varsity Estates Dr NW
- functional incompatibility due to the lack of a rear lane adjacent to the parcel
- negative impact on children/ pedestrian/ cyclist safety due increased traffic, on-street parking congestion and the loss of sightlines
- incompatibility with the community's density
- incompatibility with the community's character and architecture context
- negative impact on community residents' property values

will be reviewed and considered by the Development Authority before a decision is made.

I've put together an FAQ page to answer a variety of questions coming from community members. Please let me know if this helps to shed light on the processes and procedures regarding this development application.

FAQ: DP2025-05349 (132 Varsity Estates Place NW)

1. Has the development permit application changed or been converted because the H-GO land use redesignation application was withdrawn?
No. DP2025-05349 has not been converted, reassigned, or otherwise altered. The withdrawal of Land Use Redesignation application LOC2025-0141 does not invalidate the development permit application, and a new development permit application is not required. The application continues through the established development permit review process.

2. Why was a new public notice sign posted in August 2026?
A new seven-day public notice posting was required because the uses described on the original notice sign did not fully align with the proposed development descriptions being reviewed. The word "Semi-detached Dwelling" was missed in the initial posting. The Land Use Bylaw requires that all proposed uses be accurately identified on the notice sign prior to a decision being made. Re-posting the sign was undertaken to ensure compliance with those notice requirements.

3. What changes were made to the proposal?
The overall building form has remained consistent throughout the review process. The proposed development continues to be a form of Semi-detached Dwelling and Rowhouse Building. The primary changes involved revisions to address Land Use Bylaw compliance issues identified during review, including matters such as building height and balcony floor area. These revisions eliminated the need for bylaw relaxations.

4. Was a new development permit application required after the withdrawal of LOC2025-0141?

No. Administration determined that the existing development permit application could continue to be reviewed under the applicable land use district. The withdrawal of the land use amendment application did not require submission of a new development permit application.

5. Was an exception made for this property?
No. Administration advised that no exception was made and that DP2025-05349 continues to follow the City's established development permit review processes.

6. Why did the public notice sign direct residents to comment when DMAP showed "Pending Decision"?
The application remains under review even when displayed as "Pending Decision" on DMAP. During the August notice posting period, the intention was for public comments to be accepted through Development Map while the application proceeded through the final stages of review.

7. How can residents submit comments on the application?
Comments can be submitted through the City's Development Map (DMAP) during the active notice posting period. Administration confirmed that the "Share Your Comments" function was enabled and that comments would be accepted throughout the August 6 to August 13 notice posting period.

8. Why were residents initially unable to see the updated plans on DMAP?
Administration advised that DMAP was updated with the latest amended plans dated July 17, 2026. Residents who experienced difficulty accessing the plans may have encountered timing issues while updates were being posted. Administration confirmed that the most recent amended plans were subsequently made available on DMAP.

9. Which plans represent the proposal currently under review?
The current version of the proposal is represented by the most recent amended plans uploaded to DMAP, identified as "DP2025-05349 - DMAP Plans Amended (3MB) 2026-07-17.pdf".

10. Why is the withdrawn land use application (LOC2025-0141) still visible on DMAP?
Administration advised that while the applicant withdrew the H-GO land use amendment, the application had not yet been formally cancelled in the system because the required cancellation documentation had not yet been submitted. As a result, the application continued to appear on DMAP.

11. Will the public comment period be extended?
The notice posting period has been extended to August 21.

12. Will the Varsity Community Association receive a new circulation package?
No. Administration indicated that the August 2026 re-posting was not considered a new circulation but rather a notice update to accurately describe the proposed uses. Therefore, a new circulation package was not initiated.

13. Has a decision been made on DP2025-05349?
At the time of the correspondence, Administration confirmed that no decision had yet been made on the application. Any future status updates would be posted through the Development Map.

14. Were public and community association concerns considered during the review process?
Yes. Administration advised that concerns submitted by nearby residents and the Varsity Community Association were reviewed throughout the Development Applications Review Team (DART) process. According to Administration, these comments contributed to revisions to the proposal, resulting in a development that more closely aligns with the existing R-CG district and removed the need to pursue the H-GO land use redesignation.

15. If the development is approved, what opportunities remain for public involvement? Can it be appealed?
If approved, a public notice of the development approval would be issued. Individuals who are deemed affected by the approval may have an opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB) in accordance with applicable legislation and procedures. Further information regarding the appeal process can be found at https://www.calgarysdab.ca/home.html.

Best Regards,
Reza

Reza Bacchus

Planner I

Planning and Development Services - Community Planning

C (587) 891-3895

E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: Lukacs Home [redacted]
Sent: 14 August 2026 9:04 AM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Cc [redacted]
Subject: [External] 132 Varsity Estates Place NW

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To Reza Bacchus,

Re: DP2025-05349, 132 Varsity Estates Place NW

I have written to you previously to express my strong opposition to the development of a rowhouse on the site of 132 Varsity Estates Place NW. I continue to vehemently oppose this development. I am aware that new rules were established for rowhouse height and lot coverage, however this does not change my level of anger and disappointment.

There is absolutely inadequate parking for 5-10 vehicles at this site. Neighbours will be negatively affected by overflow parking, and the main Varsity Estates Drive will be significantly impacted. There are no back lanes. Parking in and backing out of the site will directly impact the flow of traffic on the main drive and in the cul-de-sac. We have already seen a significant increase in the amount of traffic in the area since the construction of the condos at the corner of Varsity Estates Drive and 53 Street. The additional traffic of rowhouse owners/tenants will greatly increase congestion on my street.

Safety of pedestrians, cyclists and drivers is of utmost importance, and this potential development will not allow for the same level of safety as currently exists. Varsity Estates is a family-friendly, active community. We need children, university students (who run and train in the area), adults, and seniors to feel that they can walk, run, cycle safely throughout the community.

Varsity Estates is filled with homes and yards that owners have strived to make beautiful over the years. There are many rowhouses and condos in the community, but they are in well-defined areas, with appropriate plans for parking, traffic flow, and aesthetics. This development will stick out like a sore thumb! Think of the home owners in the cul-de-sac who will lose market value because of this build.

I question the accuracy of the City's processes and timing for approvals for this site, as per the information provided by our Civic Affairs Committee. There was no or delayed communication with

our representatives, which made it difficult for community members to respond. The City must listen to the concerns and outrage of an entire community.

I am asking you to reconsider this permit and zoning designation. Varsity Estates should remain as the community it was designed to be from the outset - well planned areas for single family homes, condos, rowhouses and villas. My neighbours and my family should not lose out on a calm, beautiful community to give in to a developer with a plan that ignores the community outcry.

Submitted by
Marie Lukacs
1168 Varsity Estates Drive NW

Thank you,
Marie Lukacs
1168 Varsity Estates Drive NW

Outlook

Re: Permits relating to 132 Varsity Estates PL (DP 2025-05349)

[redacted]

Good Afternoon Emil,

Thank you for taking the time to reach out once again regarding DP2025-05349.

Please note, the notice posting has been extended to August 21, 2026.

I've put together an FAQ page to answer a variety of questions coming from community members. Please let me know if this helps to answer your questions and to hear what others in the community might also be asking.

FAQ: DP2025-05349 (132 Varsity Estates Place NW)

1. Has the development permit application changed or been converted because the H-GO land use redesignation application was withdrawn?
No. DP2025-05349 has not been converted, reassigned, or otherwise altered. The withdrawal of Land Use Redesignation application LOC2025-0141 does not invalidate the development permit application, and a new development permit application is not required. The application continues through the established development permit review process.

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4. Was a new development permit application required after the withdrawal of LOC2025-0141?
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15. If the development is approved, what opportunities remain for public involvement? Can it be appealed?
If approved, a public notice of the development approval would be issued. Individuals who are deemed affected by the approval may have an opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB) in accordance with applicable legislation and procedures. Further information regarding the appeal process can be found at https://www.calgarysdab.ca/home.html.

Best Regards,

SDAB2026-0166

595

Reza

Reza Bacchus
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E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: Emil Kothari [redacted]
Sent: 09 August 2026 12:42 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
[redacted]
<Matt.Rockley@calgary.ca>; Lee, Christian <Christian.Lee@calgary.ca>; CLWARD1 - Jaxson Owchar <CLWARD1@calgary.ca>; Tyers, Kim <Kim.Tyers@calgary.ca>; Mayor <TheMayor@calgary.ca>
Subject: [External] Permits relating to 132 Varsity Estates PL (DP 2025-05349)

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Dear Mr. Bacchus,

For the past two years, I have committed significant time to thoughtfully provide input on the proposed permits relating to the 132 Varsity Estates Pl. I am dismayed at some recent developments on this file and want to put on the record my issues with the public consultation and process for DP 2025-05349 for 132 Varsity Estates Pl N.W. For context, it is useful to consider that this is one of the most contested residential developments in the city, from a formal and informal response perspective, and was specifically discussed several times at the recent city council hearing (week of July 21, 2026, blanket rezoning repeal bylaw hearing).

1. The H-GO land use redesignation for the subject site was withdrawn in Jun 2026, however, the DP 2025-05349, which was submitted using the city's concurrent submission pathway, was allowed to survive. Not only do I believe this to be incorrect procedurally, but, no disclosure of this change was provided to the Varsity community association or the 100's of residents that have provided formal responses of opposition through various public consultations on this property. The permit proponent had signed a concurrent submission declaration (CSD) which clearly states they will assume the risk of cancellation that if the land use amendment isn't successful. The intent of the CSD is to fast track, but, it comes with this tradeoff. Whether officially refused by city or withdrawn, difference of which is semantics, we ask the planning commission to see the big picture. Allowing the DP to survive and migrate under another land use gives a free option for the developer and subverts the ability for concerned residents to react.

I urge you to reconsider your position and cancel DP 2025-05349. This is not a case where the permit should be fast tracked in the name of permit efficiency and is an unintended consequence of the imprecise blanket rezoning policy implemented in 2024.

2. In the most recent public meeting with the developers, their agents and concerned local residents at the Varsity Community Centre in May 2026, it came to light that changes made to the plans over the past years were driven by Calgary's planning department, on technicalities. The permit proponents could not speak to one change that came from the residents, whose concern, at the core, is about an inappropriate increase in density and context within the community. Going from 1 dwelling/lot to 5 (up to 10) dwelling/lot in an estate community, without backlanes and in a cul de sac, is extreme (please see areal photo of Varsity Estates below, for context). It is troubling that the project proponent has not taken the community's direct feedback and reduced the density of the development in it's plans.

3. Incongruency between the information on DMAP and the physical public notice sign (posted in Aug 2026) attributed to 132 Varsity Estates Pl DP is troubling.
   - dates on DMAP and physical sign differ
   - DMAP showed 'Pending Decision', which isn't the case, however, could deter people from submitting comments
   - the duration of the period chosen in which to accept comments is the minimum at 7 days - curious as to the logic applied to this choice given it is the middle of summer, 100's of local residents oppose this development. City council is allowed to be off for much of August, why can't citizens have a reprieve. **Would request that this comment period is extended to last half of September 2026.**
   - For a portion of the notice period, the updated plans were not available on the DMAP site
   - The fact that the withdrawn land use application (LOC2025-0141) is still visible on DMAP, is incredibly misleading for opposing stakeholders. Not submitting cancellation documentation to affect this change works as a tactic to obscure facts from stakeholders.

It is not a stretch to come to the conclusion that the planning department is either favouring the permit proponent or being careless - both cases serve to erode stakeholder trust given such a high-profile case. Neither the opposing stakeholders or the permit proponent are clients of the city, there should no advantages for either side. Given the incredibly high amount of opposition for this development, the delayed updates to DMAP, and the decision to utilize the shortest possible public notice periods, I **would request that city planning be transparent and promptly communicate all changes to the file to Varsity Community Association** (eg withdrawn LOC, amendments to drawings, etc) from this point forward. Recent events have significantly reduced my confidence that a fair process is taking place.

Respectfully,

Emil Kothari (on behalf of myself and family)

SDAB2026-0166

Resident @ 120 Varsity Estates Pl

Varsity Estates Region Map



Outlook

Re: [External] Submission Against 132 Varsity Estates Pl NW

Good Afternoon Neena,

Thank you for taking the time to follow-up your previous comments on LOC2025-0141, the proposed land use amendment at 132 Varsity Estates Place NW, with updated comments.

Your concerns regarding the proposed land use redesignation's and subsequent proposed development's potential:

- negative impact on pedestrian, cyclist, and traffic safety due to an increase of traffic conflict points along Varsity Estates Drive NW
- worsening of on-street parking congestion
- worsening of traffic congestion
- negative impact on cyclist safety due to increased on-street parking congestion
- worsening of traffic/ pedestrian/ cyclist safety due to increased traffic congestion, on-street parking congestion and the loss of sightlines
- negative impact on visibility at the intersection of the cul-de-sac and Varsity Estates Drive NW due to increased traffic congestion, on-street parking congestion and the loss of sightlines
- incompatibility with the parking capacity within the cul-de-sac, Varsity Estates Place NW
- negative impact due to congestion of waste and recycle bins along Varsity Estates Drive NW
- incompatibility with surrounding road and other infrastructure due to inappropriate scale and density
- incompatibility with contextual character
- Incompatibility with initial investment rationale
- negative impact on neighbours' quality of life
- negative impact on mature tree canopy
- negative impact on local biodiversity

Furthermore, all of the community's concerns raised from the proposed land use amendment, LOC2025-0141, are being applied to our review. The review of this application is still **in progress**. Also, because this Development Permit (DP) application is reliant on the proposed Land Use Amendment, the DP cannot be approved until the Land Use Amendment is approved. And the Land Use Amendment application is still **in progress**.

If, for argument's sake this DP application is eventually approved, a public notice regarding the development approval will be published. Anyone deemed to be affected by the approval will have an opportunity to appeal the decision in front of the Subdivision and Development Appeal Board. Further information regarding the appeal process can be found at https://www.calgarysdab.ca/home.html

I encourage you to remain engaged throughout this process.

Best Regards,
Reza

Reza Bacchus
Planner I
Planning and Development Services - Community Planning
C (587) 891-3895
E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076

598

800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: Neena Kothari <[redacted]
Sent: 06 May 2026 9:23 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Subject: [External] Submission Against 132 Varsity Estates Pl NW

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Good evening Reza,

Please see my attached submission in regards to the development of 132 Varsity Estates Pl NW.

Thank you,
Neena Gohill Kothari

My primary concern with this proposed high-density development is the significant impact it will have on the safety of residents, pedestrians, cyclists, and drivers in our community. The addition of three driveways along Varsity Estates Drive will substantially increase traffic conflict points on what is already one of the busiest and most heavily used sections of Varsity Estates. This roadway is used daily by families, children, seniors, cyclists, and pedestrians, many of whom rely on the current street layout to move safely through the neighbourhood.

With the increase in residents and vehicles, on-street parking will inevitably expand along Varsity Estates Drive. This will reduce available space for cyclists and force many riders **— including my children** — farther into the roadway and closer to moving traffic. In addition, the increased congestion and parked vehicles will make it significantly more difficult and dangerous for neighbouring homeowners to safely exit their driveways. Given the existing bend in the road and already limited sightlines, this proposal creates a very real safety concern and increases the likelihood of serious accidents.

Visibility concerns are especially significant for residents exiting the cul-de-sac at 100 Varsity Estates. Parked vehicles along the west side of Varsity Estates Drive already reduce visibility due to the curve in the roadway. Additional parking generated by this development could make it nearly impossible for drivers to safely see approaching traffic before entering the road.

The cul-de-sac itself also lacks the capacity to absorb overflow parking. The limited visitor parking currently available serves the existing homes and residents, many of whom already require those spaces for additional family vehicles or guests. Recent construction activity in the cul-de-sac has already demonstrated how quickly parking shortages create congestion, reduced visibility, and increased risk of vehicle damage. This was extremely disruptive, with numerous vehicles, large construction trucks, and increased traffic frequently blocking or partially obstructing driveways and reducing pedestrian safety. As both a resident and pedestrian, I have personally felt unsafe navigating the area during this time. It is deeply concerning to think that this level of congestion and stress could become permanent.

The proposal would also substantially increase the number of garbage, recycling, and compost bins lining Varsity Estates Drive. The street and surrounding infrastructure were not designed to support this level of density or the associated impacts. A development of this scale would be more appropriate on a property with rear lane access and infrastructure better suited to higher residential intensity.

Beyond traffic and parking concerns, the size and scale of the proposed structure are incompatible with the established character of the neighbourhood. The building footprint appears excessive for the lot size and significantly exceeds the lot coverage of neighbouring homes. This would negatively affect adjacent properties through increased shadowing, reduced privacy, and an overall loss of enjoyment for surrounding homeowners. The development does not appear cohesive with the existing community aesthetic and may negatively impact neighbouring property values.

NW Calgary has very few communities like Varsity, people move to this community for the older homes and large lot sizes. As to why the city would just allow developers whose main purpose is to disrupt and make a profit is beyond me and allow the charm of the area to be destroyed. The developers are not the ones who will be living in the area and have to deal with the aftermath of the

densification in a lot that cannot support what they are proposing. It's the community members who suffer and developers walk away with money in their pockets. The charm that makes Varsity what it is, is taken away.

Finally, the removal of several mature trees is particularly troubling. These trees contribute greatly to the character, biodiversity, and environmental health of the area. Their removal would be a significant loss to the community and appears inconsistent with broader climate and environmental policies intended to preserve mature urban tree canopies.

For these reasons, I strongly oppose this proposed development and respectfully ask that the application be reconsidered or denied.

Outlook

Re: [External] 132 Varsity Estates Place - DP2025-05349

Good Morning Neena,

Thank you for taking the time to reach out again with your questions and comments regarding development permit DP2025-05349 for 132 Varsity Estates Place NW.

Your concerns from May 6, 2026, regarding the proposed development's potential:

- negative impact on pedestrian, cyclist, and traffic safety due to an increase of traffic conflict points along Varsity Estates Drive NW;
- worsening of on-street parking congestion;
- worsening of traffic congestion;
- negative impact on cyclist safety due to increased on-street parking congestion;
- worsening of traffic/ pedestrian/ cyclist safety due to increased traffic congestion, on-street parking congestion and the loss of sightlines;
- negative impact on visibility at the intersection of the cul-de-sac and Varsity Estates Drive NW due to increased traffic congestion, on-street parking congestion and the loss of sightlines;
- incompatibility with the parking capacity within the cul-de-sac, Varsity Estates Place NW;
- negative impact due to congestion of waste and recycle bins along Varsity Estates Drive NW;
- incompatibility with surrounding road and other infrastructure due to inappropriate scale and density;
- incompatibility with contextual character;
- Incompatibility with initial investment rationale;
- negative impact on neighbours' quality of life;
- negative impact on mature tree canopy;
- negative impact on local biodiversity;

were taken into consideration and applied to our review of this development permit application.

I've put together an FAQ page to answer a variety of questions coming from community members. Please let me know if this helps to answer your questions and to hear what others in the community might also be asking.

FAQ: DP2025-05349 (132 Varsity Estates Place NW)

1. Has the development permit application changed or been converted because the H-GO land use redesignation application was withdrawn?
No. DP2025-05349 has not been converted, reassigned, or otherwise altered. The withdrawal of Land Use Redesignation application LOC2025-0141 does not invalidate the development permit application, and a new development permit application is not required. The application continues through the established development permit review process.

2. Why was a new public notice sign posted in August 2026?
A new seven-day public notice posting was required because the uses described on the original notice sign did not fully align with the proposed development descriptions being reviewed. The word "Semi-detached Dwelling" was

missed in the initial posting. The Land Use Bylaw requires that all proposed uses be accurately identified on the notice sign prior to a decision being made. Re-posting the sign was undertaken to ensure compliance with those notice requirements.

3. What changes were made to the proposal?
The overall building form has remained consistent throughout the review process. The proposed development continues to be a form of Semi-detached Dwelling and Rowhouse Building. The primary changes involved revisions to address Land Use Bylaw compliance issues identified during review, including matters such as building height and balcony floor area. These revisions eliminated the need for bylaw relaxations.

4. Was a new development permit application required after the withdrawal of LOC2025-0141?
No. Administration determined that the existing development permit application could continue to be reviewed under the applicable land use district. The withdrawal of the land use amendment application did not require submission of a new development permit application.

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No. Administration advised that no exception was made and that DP2025-05349 continues to follow the City's established development permit review processes.

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Administration advised that while the applicant withdrew the H-GO land use amendment, the application had not yet been formally cancelled in the system because the required cancellation documentation had not yet been submitted. As a result, the application continued to appear on DMAP.

11. Will the public comment period be extended?
Administration advised that the application would continue to move through the established review and decision-making framework and that the review process would not be paused. No extension to the notice posting period was proposed.

12. Will the Varsity Community Association receive a new circulation package?
No. Administration indicated that the August 2026 re-posting was not considered a new circulation but rather a notice update to accurately describe the proposed uses. Therefore, a new circulation package was not initiated.

13. Has a decision been made on DP2025-05349?

At the time of the correspondence, Administration confirmed that no decision had yet been made on the application. Any future status updates would be posted through the Development Map.

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Yes. Administration advised that concerns submitted by nearby residents and the Varsity Community Association were reviewed throughout the Development Applications Review Team (DART) process. According to Administration, these comments contributed to revisions to the proposal, resulting in a development that more closely aligns with the existing R-CG district and removed the need to pursue the H-GO land use redesignation.

15. If the development is approved, what opportunities remain for public involvement? Can it be appealed?
If approved, a public notice of the development approval would be issued. Individuals who are deemed affected by the approval may have an opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB) in accordance with applicable legislation and procedures. Further information regarding the appeal process can be found at https://www.calgarysdab.ca/home.html.

Best Regards,
Reza

Reza Bacchus
Planner I
Planning and Development Services - Community Planning
C (587) 891-3895
E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: Neena Kothari [redacted]
Sent: 06 August 2026 7:33 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Subject: [External] 132 Varsity Estates Place - DP2025-05349

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Report Suspicious

Good evening Reza,

I went to make comments yesterday on the DMap website but saw that it was not updated. If a sign was posted on the lot I would think that the website would reflect the allowance, especially with a QR code link. This "appears" to be hindrance for allowing residents to comment and only providing residents 7 days as the sign does say reply by August 12th. When I did my review online I thought residents were given 21 days, again this appears as another hindrance and not wanting or allowing residents the time to comment. This is the middle of summer, residents are away and minimum comment period is extremely limited; it makes far more sense to allow for 21 full days.

604

I have attached my submission in opposition of allowing the development. I hope these submissions are taken seriously as with the above noted points, **this procedure gives the impression that this case is not being handled fairly.**

Thank you,
Neena Gohill Kothari

605

My primary concern with this proposed high-density development is the significant impact it will have on the safety of residents, pedestrians, cyclists, and drivers in our community. The addition of three driveways along Varsity Estates Drive will substantially increase traffic conflict points on what is already one of the busiest and most heavily used sections of Varsity Estates. This roadway is used daily by families, children, seniors, cyclists, and pedestrians, many of whom rely on the current street layout to move safely through the neighbourhood.

With the increase in residents and vehicles, on-street parking will inevitably expand along Varsity Estates Drive. This will reduce available space for cyclists and force many riders **— including my children** — farther into the roadway and closer to moving traffic. In addition, the increased congestion and parked vehicles will make it significantly more difficult and dangerous for neighbouring homeowners to safely exit their driveways. Given the existing bend in the road and already limited sightlines, this proposal creates a very real safety concern and increases the likelihood of serious accidents.

Visibility concerns are especially significant for residents exiting the cul-de-sac at 100 Varsity Estates. Parked vehicles along the west side of Varsity Estates Drive already reduce visibility due to the curve in the roadway. Additional parking generated by this development could make it nearly impossible for drivers to safely see approaching traffic before entering the road.

The cul-de-sac itself also lacks the capacity to absorb overflow parking. The limited visitor parking currently available serves the existing homes and residents, many of whom already require those spaces for additional family vehicles or guests. Recent construction activity in the cul-de-sac has already demonstrated how quickly parking shortages create congestion, reduced visibility, and increased risk of vehicle damage. This was extremely disruptive, with numerous vehicles, large construction trucks, and increased traffic frequently blocking or partially obstructing driveways and reducing pedestrian safety. As both a resident and pedestrian, I have personally felt unsafe navigating the area during this time. It is deeply concerning to think that this level of congestion and stress could become permanent.

The proposal would also substantially increase the number of garbage, recycling, and compost bins lining Varsity Estates Drive. The street and surrounding infrastructure were not designed to support this level of density or the associated impacts. A development of this scale would be more appropriate on a property with rear lane access and infrastructure better suited to higher residential intensity.

Beyond traffic and parking concerns, the size and scale of the proposed structure are incompatible with the established character of the neighbourhood. The building footprint appears excessive for the lot size and significantly exceeds the lot coverage of neighbouring homes. This would negatively affect adjacent properties through increased shadowing, extreme reduced privacy, and an overall loss of enjoyment for surrounding homeowners. The development does not appear cohesive with the existing community aesthetic and may negatively impact neighbouring property values.

Finally, the removal of several mature trees is particularly troubling. These trees contribute greatly to the character, biodiversity, and environmental health of the area. Their removal would be a significant loss to the community and appears inconsistent with broader climate and environmental policies intended to preserve mature urban tree canopies.

606

For these reasons, I strongly oppose this proposed development and respectfully ask that the application be denied.

Outlook

Re: DP2025-05349

Good Afternoon Donna,

Thank you for reaching out and for taking the time to share your concerns regarding DP2025-05349. Comments provided about the development, along with those submitted by other residents and the Varsity Community Association, are appreciated and have been received as part of the review process.

Should the application be approved, a public notice of the decision will be issued. If members of the community remain concerned with the final decision, individuals who are deemed affected have the opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB), in accordance with the applicable appeal process. The SDAB is an independent appeal board that hears appeals about certain decisions made by the City's Development Authority, including development permit approvals or refusals. It is separate from the City's Planning Department.

Simply, if a development permit is approved and affected residents disagree with the decision, they may be able to appeal to the SDAB. The Board then holds a hearing where the appellant, applicant, City, and affected parties can present information, before the Board makes a decision.

I encourage you to remain engaged throughout this process.

Best Regards,
Reza

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Calgary, AB T2P 2M5

From: Donna Kwan [redacted]
Sent: 12 August 2026 4:06 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Cc: JoAnne Atkins [redacted]
Subject: [External] DP2025-05349

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SDAB2026-0166

608

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Report Suspicious

Dear Reza,

I am in agreement with our Varsity Community Centre's concern with this DP in regards to the city's lack of transparency with the developer's new permit application. Appropriate steps should be taken if the plans have changed to the H-GO land use zoning. This is not a minor amendment but an entirely new development permit application.

Best,
Donna Kwan
4540 Vandergrift Cres NW

Outlook

Re: LETTER OF OBJECTION - DP2025-05349 - 132 Varsity Estates PL NW -

Good Morning Andre,

Thank you for reaching out and taking the time to share your concerns regarding DP2025-05349.

Your concerns regarding the proposed development's potential:

- incompatibility with the community's density
- inappropriate building height
- negative impact due to its direct access off of Varsity Estates Dr NW
- incompatibility with the community's character and architectural context
- negative shadowing impact on adjacent parcels
- negative impact on street parking in and around Varsity Estates Place NW and along Varsity Estates Dr NW

will be reviewed and considered by the Development Authority before a decision is made.

I've put together an FAQ page to answer a variety of questions coming from community members. Please let me know if this helps to shed light on the processes and procedures regarding this development application.

FAQ: DP2025-05349 (132 Varsity Estates Place NW)

1. Has the development permit application changed or been converted because the H-GO land use redesignation application was withdrawn?
No. DP2025-05349 has not been converted, reassigned, or otherwise altered. The withdrawal of Land Use Redesignation application LOC2025-0141 does not invalidate the development permit application, and a new development permit application is not required. The application continues through the established development permit review process.

2. Why was a new public notice sign posted in August 2026?
A new seven-day public notice posting was required because the uses described on the original notice sign did not fully align with the proposed development descriptions being reviewed. The word "Semi-detached Dwelling" was missed in the initial posting. The Land Use Bylaw requires that all proposed uses be accurately identified on the notice sign prior to a decision being made. Re-posting the sign was undertaken to ensure compliance with those notice requirements.

3. What changes were made to the proposal?
The overall building form has remained consistent throughout the review process. The proposed development continues to be a form of Semi-detached Dwelling and Rowhouse Building. The primary changes involved revisions to address Land Use Bylaw compliance issues identified during review, including matters such as building height and balcony floor area. These revisions eliminated the need for bylaw relaxations.

4. Was a new development permit application required after the withdrawal of LOC2025-0141?
No. Administration determined that the existing development permit application could continue to be reviewed under the applicable land use district. The withdrawal of the land use amendment application did not require submission of a new development permit application.

5. Was an exception made for this property?
No. Administration advised that no exception was made and that DP2025-05349 continues to follow the City's established development permit review processes.

6. Why did the public notice sign direct residents to comment when DMAP showed "Pending Decision"?

The application remains under review even when displayed as "Pending Decision" on DMAP. During the August notice posting period, the intention was for public comments to be accepted through Development Map while the application proceeded through the final stages of review.

7. How can residents submit comments on the application?
Comments can be submitted through the City's Development Map (DMAP) during the active notice posting period. Administration confirmed that the "Share Your Comments" function was enabled and that comments would be accepted throughout the August 6 to August 13 notice posting period.

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Administration advised that while the applicant withdrew the H-GO land use amendment, the application had not yet been formally cancelled in the system because the required cancellation documentation had not yet been submitted. As a result, the application continued to appear on DMAP.

11. Will the public comment period be extended?
The notice posting period has been extended to August 21.

12. Will the Varsity Community Association receive a new circulation package?
No. Administration indicated that the August 2026 re-posting was not considered a new circulation but rather a notice update to accurately describe the proposed uses. Therefore, a new circulation package was not initiated.

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15. If the development is approved, what opportunities remain for public involvement? Can it be appealed?
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Best Regards,
Reza

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Calgary, AB T2P 2M5

611

From: ANDRE LAFLAMME [redacted]
Sent: 13 August 2026 6:45 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Subject: [External] LETTER OF OBJECTION - DP2025-05349 - 132 Varsity Estates PL NW -

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Report Suspicious

Dear Reza Bacchus,

Please find attached with this e-mail a PDF of a letter of objection pertaining to the proposed development plan DP2025-05349 for the property located on 132 Varsity Estates Place NW.

Respectfully,

Andre Laflamme
Varsity Estates Resident

612

August 13, 2026

RE: <u>LETTER OF OBJECTION</u> - DP2025-05349 (132 Varsity Estates Place NW) -

I recently became aware that a new development plan (DP2025-05349) has been submitted for the property located at 132 Varsity Estates Place NW. This development project has been vehemently opposed by the Varsity Community Association and its residents from the very beginning. I am appalled that this development plan was allowed to move forward, despite the strong opposition raised over the past year. As a Varsity Estates resident, I am firmly opposed to this development plan.

The current development plan disregards concerns about the project density, building height, and street access. Row housing in a quiet residential cul-de-sac is incompatible with the neighborhood, overshadows the surrounding dwellings, and increases street parking concerns. This project exemplifies why the blanket rezoning was repealed by City Council on April 8 and came into effect on August 4, 2026.

I was shocked to learn that this development plan was allowed to proceed under the current land designation (R-CG), when the original submission was under a different land use application that was never approved. The land use should have automatically reverted to a RC-1 land designation on August 4, but the R-CG designation was retained. This enabled the developer to withdraw its original application for rezoning and take advantage of the current R-CG designation to submit a new development plan.

It is outraged that a development permit for this project was originally scheduled to be approved on July 23, 2026. If not for the vigilance and intervention by members of the Varsity Community Association, this development plan would have been approved without notification and community engagement. This blatant lack of transparency was undoubtedly motivated by the urgency to approve this development plan before the blanket rezoning took effect on August 4.

613

Allowing this highly contested development plan to proceed, despite strong opposition by the community and legitimate concerns about its impact on the neighborhood, sets a worrisome precedent.

I urge the City of Calgary to reject this development application. An internal review of the development plan approval process should also be launched to determine how this project was almost approved on July 23, 2026 without due process, and to prevent a similar situation from happening again.

Respectfully,

Andre Laflamme
Varsity Estates Resident

Outlook

Re: [External] Re: Concern regarding DP in Varsity

[redacted]

Good Morning Janice and Emily,

Thank you for reaching out again and taking the time to share your concerns regarding DP2025-05349.

I've put together an FAQ page to answer a variety of questions coming from community members. Please let me know if this helps to clarify your concerns, and to hear what others in the community might also be asking.

FAQ: DP2025-05349 (132 Varsity Estates Place NW)

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No. DP2025-05349 has not been converted, reassigned, or otherwise altered. The withdrawal of Land Use Redesignation application LOC2025-0141 does not invalidate the development permit application, and a new development permit application is not required. The application continues through the established development permit review process.

2. Why was a new public notice sign posted in August 2026?
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3. What changes were made to the proposal?
The overall building form has remained consistent throughout the review process. The proposed development continues to be a form of Semi-detached Dwelling and Rowhouse Building. The primary changes involved revisions to address Land Use Bylaw compliance issues identified during review, including matters such as building height and balcony floor area. These revisions eliminated the need for bylaw relaxations.

4. Was a new development permit application required after the withdrawal of LOC2025-0141?
No. Administration determined that the existing development permit application could continue to be reviewed under the applicable land use district. The withdrawal of the land use amendment application did not require submission of a new development permit application.

5. Was an exception made for this property?
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Best Regards,
Reza

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Calgary, AB T2P 2M5

From: Janice Lam <[redacted]
Sent: 14 August 2026 8:59 AM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Cc: jc[redacted]
Subje

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616

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Hi,

Apologies, your first email bounced back. Please see below for our concerns.

Emily and Janice

On Thu, Aug 13, 2026, 16:08 Janice Lam [redacted] > wrote:

> Hi,
>
> I have concerns regarding the DP in Varsity (4607 Valiant and 4508 Vandergrift) and the city's lack of transparency with the developers' new permit application. We live at Vandergrift Crescent and agree with our Varsity Community Centre's concern. There is a lack of transparency and feel that the city is not hearing the concerns of the community and those who will be mainly affected by these applications.
>
> Thanks,
> Janice and Emily Lam

Outlook

Re: [External] DP2025-05349

[redacted]

Good Morning Allan,

Thank you for reaching out and taking the time to share your concern regarding DP2025-05349. Comments provided about the development, along with those submitted by other residents and the Varsity Community Association, are appreciated and have been received as part of the review process.

Your concerns regarding the proposed development's potential:

- contextual inappropriateness

will be reviewed and considered by the Development Authority before a decision is made.

Should the application be approved, a public notice of the decision will be issued. If members of the community remain concerned with the final decision, individuals who are deemed affected have the opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB), in accordance with the applicable appeal process. The SDAB is an independent appeal board that hears appeals about certain decisions made by the City's Development Authority, including development permit approvals or refusals. It is separate from the City's Planning Department.

Simply, if a development permit is approved and affected residents disagree with the decision, they may be able to appeal to the SDAB. The Board then holds a hearing where the appellant, applicant, City, and affected parties can present information, before the Board makes a decision.

I encourage you to remain engaged throughout this process.

Best Regards,
Reza

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Calgary, AB T2P 2M5

From: Allan Lavoie [redacted]
Sent: 13 August 2026 2:34 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>

SDAB2026-0166

618

Cc: JoAnne Atkins <[redacted]>
Subject: [External] DP2025-05349

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Dear Reza
The rezoning of 132 Varsity Estates Place NW definitely does not fit in or belong in Varsity Estates. I have lived in Varsity Estates for 48 years and ask you and city council to not approve the rezoning of this property.
Thank you in advance for your consideration of this request.
Sincerely
Allan Lavoie
618 Varsity Estates Cres NW

Sent from my iPhone

Outlook

Re: DP2025-05349 - 132 Varsity Estates Place NW

Good Afternoon Warren,

Thank you for taking the time to reach out with your questions and comments regarding development permit DP2025-05349 for 132 Varsity Estates Place NW.

I've put together an FAQ page to answer a variety of questions coming from community members. Please let me know if this helps to answer your questions and to hear what others in the community might also be asking.

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11. Will the public comment period be extended?
Administration advised that the application would continue to move through the established review and decision-making framework and that the review process would not be paused. No extension to the notice posting period was proposed.

12. Will the Varsity Community Association receive a new circulation package?
No. Administration indicated that the August 2026 re-posting was not considered a new circulation but rather a notice update to accurately describe the proposed uses. Therefore, a new circulation package was not initiated.

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Best Regards,
Reza

Reza Bacchus
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E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: Warren Lay <[redacted]
Sent: 06 August 2026 1:17 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Cc: Mayor <TheMayor@calgary.ca>; Tyers, Kim <Kim.Tyers@calgary.ca>; Hamilton, Debra <Debra.Hamilton@calgary.ca>; Lee, Christian <Christian.Lee@calgary.ca>; Sklar, Misty M. [redacted]
Subject: [External] DP2025-05349 - 132 Varsity Estates Place NW

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Hi Reza,

I am writing in regards to DP2025-05349 - 132 Varsity Estates Place NW. We live in the cul-de-sac and we've noticed the sign posted on the property yesterday (Aug 5th) regarding changes to the proposed development but the QR code and DMAP website do not reflect any of the changes. It still shows the old plans from April and says "Pending Decision", so we are unable to provide comments on the changes. We've already provided comments on the DP and land use amendment for this site.

Without knowing what has changed and the due date for comments being August 12th, that does not give the public much time to provide their comments, especially in the middle of summer while a lot of people are away.

A couple request:

1) If you could please update DMAP to reflect the changes to the plans
2) Provide an extension for comments as we have yet to be able to review changes made to the application

Your attention to the matter would be greatly appreciated.

Cheers,
Warren

Outlook

Re: Application DP2025-05349

[redacted]

Good Afternoon Terry and Cathy,

Thank you for your follow-up.

Please note, Administration does not review applications based on precedent because each application and parcel is different.

With regards to past applications associated with the subject parcel at 4607 Valiant Dr NW, I do not know which one you are referring to. According to my records, there was a land use amendment to accommodate H-GO and development permit for a proposed Backyard Suite and Accessory Residential Building. Neither of these are similar to the development permit application, DP2025-05349.

I hope this helps to clarify your enquiry.

Best Regards,
Reza

Reza Bacchus
Planner I
Planning and Development Services - Community Planning
C (587) 891-3895
E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: [redacted]
Sent: 14 August 2026 1:10 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Subject: [External] Re: Application DP2025-05349

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Thank you Reza. We are still very disappointed at how your department is handling this file. And while you have provided much information in your FAQ page, we note you have not addressed why this

application is not being refused as was the case of the property at 4607 Valiant Drive NW. Can you please respond to that?

Regards, Terry and Cathy Lederhouse

From: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Sent: Friday, August 14, 2026 8:10 AM
To: [redacted]
Cc:
Subject: Re: Application DP2025-05349

Good Morning Terrence and Catherine,

Thank you for reaching out and for taking the time to share your concern regarding DP2025-05349 and the City's established development permit review processes.

I've put together an FAQ page to answer a variety of questions coming from community members. Please let me know if this helps to answer your questions and to hear what others in the community might also be asking.

FAQ: DP2025-05349 (132 Varsity Estates Place NW)

1. Has the development permit application changed or been converted because the H-GO land use redesignation application was withdrawn?
No. DP2025-05349 has not been converted, reassigned, or otherwise altered. The withdrawal of Land Use Redesignation application LOC2025-0141 does not invalidate the development permit application, and a new development permit application is not required. The application continues through the established development permit review process.

2. Why was a new public notice sign posted in August 2026?
A new seven-day public notice posting was required because the uses described on the original notice sign did not fully align with the proposed development descriptions being reviewed. The word "Semi-detached Dwelling" was missed in the initial posting. The Land Use Bylaw requires that all proposed uses be accurately identified on the notice sign prior to a decision being made. Re-posting the sign was undertaken to ensure compliance with those notice requirements.

3. What changes were made to the proposal?
The overall building form has remained consistent throughout the review process. The proposed development continues to be a form of Semi-detached Dwelling and Rowhouse Building. The primary changes involved revisions to address Land Use Bylaw compliance issues identified during review, including matters such as building height and balcony floor area. These revisions eliminated the need for bylaw relaxations.

4. Was a new development permit application required after the withdrawal of LOC2025-0141?
No. Administration determined that the existing development permit application could continue to be reviewed under the applicable land use district. The withdrawal of the land use amendment application did not require submission of a new development permit application.

5. Was an exception made for this property?
No. Administration advised that no exception was made and that DP2025-05349 continues to follow the City's established development permit review processes.

6. Why did the public notice sign direct residents to comment when DMAP showed "Pending Decision"?
The application remains under review even when displayed as "Pending Decision" on DMAP. During the August notice posting period, the intention was for public comments to be accepted through Development Map while the application proceeded through the final stages of review.

7. How can residents submit comments on the application?
Comments can be submitted through the City's Development Map (DMAP) during the active notice posting period. Administration confirmed that the "Share Your Comments" function was enabled and that comments would be accepted throughout the August 6 to August 13 notice posting period.

8. Why were residents initially unable to see the updated plans on DMAP?

Administration advised that DMAP was updated with the latest amended plans dated July 17, 2026. Residents who experienced difficulty accessing the plans may have encountered timing issues while updates were being posted. Administration confirmed that the most recent amended plans were subsequently made available on DMAP.

9. Which plans represent the proposal currently under review?
The current version of the proposal is represented by the most recent amended plans uploaded to DMAP, identified as "DP2025-05349 - DMAP Plans Amended (3MB) 2026-07-17.pdf".

10. Why is the withdrawn land use application (LOC2025-0141) still visible on DMAP?
Administration advised that while the applicant withdrew the H-GO land use amendment, the application had not yet been formally cancelled in the system because the required cancellation documentation had not yet been submitted. As a result, the application continued to appear on DMAP.

11. Will the public comment period be extended?
The notice posting period has been extended to August 21.

12. Will the Varsity Community Association receive a new circulation package?
No. Administration indicated that the August 2026 re-posting was not considered a new circulation but rather a notice update to accurately describe the proposed uses. Therefore, a new circulation package was not initiated.

13. Has a decision been made on DP2025-05349?
At the time of the correspondence, Administration confirmed that no decision had yet been made on the application. Any future status updates would be posted through the Development Map.

14. Were public and community association concerns considered during the review process?
Yes. Administration advised that concerns submitted by nearby residents and the Varsity Community Association were reviewed throughout the Development Applications Review Team (DART) process. According to Administration, these comments contributed to revisions to the proposal, resulting in a development that more closely aligns with the existing R-CG district and removed the need to pursue the H-GO land use redesignation.

15. If the development is approved, what opportunities remain for public involvement? Can it be appealed?
If approved, a public notice of the development approval would be issued. Individuals who are deemed affected by the approval may have an opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB) in accordance with applicable legislation and procedures. Further information regarding the appeal process can be found at https://www.calgarysdab.ca/home.html.

I encourage you to remain engaged throughout this process.

Best Regards,
Reza

Reza Bacchus
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800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

Fro [redacted]
Sent: 13 August 2026 8:35 AM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Cc [redacted]
Subject: [External] Application DP2025-05349

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SDAB2026-0166

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The City of Calgary

800 MacLeod Trail S.E. | P.O. Box 2100, Station M

Calgary, AB T2P 2M5

Attn: Reza Baccus,

Planner, Planning and Development Services - Community Planning

Delivered via eMail: Reza.Bacchus@calgary.ca

Sirs and Madames:

RE: Application DP2025-05349

Regarding the new application under RC-G for 132 Varsity Estates Place, we wholeheartedly agree with the position of the Varsity Community Association as presented by Jo-Anne Atkins. This is clearly a new application that required consultation under established property planning procedures, which was not done. Furthermore, a definite precedent has been established by the declined application for 4607 Valiant Drive NW, which makes it clear that this revised application in its current form is invalid.

Given the opposition expressed by the overwhelming majority of Varsity residents, and the flaws described above, we trust you will reject this application.

Respectfully, Terrence and Catherine Lederhouse

1439 Varsity Estates Dr NW.

Outlook

Re: [External] DP2025-05349 (132 Varsity Estates Place NW) - Request for Clarification of the Current Proposal and Public Participation Process

Good Evening Albert,

Thank you for your follow-up. I'm glad the FAQ page was helpful.

My apologies for any confusion regarding this most recent notice posting. The sign indeed says "Submit comments to the City by August 12, 2026...". I believe the sign is scheduled to be picked up the next day. This was my confusion.

Nevertheless, the notice posting has been extended to August 20, 2026. A new sign will replace this current one.

Best Regards,
Reza

Reza Bacchus
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C (587) 891-3895
E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: [redacted]
Sent: 06 August 2026 3:51 PM
To:
Cc: [redacted]
Sub
Proposal and Public Participation Process

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Hello Reza,

SDAB2026-0166

Thank you Reza for your response. Your FAQ answered my questions. In the FAQ says comments will be accepted between Aug 6, 2026 to Aug 13, 2026 but the sign I saw last night said I have to Aug 12, 2026 to submit comments which is Exhibit A in my previous email. Which one is correct?

Best wishes,

Albert

On Thursday, August 6th, 2026 at 2:46 PM, Bacchus, Reza <Reza.Bacchus@calgary.ca> wrote:

> Good Afternoon Albert,
>
> Thank you for taking the time to reach out with your questions and comments regarding development permit DP2025-05349 for 132 Varsity Estates Place NW.
>
> I've put together an FAQ page to answer a variety of questions coming from community members. Please let me know if this helps to answer your questions and to hear what others in the community might also be asking.
>
> **FAQ: DP2025-05349 (132 Varsity Estates Place NW)**
>
> **1. Has the development permit application changed or been converted because the H-GO land use redesignation application was withdrawn?**
> No. DP2025-05349 has not been converted, reassigned, or otherwise altered. The withdrawal of Land Use Redesignation application LOC2025-0141 does not invalidate the development permit application, and a new development permit application is not required. The application continues through the established development permit review process.
>
> **2. Why was a new public notice sign posted in August 2026?**
> A new seven-day public notice posting was required because the uses described on the original notice sign did not fully align with the proposed development descriptions being reviewed. The word "Semi-detached Dwelling" was missed in the initial posting. The Land Use Bylaw requires that all proposed uses be accurately identified on the notice sign prior to a decision being made. Re-posting the sign was undertaken to ensure compliance with those notice requirements.
>
> **3. What changes were made to the proposal?**
> The overall building form has remained consistent throughout the review process. The proposed development continues to be a form of Semi-detached Dwelling and Rowhouse Building. The primary changes involved revisions to address Land Use Bylaw compliance issues identified during review, including matters such as building height and balcony floor area. These revisions eliminated the need for bylaw relaxations.
>
> **4. Was a new development permit application required after the withdrawal of LOC2025-0141?**
> No. Administration determined that the existing development permit application could continue to be reviewed under the applicable land use district. The withdrawal of the land use amendment application did not require submission of a new development permit application.
>
> **5. Was an exception made for this property?**
> No. Administration advised that no exception was made and that DP2025-05349 continues to follow the City's established development permit review processes.
>
> **6. Why did the public notice sign direct residents to comment when DMAP showed "Pending Decision"?**
> The application remains under review even when displayed as "Pending Decision" on DMAP. During the August notice posting period, the intention was for public comments to be accepted through Development Map while the application proceeded through the final stages of review.

7. How can residents submit comments on the application?
Comments can be submitted through the City's Development Map (DMAP) during the active notice posting period. Administration confirmed that the "Share Your Comments" function was enabled and that comments would be accepted throughout the August 6 to August 13 notice posting period.

8. Why were residents initially unable to see the updated plans on DMAP?
Administration advised that DMAP was updated with the latest amended plans dated July 17, 2026. Residents who experienced difficulty accessing the plans may have encountered timing issues while updates were being posted. Administration confirmed that the most recent amended plans were subsequently made available on DMAP.

9. Which plans represent the proposal currently under review?
The current version of the proposal is represented by the most recent amended plans uploaded to DMAP, identified as "DP2025-05349 - DMAP Plans Amended (3MB) 2026-07-17.pdf".

10. Why is the withdrawn land use application (LOC2025-0141) still visible on DMAP?
Administration advised that while the applicant withdrew the H-GO land use amendment, the application had not yet been formally cancelled in the system because the required cancellation documentation had not yet been submitted. As a result, the application continued to appear on DMAP.

11. Will the public comment period be extended?
Administration advised that the application would continue to move through the established review and decision-making framework and that the review process would not be paused. No extension to the notice posting period was proposed.

12. Will the Varsity Community Association receive a new circulation package?
No. Administration indicated that the August 2026 re-posting was not considered a new circulation but rather a notice update to accurately describe the proposed uses. Therefore, a new circulation package was not initiated.

13. Has a decision been made on DP2025-05349?
At the time of the correspondence, Administration confirmed that no decision had yet been made on the application. Any future status updates would be posted through the Development Map.

14. Were public and community association concerns considered during the review process?
Yes. Administration advised that concerns submitted by nearby residents and the Varsity Community Association were reviewed throughout the Development Applications Review Team (DART) process. According to Administration, these comments contributed to revisions to the proposal, resulting in a development that more closely aligns with the existing R-CG district and removed the need to pursue the H-GO land use redesignation.

15. If the development is approved, what opportunities remain for public involvement? Can it be appealed?
If approved, a public notice of the development approval would be issued. Individuals who are deemed affected by the approval may have an opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB) in accordance with applicable legislation and procedures. Further information regarding the appeal process can be found at https://www.calgarysdab.ca/home.html.

Best Regards,
Reza

Reza Bacchus
Planner I

Planning and Development Services - Community Planning
C (587) 891-3895
E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: alby1976 [redacted]
Sent: 06 August 2026 1:29 AM
[redacted]
Subject: [External] DP2025-05349 (132 Varsity Estates Place NW) - Request for Clarification of the Current Proposal and Public Participation Process

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Dear Reza,

I am writing regarding **Development Permit DP2025-05349** for **132 Varsity Estates Place NW**.
I am a nearby resident of Varsity Estates living at **42 Varsity Estates Close NW, Calgary, AB T3B 5J2**. I drive past **132 Varsity Estates Place NW** twice each day and regularly walk past the property during my morning walks. Because of my proximity to the site and my familiarity with the surrounding neighbourhood, I have followed this application closely and wish to provide informed comments on the proposal before the date identified on the public notice sign.
I recently visited the property and observed that the City of Calgary's public notice sign invites residents to **"Tell Us What You Think"** and states that comments may be submitted through the Development Map before **August 12, 2026** (**Exhibit A**).
I accessed the application by scanning the QR code displayed on the public notice sign and also by searching for the application directly through the Development Map website. In both cases, the application is shown as **"Pending Decision"** and **"Under Review,"** but there is no **"Share Your Comments"** button or any other means of submitting comments through the Development Map (**Exhibits B and C**).

Difficulty Understanding What the Public Is Being Asked to Comment On

I would like to raise a concern regarding the public participation process for this application.

From the perspective of a member of the public, the information presented on the public notice sign and on the Development Map appears inconsistent.

The public notice sign clearly invites residents to submit comments before **August 12, 2026**. However, the Development Map identifies the application as **"Pending Decision"** and **"Under Review"** while providing no online comment function. **This creates uncertainty regarding how members of the public are expected to participate in the consultation process.**

As a member of the public, I am also uncertain **what proposal I am actually being asked to comment on.**

The Development Map references the original submission together with amended submissions dated **February 18, 2026** and **April 14, 2026**. However, it does not identify which submission represents the proposal currently before the Development Authority, nor does it explain what substantive changes have been made between the various submissions (**Exhibit E**).

Although amended plans are available, there is no summary explaining how the current proposal differs from the earlier versions. As a result, members of the public are expected to compare multiple sets of detailed architectural drawings to determine what has changed. I do not believe this provides a practical or meaningful opportunity for informed public participation. According to **Exhibit D** consultation with the public is over and the file manager is now reviewing comments from the public before making their final decision..

Meaningful public consultation requires that members of the public understand the proposal currently under consideration. At present, I do not know which version of the plans represents the proposal on which the Development Authority will base its decision, nor do I know what specific changes the City expects the public to review and comment on.

My purpose in writing is not to oppose or support the application at this stage, but to understand the proposal currently under consideration so that I can provide informed and meaningful comments before the date identified on the public notice sign.

I respectfully request clarification on the following:

1. **Why does the public notice sign continue to direct residents to submit comments through the Development Map before August 12, 2026, while the Development Map provides no online comment function?**
2. **Which set of plans represents the proposal currently before the Development Authority?**
3. **Could you please provide a summary of the substantive changes made between the original submission and the amended submissions?**
4. **If the City intends the public notice sign to invite comments on the current proposal, how is the public expected to provide meaningful comments when:**
    - the Development Map provides no online comment function;
    - the application status indicates **"Pending Decision"** and **"Under Review,"** creating uncertainty regarding how members of the public are expected to participate in the consultation process; and
    - no summary of the changes to the proposal has been provided?

In summary, I am attempting to participate in the public consultation process in good faith by reviewing the information provided on the public notice sign and the Development Map before the **August 12, 2026** date identified on the sign. However, without a clear explanation of the current proposal and the changes made since the previous submission, I am unable to provide informed and meaningful comments on the proposal currently under review. I respectfully request clarification so that members of the public have a reasonable opportunity to understand the proposal and participate meaningfully in the consultation process.
Thank you for your time and assistance. I look forward to your response.
Yours sincerely,

Albert Leung
42 Varsity Estates Close N.W.
Calgary, AB T3B 5J2
Canada
Email: [redacted]
Phone: [redacted]

Attachments:

1. Exhibit A – Public Notice Sign – 132 Varsity Estates Place NW
2. Exhibit B – Development Map Status – Pending Decision – Under Review
3. Exhibit C – Development Map Application History
4. Exhibit D – Summary of Public Participation Concerns
5. Exhibit E – Plan Revision Timeline

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Sent from Canary

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Outlook

Re: [External] Comments on Development Permit DP2025-05349 Winter Drainage, Sidewalk Icing, Shadowing, Traffic Safety and Driver Visibility

[redacted]

Good Evening Albert,

Thank you again for reaching out regarding DP2025-05349.

Your concerns regarding the proposed development's potential:

- negative impact on snow and ice accumulation on the public sidewalk running along the proposed development, and on Varsity Estates Drive NW, due to a combination of: additional impermeable surfaces, multiple driveway crossings, five dwelling units, snow storage, trench drains, and Calgary's Chinook weather patterns
- negative impact on snow and ice accumulation on the public sidewalk running along the proposed development, and on Varsity Estates Drive NW, due to shadowing
- negative impact on pedestrian, cyclist, and vehicle safety due to direct driveway access to/from the proposed development to/from Varsity Estates Drive NW
- worsening of visibility conditions at the intersection of 53 Street NW and Varsity Estates Drive NW due to additional reflected sunlight and glare originating from the proposed development

will be taken into consideration as this application continues to move forward through the established development permit review processes.

If this application is approved, a public notice regarding the development approval will be published. Anyone deemed to be affected by an approval will have an opportunity to appeal the decision in front of the Subdivision and Development Appeal Board. Further information regarding the appeal process can be found at https://www.calgarysdab.ca/home.html

I encourage you to remain engaged throughout this process.

Best Regards,
Reza

Reza Bacchus
Planner I
Planning and Development Services - Community Planning
C (587) 891-3895
E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: [redacted]
Sent: 06 August 2026 5:36 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Cc: [redacted]
Subject: [External] Comments on Development Permit DP2025-05349 Winter Drainage, Sidewalk Icing, Shadowing, Traffic Safety and Driver Visibility

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Report Suspicious

Dear Reza,

I am writing regarding **Development Permit DP2025-05349** for **132 Varsity Estates Place NW**.

I have been a resident of 42 Varsity Estates Close NW since 1987. During that time, I have become very familiar with the neighbourhood and the seasonal conditions affecting Varsity Estates Drive NW and the surrounding area. I drive past **132 Varsity Estates Place NW** at least twice each day and regularly walk past the property during my morning walks. As a result, I have observed how weather, traffic, pedestrian activity and roadway conditions interact at this location over many years.

After reviewing the **July 17, 2026 amended plans**, I remain concerned that the application does not adequately address several public safety issues that may affect both pedestrians and motorists.

---

1. Winter Drainage and Sidewalk Icing

Varsity Estates Drive NW forms the northern frontage of 132 Varsity Estates Place NW. Based on my regular observations, the roadway slopes toward the subject property. During Calgary's winter months, particularly during Chinook conditions, snow and ice frequently melt during warmer periods and subsequently refreeze when temperatures fall.

Based on my observations as a resident of Varsity Estates since 1987, the public sidewalk along the south side of Varsity Estates Drive NW, directly adjacent to 132 Varsity Estates Place NW, frequently develops patches of black ice and ice during the winter. I drive past this location at least twice each day and regularly walk past the property during my morning walks.

Since becoming a resident in 1987, I have on several occasions nearly slipped on black ice while using this sidewalk. These firsthand experiences lead me to believe that this section of sidewalk already presents challenging winter conditions for pedestrians during Calgary's Chinook freeze-thaw cycles.

The July 17, 2026 plans introduce multiple driveway crossings, revised grading, trench drains and drainage features. While these elements are shown on the drawings, the application does not demonstrate how runoff will be managed during Calgary's repeated freeze-thaw cycles or how meltwater will be prevented from reaching and freezing on the adjacent public sidewalk. The plans show driveway grades and trench drains but do not include an assessment of winter drainage performance under freeze-thaw conditions.

My concern is not simply the proposed grading itself. Rather, it is whether the combination of:

- additional impermeable surfaces;
- multiple driveway crossings;
- five dwelling units;
- snow storage;
- trench drains; and
- Calgary's Chinook weather patterns

could worsen existing sidewalk icing conditions and increase the risk to pedestrians.

I respectfully request that the Development Authority require the applicant to demonstrate:

- how surface runoff will be retained on the site;
- how runoff will be prevented from flowing onto the public sidewalk and roadway;
- how the proposed trench drains will function during winter conditions, including snow accumulation, ice formation and potential blockage; and
- how pedestrian safety will be maintained during repeated Chinook freeze-thaw cycles.

---

2. Winter Shadowing and Sidewalk Safety

The July 17, 2026 submission includes a shadow study showing seasonal shadow patterns. However, the shadow study illustrates where shadows fall and does not evaluate whether additional winter shadowing may delay the melting of snow and ice on the adjacent public sidewalk or increase the duration of icy conditions.

Because this section of sidewalk already experiences black ice and icy conditions during the winter, I am concerned that additional shadowing from the proposed buildings could reduce solar warming of the sidewalk, delay the melting of snow and ice, and prolong hazardous walking conditions.

I respectfully request that the Development Authority consider whether the proposed building massing and winter shadowing could adversely affect pedestrian safety by extending the duration of icy conditions along the public sidewalk.

---

3. Traffic Safety and Garage Access

The proposed development introduces five individual garages with direct driveway access onto **Varsity Estates Drive NW**. Vehicles exiting these garages will enter a roadway used by local residents, pedestrians, cyclists and visitors to the adjacent golf course. The July 17 plans continue to provide direct driveway access from Varsity Estates Drive NW.

I am concerned that multiple closely spaced driveway crossings may increase the number of vehicle conflict points along this section of roadway.

Drivers exiting these garages must simultaneously observe:

- approaching traffic;
- pedestrians using the sidewalk;
- cyclists;
- vehicles approaching the nearby three-way stop; and
- seasonal environmental conditions.

I respectfully request that the Development Authority carefully consider whether the proposed driveway arrangement provides an appropriate level of traffic and pedestrian safety.

---

4. Driver Visibility and Seasonal Sun Glare

I am also concerned about driver visibility for motorists approaching the three-way stop on **Varsity Estates Drive NW** from the direction of the golf course.

As a resident of Varsity Estates since 1987, I have experienced seasonal visibility challenges while driving along Varsity Estates Drive NW on numerous occasions. On several occasions, while approaching the three-way stop from the direction of the golf course, intense low-angle sunlight has temporarily impaired my visibility and I have come close to striking legally parked vehicles. These firsthand experiences have heightened my concern that additional reflected sunlight from the proposed development could further affect driver visibility at this location.

The proposed development introduces additional windows, exterior materials and building massing facing Varsity Estates Drive NW. Although the July 17, 2026 plans include building elevations and a shadow study, they do not include any assessment of reflected sunlight or sun glare affecting motorists approaching or leaving the intersection. The shadow study evaluates shadows only and does not assess reflected light or driver visibility.

I respectfully request that the Development Authority consider whether reflected sunlight from windows or exterior building materials could affect driver visibility during both winter and summer conditions.

---

5. Cumulative Effects

In my opinion, the July 17, 2026 submission considers individual design elements but does not evaluate their cumulative effect on pedestrian and traffic safety.

Existing winter conditions already present challenges because of:

- roadway grading toward the subject property;
- recurring Chinook freeze-thaw cycles;
- existing black ice and icy sidewalk conditions; and
- seasonal driving conditions.

The proposed development introduces:

- additional driveway crossings;
- revised grading;
- trench drains;
- multiple garage accesses;
- additional vehicle movements;
- increased building massing; and
- new building surfaces facing Varsity Estates Drive NW.

However, I have been unable to identify any analysis demonstrating whether these elements, when considered together, could:

- worsen existing sidewalk icing;
- prolong icy conditions through additional winter shadowing;
- increase pedestrian safety risks; or
- affect driver visibility because of seasonal sun glare.

Position

The following comments are based on my review of the July 17, 2026 amended plans together with my firsthand observations as a resident of Varsity Estates since 1987. They are provided to assist the Development Authority in evaluating whether the proposed development appropriately addresses public safety and neighbourhood compatibility.

For the reasons set out above, I respectfully request that the Development Authority not approve DP2025-05349 in its current form unless the applicant demonstrates, through appropriate technical analysis and any necessary revisions, that the identified concerns have been satisfactorily addressed.

My concerns are based not only on the submitted drawings, but also on nearly four decades of firsthand observations as a Varsity Estates resident since 1987, including recurring sidewalk icing, Calgary's Chinook freeze-thaw conditions, and seasonal driver visibility challenges experienced while travelling along Varsity Estates Drive NW.

In particular, I remain concerned that the July 17, 2026 amended plans do not adequately demonstrate how the proposal will address:

- winter drainage;
- existing sidewalk icing conditions;
- the potential effect of additional winter shadowing on prolonging snow and ice accumulation;
- pedestrian safety;
- traffic safety associated with five individual driveway crossings; and
- driver visibility during periods of seasonal low-angle sunlight.

I respectfully request that these matters be assessed under realistic operating conditions, including Calgary's winter freeze-thaw cycles, Chinook conditions, seasonal shadowing, and seasonal driver visibility, rather than relying solely on the architectural drawings and shadow study currently before the Development Authority.

Thank you for considering my comments.

Yours sincerely,

Albert Leung
42 Varsity Estates Close NW
Calgary, Alberta T3B 5J2
Canada

E [redacted]
P

Outlook

Re: [External] Development Objection DP2025-05349 132 Varsity Estates Place

2 attachments (548 KB)

DP2025-05349 Objection to 132 Varsity Place 13Aug2026.docx; Development Appeal Letter for 132 Varsity Estates Place.docx;

Good Afternoon Zoltan,

Thank you for reaching out again and taking the time to share your concerns regarding DP2025-05349. I have added both of your attachments to this file.

Your concerns regarding the proposed development's potential:

- incompatibility with the community's contextual character and architecture
- negative impact on the aesthetic of the streetscape
- incompatible contextual density and land use
- negative impact on the quality of life of the cul-de-sac and adjacent streets
- incompatibility with initial property investment rationale
- negative shadowing impact on adjacent properties
- infringement of neighbours' privacy
- incompatibility with the parking capacity in and around the cul-de-sac and along Varsity Estates Drive NW
- worsening of parking and traffic congestion along Varsity Estates Drive NW and at the intersection of 53 Street NW and Varsity Estates Drive NW
- worsening of pedestrian, cyclist, and vehicle safety along Varsity Estates Drive NW and at the intersection of 53 Street NW and Varsity Estates Drive NW
- negative impact on the visibility entering and exiting the cul-de-sac onto Varsity Estates Drive NW
- negative impact on the visibility, safety, and character along Varsity Estates Drive NW due to excessive waste and recycle bins
- negative impact on the already limited on-street parking along Varsity Estates Drive NW due to excessive waste and recycle bins
- incompatibility with existing road infrastructure due to inappropriate scale/ density of development
- interference with snow removal along Varsity Estates Drive due to overflow parking
- negative impact on snow and ice accumulation on the public sidewalk running along the proposed development, and on Varsity Estates Drive NW, due to shadowing
- negative impact on adjacent properties' property values
- egregious traffic safety and congestion inconveniences subjected to existing residents due to construction

will be reviewed and considered by the Development Authority before a decision is made.

I've put together an FAQ page to answer a variety of questions coming from community members. Please let me know if this helps clarify your questions and the City's transparency and protocols.

FAQ: DP2025-05349 (132 Varsity Estates Place NW)

1. Has the development permit application changed or been converted because the H-GO land use redesignation application was withdrawn?
No. DP2025-05349 has not been converted, reassigned, or otherwise altered. The withdrawal of Land Use Redesignation application LOC2025-0141 does not invalidate the development permit application, and a new development permit application is not required. The application continues through the established development permit review process.

2. Why was a new public notice sign posted in August 2026?
A new seven-day public notice posting was required because the uses described on the original notice sign did not fully align with the proposed development descriptions being reviewed. The word "Semi-detached Dwelling" was missed in the initial posting. The Land Use Bylaw requires that all proposed uses be accurately identified on the notice sign prior to a decision being made. Re-posting the sign was undertaken to ensure compliance with those notice requirements.

3. What changes were made to the proposal?
The overall building form has remained consistent throughout the review process. The proposed development continues to be a form of Semi-detached Dwelling and Rowhouse Building. The primary changes involved revisions to address Land Use Bylaw compliance issues identified during review, including matters such as building height and balcony floor area. These revisions eliminated the need for bylaw relaxations.

4. Was a new development permit application required after the withdrawal of LOC2025-0141?
No. Administration determined that the existing development permit application could continue to be reviewed under the applicable land use district. The withdrawal of the land use amendment application did not require submission of a new development permit application.

5. Was an exception made for this property?
No. Administration advised that no exception was made and that DP2025-05349 continues to follow the City's established development permit review processes.

6. Why did the public notice sign direct residents to comment when DMAP showed "Pending Decision"?
The application remains under review even when displayed as "Pending Decision" on DMAP. During the August notice posting period, the intention was for public comments to be accepted through Development Map while the application proceeded through the final stages of review.

7. How can residents submit comments on the application?
Comments can be submitted through the City's Development Map (DMAP) during the active notice posting period. Administration confirmed that the "Share Your Comments" function was enabled and that comments would be accepted throughout the August 6 to August 13 notice posting period.

8. Why were residents initially unable to see the updated plans on DMAP?
Administration advised that DMAP was updated with the latest amended plans dated July 17, 2026. Residents who experienced difficulty accessing the plans may have encountered timing issues while updates were being posted. Administration confirmed that the most recent amended plans were subsequently made available on DMAP.

9. Which plans represent the proposal currently under review?
The current version of the proposal is represented by the most recent amended plans uploaded to DMAP, identified as "DP2025-05349 - DMAP Plans Amended (3MB) 2026-07-17.pdf".

10. Why is the withdrawn land use application (LOC2025-0141) still visible on DMAP?
Administration advised that while the applicant withdrew the H-GO land use amendment, the application had not yet been formally cancelled in the system because the required cancellation documentation had not yet been submitted. As a result, the application continued to appear on DMAP.

11. Will the public comment period be extended?
The notice posting period has been extended to August 21.

12. Will the Varsity Community Association receive a new circulation package?
No. Administration indicated that the August 2026 re-posting was not considered a new circulation but rather a notice update to accurately describe the proposed uses. Therefore, a new circulation package was not initiated.

13. Has a decision been made on DP2025-05349?

At the time of the correspondence, Administration confirmed that no decision had yet been made on the application. Any future status updates would be posted through the Development Map.

14. Were public and community association concerns considered during the review process?
Yes. Administration advised that concerns submitted by nearby residents and the Varsity Community Association were reviewed throughout the Development Applications Review Team (DART) process. According to Administration, these comments contributed to revisions to the proposal, resulting in a development that more closely aligns with the existing R-CG district and removed the need to pursue the H-GO land use redesignation.

15. If the development is approved, what opportunities remain for public involvement? Can it be appealed?
If approved, a public notice of the development approval would be issued. Individuals who are deemed affected by the approval may have an opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB) in accordance with applicable legislation and procedures. Further information regarding the appeal process can be found at https://www.calgarysdab.ca/home.html.

Best Regards,
Reza

Reza Bacchus
Planner I
Planning and Development Services - Community Planning
C (587) 891-3895
E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: Zoltan Lukacs [redacted]
Sent: 14 August 2026 2:21 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Cc: WARD1 <Ward1@calgary.ca>; 'the' <mayor@calgary.ca>
Subject: [External] Development Objection DP2025-05349 132 Varsity Estates Place

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Attn: Reza Bacchus

I am submitting this to reinforce my earlier stated opposition (also attached) to the redevelopment of 132 Varsity Estates Place.

For your convenience I have attached the text from below in a Word Document to facilitate uploading if required.

I understand the deadline for submission passed yesterday, but I expect you will still take my comments into consideration. Not only is a 7-day window for notification unrealistic, it is a cruel slight of hand to post the notification during summer when many people are away.

I am disappointed that after the overwhelming opposition to the developer's presentation where over 500 people took their personal time to express their objection to the development, and

subsequent open house with approximately 250 interested parties opposing, and on line submissions regarding the development application, was not enough to discourage either the proponent or the city from proceeding with the application.

I am not sure how to more clearly articulate that the development is inconsistent with character of neighborhood. It's big and it's ugly. It detracts from neighborhood. It has no place in a cul de sac of beautiful architecturally designed family homes, at least one of which was an architecturally designed show home. The minor change to the height of the structure from the original submission will do nothing to mitigate the negative impact of the structure on the neighborhood.

My heart goes out for the current residents who invested in gorgeous homes, a family oriented lifestyle with yards and open sky only to have a behemoth of a structure replacing trees, blocking views and blocking the sun, being imposed on them.

The development offers no benefit to the larger community or society. It won't affect affordability as these are in no way intended to be "affordable" housing. Families are looking for single family detached homes as a place to raise their families. Instead of expanding the city to accommodate this demand, why not protect the established communities with schools and facilities that already exist? There are areas nearby already zoned for multi family where this development would not be out of place, without the negative impact on the community this development imposes. Why would we willingly create a rowhouse slum on an attractive, quiet cul de sac with several stately looking homes?

This is a community of well designed and constructed single family homes on an attractive treed street. Instead of being greeted by a street of trees and manicured front lawns, the first impression one will get of the neighborhood is of a poorly designed rowhouse block resulting in a loss in property values of neighboring homes and the decline of the intrinsic value of the neighborhood.

I spend a lot of time in Vancouver where developer greed and condomania has left the city and province dealing with an oversupply of condos and row houses and bankrupt developers who are now unable to fulfill their commitments. Are we learning from this? Instead of letting blind greed drive the design of our neighborhoods should we balance housing needs and developer greed with quality of life of our communities?

This development only benefits the developer. And I guess the city of Calgary who sees the property tax base expand from one property to five. As I mentioned in my original submission, I am not opposed to developers making a profit. But the development needs to be appropriate for the community. Unfortunately, this is a new demographic of developer whose only motivation is profit, with no conscience, regard for the neighborhood, or the legacy he leaves once he sells the last unit.

In terms of community impact it will result in unnecessary crowding and significant traffic issues. The proposed structure is located on a road which narrows to a busy three way intersection, one of only two options for all the traffic entering and leaving Varsity Estates. During high traffic periods there is already congestion which is exacerbated when cars park on the side of the road, which is a certainty if the development goes ahead.

Parking is a serious concern. Parking in the cul de sac is already at capacity; I have observed on several occasions recently when the families in the cul de sac have visitors, there isn't much more room than for three to four cars to park in the cul de sac on the street; overflow is already on the main drive. It will be an absolute gong show with 5 additional residences sharing the same area.

Which then begs the question … where 10 recycling and compost bins will fit on pick up day, let alone in the winter when the road narrows by three feet on either side?

With the additional driveways proposed in the development there will be no place for snow in the winter which will further aggravate any traffic and parking issues. That area does not receive the same amount of sun as the rest of Varsity Estates Drive, resulting in significant snow accumulation along the side of the road. It is already an issue now as snow is pushed up onto the sidewalk to clear the road making it difficult for pedestrians.

It is difficult to see how construction won't impede or actually stop traffic for an extended period. I am vehemently against incurring any level of personal inconvenience as a result of a project that not only does not benefit me, but detracts from the community and reduces the value of the neighborhood. I attached a photo in my original submission of the resulting road width during minor utilities construction along the side of the road in this area. The road would be virtually impassible if this scenario took place in the winter. My guess observing construction projects in Marda Loop is that traffic in the area will be restricted for close to a year, if not more.

I am especially concerned for the credibility of the application and the applicant. While he may not to my knowledge have deceived the community, he certainly was not forthcoming. Even though he admitted to being at the community presentation and despite several requests from attendees to identify the developer, he didn't have the courage to show his face. Has certainly has not demonstrated the character that could be trusted to do the right thing for the community and keeping community interests in mind. His actions to date would lead one to question whether he would honour his commitments.

From our perspective it appears that the process favours the applicant in that existing taxpayers need to go out of their way to submit an objection, while the developer's application is pushed through a well oiled process machine. Despite the obvious o bjections, we have had no communication about the status of the application from the city or the file manager. Without the knowledge of a dedicated community member familiar with the process local residents are getting steamrolled by a process that is neither transparent or easy to navigate.

A small sign on the sidewalk is the only indication that the development process is proceeding. An email from the addressee to all those that submitted comments would have been appropriate. One brief email, to "reply all" would not have been a significant effort and would have been appreciated by local stakeholders.

This is a time when the planning department needs to show the backbone and fortitude to listen to an overwhelming level of opposition to a project that is destroying the character of a neighborhood. I was always under the impression the role of the planning department is the steward the development of the city to balance between societal needs and the integrity of a community.

It will clearly demonstrate whether this is a city that listens to its constituents and taxpayers or driven to accommodate developers at any cost to existing landowners. It is unfathomable that the city would ignore the loss in property values neighboring landowners and tax payers and the character of the neighborhood for the sake of one poorly thought out development with no benefit to the community and minimal overall benefit to the city.

This is a different council from what was in place previously that created the conditions that allowed this development application to get off the ground. How this application is handled will clearly demonstrate the priorities of the planning department and integrity of city council in committing to creating sustainable neighborhoods and listening to its constituents.

643

Let me be clear. This is the wrong development for this neighborhood. While we need a vision for Calgary that accommodates population growth, housing affordability, and sustainable communities, this development does not fit.

Respectfully Submitted

Zoltan Lukacs
1168 Varsity Estates Drive NW
[redacted]

Development Appeal for 132 Varsity Estates Place

Attention: Reza Bacchus; File Manager

Relating to the development application for 132 Varsity Estates Place NW, I would like to acknowledge the hard work of the Varsity Community Association in responding to this application. I stand fully supportive of their position with regard to the proposed development.

I also wish to state that the opinions expressed below are my personal opinions and are not to reflect on the community association.

Let me begin by reiterating what so many others have said ... that this development is inconsistent with the character of the neighborhood. The proposed development reflects neither the spirit of rezoning nor of the neighborhood.

Varsity Estates is a quiet neighborhood, with large yards, many of which back onto a golf course. People who bought here did so with the intent of raising families. The homes neighboring the proposed development are beautiful homes, at least one of which was a show home when development of the neighborhood began. They have been well cared for, some with recent renovations.

The proposed development is not only obnoxious, but an affront to the character of the area. It is a slap in the face to those who long ago purchased homes near the development, thinking their investment in a desirable single family home would be protected.

My heart goes out to the couple who recently purchased a new home in the cul de sac thinking they were going to live in a quiet treed neighborhood, instead they are facing a future looking out at an obnoxious behemoth which will provide nothing but shade and lack of privacy for their home.

Instead of moving to an energetic community with a good vibe, lots of restaurants and shopping, we invested in the quality of life, quiet and space that a single family community offers.

The development raises some serious concerns from a practical perspective, impacting all those that make Varsity Estates their home.

Parking

Parking will be an issue for the development. It is idealistic at best to assume residents of the complex would rely soley on Calgary's transit system for transportation throughout the city. Assuming each adult resident would own a vehicle, as is commonly the case in Calgary, it is unclear where residents would park a second vehicle or would accommodate parking for guests. The development could potentially result in 10 extra cars in the neighborhood. Assuming each unit would have a driveway or garage that leaves 5 vehicles looking for a place to park.

The cul de sac will not accommodate parking for any additional vehicles. Street parking in front of the proposed development will be difficult if not impossible, with a bus stop across the street, and driveways more than likely taking up the road for the width of each unit. The road is already narrow. Any on-street parking will impede traffic.

Parking to the east toward the three way stop is not an option as driveways from existing homes take up most of the road, and parking to the west would create a hazard to any eastbound traffic travelling on VED due to a blind corner.

As the road is classed as a snow route, on street parking would not be allowed during the winter when a snow route is declared.

Traffic

I am also extremely concerned about the impact on vehicle, pedestrian and bicycle safety.

All traffic leaving Varsity Estates passes through this area to exit at the three way stop east of the proposed development or the through the alternate south terminus of Varsity Estates Drive and 53rd Street. The area sees steady and at times high traffic levels.

The road is already at capacity for the amount of traffic; A 2007 study referenced in the August 22, 2025, letter to Reza Bacchus concluded "major roadway improvements will be necessary on Varsity Estates Drive and 53 Street to accommodate the increase in density as proposed in the Varsity Land Use Study"

The proposed development property is located after a corner with poor visibility. Because of road classification drivers approach the corner from the west at speeds that are legal, but unsafe for the conditions.

Owners of homes east of the proposed development have difficulty backing out due to traffic levels and rapid approach of eastbound traffic. Additional traffic from densification will exacerbate congestion and the already dangerous conditions in the area.

Varsity Estates Drive in this area is heavily used by pedestrians for access to shopping centers, LRT and is a well-used walking route for the community. It is also a popular cycling route for commuters and recreational cyclists in the summer months. The impacts identified above will create hazardous conditions for pedestrians and cyclists.

Impact on Snow Removal

Because road is a snow route, it is regularly plowed, and to prevent snow being pushed onto sidewalk, it is just pushed to side of the road, further narrowing the running surface.

Currently the tree canopy in the area blocks daytime sun reaching the road, resulting in accumulation of hardpack ice and snow due to limited natural melt. The impact in this particular area is that typically larger snow and ice accumulations in this area than other areas of Varsity Estates Drive and frequent flooding and ice accumulation on the road and sidewalk during snowmelts.

The proposed development will extend the shadow farther into the road surface, resulting in higher levels of snow and ice accumulation on the road and sidewalk creating hazardous conditions for vehicle traffic and pedestrians.

The design does not allow for clearing of snow from driveways. Existing single family homes with large yards are challenged to find adequate area to pile snow from driveways. With the exception of the westernmost unit, the development does not allow for clearing of snow from driveways, unless it is pushed onto the road surface, which is now considered a bylaw infraction by the city.

Grading of the road surface by city crews typically results in hardpack snow and ice being pushed onto sidewalks, which is the responsibility of the homeowner to clear. The development design will not allow for clearing of the sidewalk following grading without contravention of the bylaw.

Waste disposal was addressed in a previous letter from the community association; on garbage pickup days, two days of the week, the waste bins will further narrow the road.

It will be virtually impossible to find room to accommodate waste bins during the winter without forcing eastbound traffic into the westbound lane.

Construction Impacts

Several houses have been recently renovated on Varsity Estates Drive. During the renovations, construction vehicles in front of the house effectively resulted in the loss of one lane of running surface; resulting in an interruption to free flow traffic; eastbound

traffic will be forced into the westbound lane which could potentially result in single lane traffic for several months of winter construction.



The photo of recent construction demonstrates the impact of the narrowing of the road. In the winter this would become impassable for two cars with the usual snow berm on both sides of the road.

Construction has impacted pedestrian traffic, forcing pedestrians to cross a busy road twice (Along most of Varsity Estates Drive, only one side of the road has a sidewalk.)

The construction has resulted in dangerous conditions for cyclists, being forced to share the travel lane with vehicular traffic.

Because this is a bus route, bus traffic will be forced into the oncoming lane as currently takes place, resulting in single lane traffic, creating further hazards the vehicular, pedestrian and bicycle traffic.

It would be an egregious inconvenience to incur these impacts for the extended construction of a development of this nature. These are sacrifices that may need to be accepted when progress toward a desirable end is being made, and the result is of a benefit to the community. But this is a case where the end result not only detracts from the community, it results in loss of property value, (and with that possibly erosion of the tax to the city) ongoing traffic congestion and a reduction in the quality of life in the community.

We are not against development if it serves the public good but, in this case, there is no justification for approving this besides greed. Varsity already represents a mixed range of housing developments as presented in the letter to Reza Bacchus by the Varsity Community Association. Based on the lack of any evidence from larger cites having started on the path to densification well before Calgary that densification has resulted in increased accessibility to affordable housing, additional density in the single family area of Varsity is not justified.

There is no need for high density in this location; an existing high density area already exists two blocks from the property in question on the other side of 53rd st without impacting the owners of the cul de sac of the residents of Varsity Estates

I believe the development in its current form should not proceed.

An increase in density in this area provides no benefit to society; the only thing this development accomplishes is an increased return to the developer and increased tax revenue to the city. This comes at the cost of reduced values for existing homes in the area, for homeowners who thought they were investing for the long run in stable, lower density single family housing.

I am not against development if it respects the character of the neighborhood. I believe the lot would be better suited to a single family dwelling or even an attached home (duplex) respecting height considerations. I'm not against an investor making a profit off a property if done respectfully and honouring the well being of their neighbors. However, capitalism without a conscience is greed.

The credibility of the developer to live up to their commitments is questioned based on their response to the public forum relating to the development on September 15 at the Dalhousie Community Center.

In their response to the open house the proponents indicated their commitment to transparency, yet despite repeated requests from those attending the open house to identify the developer they not only refused to address any of the issues that in my mind were respectfully raised, but refused to acknowledge that they were in fact present, actually in attendance at the event. This does not look like transparency … it was deception and reflects a lack of courage. On social media, one of the developers stated they remain committed to showing up. They had their chance… and let it pass. He misrepresented many of the points that were brought up in his response, going so far as to suggest racism, when we did not even know who he was. (we are not that type of community if you look at the demographic present at one of our community block parties.) On one point I believe he was caught in a lie regarding allegations of harassment at the house in question. I do not

believe this developer is in any way transparent or can be trusted to live up to their commitments. Their application should be rejected.

I also believe there is an onus on the city to honor the strong opinions and valid points presented by the community opposing this development by turning down this application in its present form.

Thank you for your attention

Respectfully,

Zoltan W. Lukacs

Resident

1168 Varsity Estates Drive NW

[redacted]

Outlook

Re: [External] DP2025-5049 132 Varsity Estates Place: DP Application

Good Evening Bob,

Thank you for your follow-up and for taking the time to share your concerns regarding DP2025-05349. Comments provided about the development, along with those submitted by other residents and the Varsity Community Association, are appreciated and have been received as part of the review process.

Your concerns regarding the proposed development's potential:

- incompatibility with the community's density
- functional incompatibility due to the lack of a rear lane adjacent to the parcel
- incompatibility with on-street parking capacity in and around Varsity Estates Place NW and along Varsity Estates Drive NW
- incompatibility with the existing neighbourhood character
- excessive number of driveways with direct access from the proposed development to Varsity Estates Drive NW
- negative impact on pedestrian, cyclist, and vehicle safety due to direct driveway access from the proposed development to Varsity Estates Drive NW

will be reviewed and considered by the Development Authority before a decision is made.

Should the application be approved, a public notice of the decision will be issued. If members of the community remain concerned with the final decision, individuals who are deemed affected have the opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB), in accordance with the applicable appeal process. The SDAB is an independent appeal board that hears appeals about certain decisions made by the City's Development Authority, including development permit approvals or refusals. It is separate from the City's Planning Department.

Simply, if a development permit is approved and affected residents disagree with the decision, they may be able to appeal to the SDAB. The Board then holds a hearing where the appellant, applicant, City, and affected parties can present information, before the Board makes a decision.

I encourage you to remain engaged throughout this process.

Best Regards,
Reza

Reza Bacchus
Planner I
Planning and Development Services - Community Planning

SDAB2026-0166

C (587) 891-3895
E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: [redacted]
Sent: 07 August 2026 12:21 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Cc: Mayor <TheMayor@calgary.ca>; Tyers, Kim <Kim.Tyers@calgary.ca>; Hamilton, Debra <Debra.Hamilton@calgary.ca>; Lee, Christian <Christian.Lee@calgary.ca>; Sklar, Misty M. [redacted]
Subject: [External] DP2025-5049 132 Varsity Estates Place: DP Application

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Dear Reza,

My wife and I have already submitted this directly to the DMAP website.
I am copying it to you to ensure you receive it.

Thank you

Respectfully

Bob McLeod

Requester name: Bob McLeod Email: bob.mcleod1@shaw.ca Address: 911 Varsity Estates Dr NW Phone number: (403) 969-7162 Overall, I am/we are: In opposition of this application Areas of interest or concerns: Building (massing, façade, height, shadowing, etc.) Access/accessibility (vehicle, pedestrian, cycling) Parking or loading zones Garbage and recycling facility locations Site layout http://www.calgarysdab.ca General comments or concerns regarding this development permit: My wife, Shirley, and I are vehemently opposed to this development. We own and live at 911 Varsity Estates Drive NW and this proposed development will back onto about 50% of our side yard. We back onto the golf course - the area behind the 16th tee box - and have lived here since 1976. Adding 5 new residences in such a small area, with 5 new narrow driveways, no back lane for garbage and recycle bins, little street parking availability, into a quiet neighborhood seems inconceivable. We feel there will be a significant increase in danger from 5 to 10 or more additional cars backing onto the street where foot traffic is significant. This area was not designed for this density. We are not opposed to development in Calgary but this proposal is totally inappropriate for this location

Outlook

[redacted]

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Hi Reza,
Thank you for your response.
Regards,
Penney
On Wed, Aug 12, 2026 at 2:54 PM Bacchus, Reza <Reza.Bacchus@calgary.ca> wrote:

> Good Afternoon Penney,
>
> Thank you for your thoughtful comments regarding DP2025-05349.
>
> Your concerns regarding the proposed development's potential:
>
> - contextually inappropriate density and scale
> - contextually inappropriate character
> - negative impact on community character
> - catastrophic impact on mature canopy
> - negative impact on pedestrian safety along Varsity Estates Drive NW and at the intersection of 53 Street NW and Varsity Estates Drive NW
> - negative impact on street parking in and around Varsity Estates Place NW and along Varsity Estates Drive NW
> - negative impact on the visibility and safety along Varsity Estates Drive NW and at the intersection of Varsity Estates Place NW and Varsity Estates Drive NW
> - worsening of traffic/ pedestrian/ cyclist safety due on-street parking congestion and the loss of sightlines
> - worsening of on-street parking congestion
> - incompatibility with the parking capacity in and around Varsity Estates Place NW and along Varsity Estates Drive NW
> - negative impact on adjacent parcels' privacy
> - negative shadowing impact onto adjacent parcels
> - negative impact on community residents' quality of life
>
> will be taken into consideration as this application continues to move forward through the established development permit review processes.
>
> If this application is approved, a public notice regarding the development approval will be published. Anyone deemed to be affected by an approval will have an opportunity to appeal the decision in front of the Subdivision and Development Appeal Board. Further information regarding the appeal process can be found at https://www.calgarysdab.ca/home.html
>
> I encourage you to remain engaged throughout this process.
>
> Best Regards,
> Reza
>
> **Reza Bacchus**
> Planner I
> Planning and Development Services - Community Planning
> C (587) 891-3895
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> The City of Calgary | Mail Code: 8076
> 800 MacLeod Trail S.E. | P.O. Box 2100, Station M
> Calgary, AB T2P 2M5
>
> ---
>
> **From:** Penney McTaggart Cowa[redacted]
> **Sent:** 12 August 2026 12:20 PM
> **To:** Bacchus, Reza <Reza.Bacchus@calgary.ca>
> **Cc:** Hamilton, Debra <Debra.Hamilton@calgary.ca>; Siriphokham, Jessica C. <Jessica.Siriphokham@calgary.ca>
> **Subject:** [External] Feedback on DP2025-15349 - 132 Varsity Estates Place NW

SDAB2026-0166

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Report Suspicious

Hello Reza,
I am writing to provide feedback on the proposed plans for 132 Varsity Estates Place NW. I live at 903 Varsity Estates Dr NW, Calgary, AB, adjacent to the T-intersection of Varsity Estates Drive and 53rd Street NW.

This is not compatible with the community. This area of Varsity Estates is NOT appropriate for a multifamily dwelling or for multiple buildings on a single lot. This is a peaceful family neighbourhood where the vast majority of homes remain true to the original design of the area and the design of this development is architecturally out of context. The development will cover most of the site, converting a single family home lot into 5 homes. The loss of mature trees and lawn means that these obtrusive dwellings will be within 1.5 meters of the sidewalks and combined with the proposed height will further detract from the curb appeal for the homes in the area which are well maintained both in structure and landscaping.

This is adding density to an area that already has sufficient multifamily options for those who wish to downsize (proposed target buyers based on May 5th community meeting with the developer). This includes the Groves of Varsity condo complex, townhome condos on 53rd across from Crowchild Square and on the west side of 53rd St., Varsity Estates Ridge condos (south corner of Varsity Estates Drive and 53rd St NW and along Varsity Estates Rise) and Chateaux on the Green - 2 phases of townhome condos across from Silver Springs Golf Course. The developer plans to price these at $1.2 M each (based on the Community meeting May 5th), indicating that this is purely for developer profit while the immediate neighbours will pay the price with the loss of neighbourhood context and the associated challenges that go along with it.

Safety, traffic and congestion. This will generate additional vehicle traffic and congestion between the cul de sac and the T-intersection creating safety concerns. It is already challenging to exit my driveway onto Varsity Estates Drive to be able to get to the T-intersection. I will wait through 5 - 6 cars/buses in the morning before finding a break in the traffic where I can safely exit my driveway. Adding pedestrians and cyclists (the bike lane runs along my front lawn) creates significant risks to safely leave my home and to the safety of others. The addition of 4 more properties will compound this situation. Furthermore it will result in the removal of already limited on-street parking. This stretch of Varsity Estates Drive is also a snow zone, making this more challenging in winter and with garbage and recycling cart collection days.

Building height - even as amended to be slightly lower than the original plans, they still exceed, by a significant amount, the typical height of homes in the neighbourhood. This creates significant shadowing issues for the adjacent neighbours on 100 Varsity Estates Place and 911 Varsity Estates Drive. No development should be detrimental to neighbouring homes, and negatively impact the quality of life for those in proximity. Furthermore the height will also impact privacy for immediate neighbours with the rooftop terrace.

I am strongly opposed to this development. I urge you, the Planning Department, and the City to reconsider the appropriateness of this development in the proposed location. This will negatively impact neighbours and set a dangerous precedence for the homes in the immediate area. How does this fit with Calgary's internationally known position as one of the most livable cities in the world?

Sincerely,
Penney McTaggart Cowan
903 Varsity Estates Drive NW
Calgary, AB T3B 3A9

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Outlook

Re: [External] 132 Varsity Estates Place, Calgary

Good Afternoon Murray and Elsie,

Thank you for reaching out and for taking the time to share your concerns regarding DP2025-05349. Comments provided about the development, along with those submitted by other residents and the Varsity Community Association, are appreciated and have been received as part of the review process.

Your concerns regarding the proposed development's potential:

- negative impact on traffic congestion at the intersection of 53 St NW and Varsity Estates Dr NW
- negative impact on traffic/ pedestrian/ cyclist safety due increased traffic, on-street parking congestion and the loss of sightlines/ visibility
- negative impact on community residents' property values
- negative impact on community's character
- incompatibility with community's character

will be reviewed and considered by the Development Authority before a decision is made.

Should the application be approved, a public notice of the decision will be issued. If members of the community remain concerned with the final decision, individuals who are deemed affected have the opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB), in accordance with the applicable appeal process. The SDAB is an independent appeal board that hears appeals about certain decisions made by the City's Development Authority, including development permit approvals or refusals. It is separate from the City's Planning Department.

Simply, if a development permit is approved and affected residents disagree with the decision, they may be able to appeal to the SDAB. The Board then holds a hearing where the appellant, applicant, City, and affected parties can present information, before the Board makes a decision.

I encourage you to remain engaged throughout this process.

Best Regards,
Reza

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The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

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From: Murray Todd <[redacted]
Sent: 14 August 2026
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Cc: [redacted]
Subject: [External] 132 Varsity Estates Place, Calgary

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Report Suspicious

Dear Ms Bacchus:

My wife and I have been home owners and residents of Varsity Estates for over 50 years. We have watched this community grow into a comfortable, quiet, safe, and desirable community.

We strongly object to the potential development at the above address. If this project proceeds it will cause huge traffic problems near the 3 way stop on 53 St., create safety concerns due to parking issues and reduced visibility. Needless to say it will have a dramatic effect on the value of all the surrounding properties and negatively impact the character of the entire Varsity Estates community.

Yours truly

Murray and Elsie Toddo

Outlook

Re: [External] Comments in opposition to DP2025-05349, and LOC2025-0141

Good Afternoon Kelvin,

This is in response to your emails from Monday, Aug. 10 and Wednesday, Aug. 12.

Thank you for reaching out again, and for taking the time to share your concerns regarding DP2025-05349. Comments provided about the development, along with those submitted by other residents and the Varsity Community Association, are appreciated and have been received as part of the review process.

I've put together an FAQ page to answer a variety of questions coming from community members. Please let me know if this helps to answer your questions and to hear what others in the community might also be asking.

FAQ: DP2025-05349 (132 Varsity Estates Place NW)

1. Has the development permit application changed or been converted because the H-GO land use redesignation application was withdrawn?
No. DP2025-05349 has not been converted, reassigned, or otherwise altered. The withdrawal of Land Use Redesignation application LOC2025-0141 does not invalidate the development permit application, and a new development permit application is not required. The application continues through the established development permit review process.

2. Why was a new public notice sign posted in August 2026?
A new seven-day public notice posting was required because the uses described on the original notice sign did not fully align with the proposed development descriptions being reviewed. The word "Semi-detached Dwelling" was missed in the initial posting. The Land Use Bylaw requires that all proposed uses be accurately identified on the notice sign prior to a decision being made. Re-posting the sign was undertaken to ensure compliance with those notice requirements.

3. What changes were made to the proposal?
The overall building form has remained consistent throughout the review process. The proposed development continues to be a form of Semi-detached Dwelling and Rowhouse Building. The primary changes involved revisions to address Land Use Bylaw compliance issues identified during review, including matters such as building height and balcony floor area. These revisions eliminated the need for bylaw relaxations.

4. Was a new development permit application required after the withdrawal of LOC2025-0141?
No. Administration determined that the existing development permit application could continue to be reviewed under the applicable land use district. The withdrawal of the land use amendment application did not require submission of a new development permit application.

5. Was an exception made for this property?
No. Administration advised that no exception was made and that DP2025-05349 continues to follow the City's established development permit review processes.

6. Why did the public notice sign direct residents to comment when DMAP showed "Pending Decision"?
The application remains under review even when displayed as "Pending Decision" on DMAP. During the August notice posting period, the intention was for public comments to be accepted through Development Map while the application proceeded through the final stages of review.

7. How can residents submit comments on the application?
Comments can be submitted through the City's Development Map (DMAP) during the active notice posting period. Administration confirmed that the "Share Your Comments" function was enabled and that comments would be accepted throughout the August 6 to August 13 notice posting period.

8. Why were residents initially unable to see the updated plans on DMAP?
Administration advised that DMAP was updated with the latest amended plans dated July 17, 2026. Residents who experienced difficulty accessing the plans may have encountered timing issues while updates were being posted. Administration confirmed that the most recent amended plans were subsequently made available on DMAP.

9. Which plans represent the proposal currently under review?
The current version of the proposal is represented by the most recent amended plans uploaded to DMAP, identified as "DP2025-05349 - DMAP Plans Amended (3MB) 2026-07-17.pdf".

10. Why is the withdrawn land use application (LOC2025-0141) still visible on DMAP?
Administration advised that while the applicant withdrew the H-GO land use amendment, the application had not yet been formally cancelled in the system because the required cancellation documentation had not yet been submitted. As a result, the application continued to appear on DMAP.

11. Will the public comment period be extended?
The notice posting period has been extended to August 21.

12. Will the Varsity Community Association receive a new circulation package?
No. Administration indicated that the August 2026 re-posting was not considered a new circulation but rather a notice update to accurately describe the proposed uses. Therefore, a new circulation package was not initiated.

13. Has a decision been made on DP2025-05349?
At the time of the correspondence, Administration confirmed that no decision had yet been made on the application. Any future status updates would be posted through the Development Map.

14. Were public and community association concerns considered during the review process?
Yes. Administration advised that concerns submitted by nearby residents and the Varsity Community Association were reviewed throughout the Development Applications Review Team (DART) process. According to Administration, these comments contributed to revisions to the proposal, resulting in a development that more closely aligns with the existing R-CG district and removed the need to pursue the H-GO land use redesignation.

15. If the development is approved, what opportunities remain for public involvement? Can it be appealed?
If approved, a public notice of the development approval would be issued. Individuals who are deemed affected by the approval may have an opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB) in accordance with applicable legislation and procedures. Further information regarding the appeal process can be found at https://www.calgarysdab.ca/home.html.

I encourage you to remain engaged throughout this process.

Best Regards,
Reza

SDAB2026-0166

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Calgary, AB T2P 2M5

From: Kelvin N[redacted]
Sent: 12 August 2026 4:17 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Cc: JoAnne Atkins <[redacted]>; WARD1 <Ward1@calgary.ca>; Mayor <TheMayor@calgary.ca>
Subject: Re: [External] Comments in opposition to DP2025-05349, and LOC2025-0141

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Report Suspicious

Good afternoon Reza, Councillor Tyers and Mayor Farkas,
I just wanted to reach out as I had heard back with some concerning information that this development that seems like it has been approved despite significant opposition (of which all of my previous comments are still relevant to the current plans) from the community.

What is more concerning is that this was something that was originally supposed to go before council due to the change in nature of the approval, of which it seems like there has been a lack of transparency. When I first contacted you regarding this, you noted on October 9, 2025 that "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." However after the blanket repeal, it seems like this application was somehow able to be changed to possibly being under R-CG after blanket rezoning repeal had already been passed by council.

It seems to me that this is (or was) possibly a rush to get an approved development permit prior to the August 4th deadline at the benefit to the developer, and represents bad faith consultations with the public (or a complete lack thereof) similar to what led to the blanket rezoning being passed in the first place.

Specifically to Councillor Tyers, you "of restoring community character and accountability to the planning process" but nothing about this planning process seemed to have followed that and it is deeply disturbing, both as someone who had voted for you on these promises, but also the impacts on our community.

Thank you for your time,
Kelvin

> On Aug 10, 2026, at 9:01 PM, Kelvin Ng <kelvin805@gmail.com> wrote:
>
> Good morning Reza,
> I hope your week has started off well. I just wanted to reach out as I saw another sandwich board posted outside of 132 varsity Estates Place.
>
> Has the applicant now changed their application to no longer be seeking a building under H-GO or is that still their plan. The reason why I ask is that it seems like the building for the most part is more or less the same building for which all of my original concerns are still relevant.
>
> One question that I did have is if they are seeking to build the propose building under the R-CG requirements, is there not a height requirement/maximum of 10m?

Building Height

15P2016, 62P2018, 56P2022, 9P2026

541 **(1)** Unless otherwise referenced in subsections (2), (3) and (4), the maximum ***building height*** is 10.0 metres measured from ***grade***.

(2) Where a ***building setback*** is required from a ***property line*** shared with another ***parcel*** designated with a ***low density residential district*** or, the M-CG or H-GO District, the maximum ***building height***: 9P2026

(a) is the greater of:

(i) the highest geodetic elevation of a ***main residential building*** on the adjoining ***parcel***; or

(ii) 7.0 metres from ***grade***;

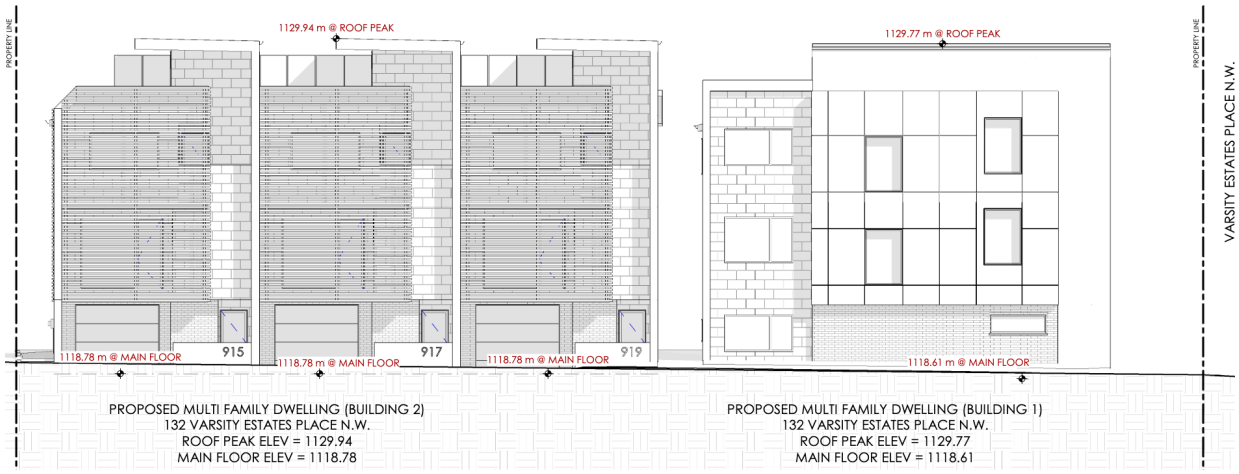
measured at the shared ***property line***; and

(b) increases at a 45 degree angle to a maximum of 10.0 metres measured from ***grade***.

(3) On a ***corner parcel***, the maximum area of a horizontal cross section through a ***building*** at 9.5 metres above ***average grade*** must not be greater than 75.0 per cent of the maximum area of a horizontal cross section through the ***building*** between ***average grade*** and 8.6 metres. 56P2022

(4) Where not located on a ***corner parcel***, the maximum ***building height*** is 8.6 metres for any portion of a ***main residential building*** located between the ***rear property line*** and 60.0 per cent ***parcel depth*** or the ***contextual building depth average***, whichever is greater. 56P2022

(5) *deleted* 56P2022



It looks like based on the drawings that are being done that they're above both the 11m under the previous r-cg rules or the current 10m rules. I'd also like to understand a little bit more about how this property is treated with the recent zoning repeal. Given that they were trying to move a lot from R-CG to H-GO, it looks like they qualify for keeping the old r-cg definition, even though they were not originally intending to build to these specifications. It seems disingenuous to now suddenly essentially try to move the goal posts of what they're trying to do.

Finally, I don't know how this factors into the decision of the board, but there is a nearby property that would be looking right at this proposed development and the property has been listed for sale for the better part of 2 years, and already dropped in price by ~20% from the original asking price. I think what this goes to show is that this development is clearly causing people to pause about developments going up nearby as it is entirely incongruent with the community feel, density, and overall place within Varsity estates. Houses farther away are still selling quickly, but this would be nothing but a blight on the community. The car problem with Calgary and these only being single garage homes with inadequate road way space would also continue to reduce both pedestrian and cyclist safety.

I look forward to hearing updates on this application process.

On Jun 8, 2026, at 1:55 PM, Bacchus, Reza <Reza.Bacchus@calgary.ca> wrote:

Good Afternoon Kelvin,

Thank you for taking the time to follow up your previous comments regarding LOC2025-0141 and DP2025-05349, with updated comments.

Your additional concerns regarding:

- limitations and inaccuracy of the submitted shadow study
- worsening of pedestrian and traffic safety along Varsity Estates Drive NW at the location of the proposed development, due to proposed driveways exiting onto Varsity Estates Drive NW
- inappropriate parcel coverage, setback, and building height that still remain outstanding after the applicant's revised plan submission

will be considered by the City of Calgary's Development Application Review Team (DART) as part of the development permit application's review process.

Because this DP is dependent on the related proposed land use amendment and cannot be approved until the land use amendment is approved, the proposed land use amendment will be addressed first. A recommendation on this amendment will go forward to the Calgary Planning Commission in July. The Calgary Planning Commission will review the application and make a recommendation to be forwarded to a public hearing of City Council for the final decision.

The public hearing will be advertised prior to the City Council meeting, and letters to all adjacent landowners will be sent out. The advertisement will invite written submissions to be submitted to the City Clerk's office by a specific deadline to be included in the Council agenda. Verbal presentations can be made during the public hearing with a five-minute time limit. You are strongly encouraged to voice your opinion on this proposed land use amendment at the public hearing.

Regarding your concern with the applicant's trustworthiness, you are correct that this is out of my planning scope. However, the public hearing may be a more appropriate venue to bring this type of concern forward.

Thank you again for following up on these two applications.

Best Regards,
Reza

Reza Bacchus
Planner I
Planning and Development Services - Community Planning
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E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: Kelvin N [redacted]
Sent: 08 May 2026 12:29 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>; JoAnn [redacted]
Subject: [External] Comments in opposition to DP2025-05349, and LOC2025-0141

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Report Suspicious

Good afternoon Reza, JoAnne and Councillor Tyers,
I'm writing in opposition to the above captioned development and land use redesignation.

I've previously written to Reza regarding this, and all of my comments still apply even with the updated plans that they have for the location. The sheer act of picking up two units and having them face a different direction doesn't change these views which I've reiterated below:
- incompatibility with the community's contextual character and architecture
- incompatibility with the community's contextual height, setback, and visual appeal
- negative impact on the aesthetic of the streetscape
- incompatibility with the parking capacity in and around the cul-de-sac and along Varsity Estates Drive NW
- incompatible contextual density and land use
- incompatibility with the area's infrastructure capacity
- worsening of traffic congestion along Varsity Estates Drive NW and at the intersection of 53 Street NW and Varsity Estates Drive NW
- worsening of pedestrian safety along Varsity Estates Drive NW and at the intersection of 53 Street NW and Varsity Estates Drive NW

In the meantime however, I have some additional feedback that I would like to share, some of which I understand is not necessarily something that speaks to specifics on the appeal process but I believe highlights the character of the applicant and company behind this development.

At a recent open house hosted by the Varsity Community Civic Affairs group, when discussions were had regarding shadowing as to the extreme height of these units, the applicant (Which I will use the world collectively to include the company itself, Circle YYC and the underlying owners, the land survey company, Horizon Land Surveys, and the architects as well as related parties on this development) essentially said that they've modelled and found there to be "no issues". When there was pushback as well as sourced information on why this was not correct, it was essentially ignored. You cannot cherry pick one single time point in a year to determine that it is okay while ignoring every single other day of the year. The community of Varsity would have to live with the ramifications of having a building that is much taller than any other residential building nearby (minus the mid rises at groves of Varsity) including shadowing and elimination of privacy as someone can see into your backyard.

In regards to this change to the orientation of the units, they've also changed the driveway so that two of the units have a shared driveway. Assuming based on how houses right now likely have 2 cars per household in Varsity (whoever is currently occupying the house right now has at least two cars) we would assume there would not be 5 additional cars on the road. The problem with these driveways exiting onto Varsity Estates drive is that you're coming around a blind corner that is approximately 50 odd meters or so away depending on you measure (to the development location in question), which at 50 km/h is 14 meters a second, there's four seconds for someone to react if there's a car coming around the corner which creates hazards for vehicles on vehicle, not to mention the overall pedestrian safety aspect.

On to aspects that speak more to the trustworthiness of the applicant. On their website they note that they want to " ...also generate lasting value for residents, partners, and the communities we serve." I know that changes in property values does not factor directly into the merits of development permits and rezoning requests, but houses that are nearby (one across the street) has failed to sell for a long period of time even after multiple reductions in price). This speaks to the matter that people who are moving to Varsity are not doing so with the hopes of living next to a monster of a building in the middle of a community of single detached homes, with ample yards, green space, and old growth tree canopy.

In another area of Varsity (Varsity Ridge Terrace) where they're currently also working on another renovation, they did not adhere to the restrictive covenants that exist for this community on the appearance of exterior facades including materials and colors. Their defense was that they didn't knwo about it. and should be allowed to flout these rules because they had already ordered the windows and other materials. If it were a regular home

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owner, I could maybe understand but for a professional (or at least they say they are) company, they should know about these things when they purchase a parcel of land. In no other aspect of life do you get to say well I I didn't know about the rules, and I've already done it, so you should just let me get off scot free. That's like telling a police officer that you didn't know the speed limit was 50, and because you've already gone 65, it should be ignored and they send you on your merry way. This indicates to me that they do not operate in good faith and do whatever they deem best for their bottom line and pocket books. In addition when residents of this community have talked to them about their plans for the house, they fabricated a (False) story that they're going to be living in the unit after renovation. The coming soon for sale realtor sign is already on the grass. So at best they either think that the residents are stupid and will listen to anything that is said, or they literally just don't care (which I suspect is more the case). In the most recent townhall they said they've adjusted their plans to take into account residents concerns, all they've done is pick up too units and face them the other direction. The lot coverage is still high, the set back is non existent, the height of the buildings is still significantly higher than anything close by.

On their website talking about a portfolio, they note that this varsity estates project is coming 2027. (https://www.circleyyc.com/portfolio). They haven't even gotten any of the approval process completed yet, so it either shows a complete lack of disregard for the planning process, or the assumption that it will be rubber stamped, neither of which paints a picture of an entity that is truly consulting in good faith with their community. In addition, at the town hall, the actual owners of the company refused to answer questions and just chose to hide behind their consultants getting them to answer questions, which continues to paint a picture of a group that cares only about their bottom line and profitability.

I understand that some of these new pieces of feedback may not be able to be taken directly into account in regards to the application of the development permit and land use redesignation, but I believe should factor into the overall character of the applicant and the information that they have provided should be taken skeptically as they tend to cherry pick a single instance in which the information works for them, but ignores all other real life (and more representative scenarios).

Thank you for your consideration,

Kelvin

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Outlook

Re: [External] DP2025-05349

Good Morning Deb and Dave,

Thank you for reaching out again, and for taking the time to share your concerns regarding DP2025-05349.

Your concerns regarding the proposed development's potential:

- incompatibility with the community's density
- incompatibility with the community's character and architecture context

will be reviewed and considered by the Development Authority before a decision is made.

I've put together an FAQ page to answer a variety of questions coming from community members. Please let me know if this helps to shed light on the processes and procedures regarding this development application.

FAQ: DP2025-05349 (132 Varsity Estates Place NW)

1. Has the development permit application changed or been converted because the H-GO land use redesignation application was withdrawn?
No. DP2025-05349 has not been converted, reassigned, or otherwise altered. The withdrawal of Land Use Redesignation application LOC2025-0141 does not invalidate the development permit application, and a new development permit application is not required. The application continues through the established development permit review process.

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Best Regards,
Reza

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E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: Dave O'Neill [redacted]
Sent: 13 August 2026 12:33 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>

Cc: 'JoAnne Atkins' [redacted]
Subject: [External] DP2025-05349

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Good Afternoon Mr. Bacchus & Members of the City Planning Department.

My neighbours, and the exceptionally talented and dedicated members of the Varsity Community Association, have encouraged me to send you another note regarding DP2025-05349. We have had previous correspondence (attached) regarding this particular development on October 29, 2025, your considered reply on November 5, 2025, a May 5, 2026 addendum to which you replied on June 8, 2026. Thank you for the courtesy of those replies.

My wife and I have been residents at 1019 Varsity Estates Drive NW since May of 1993. The very first neighbours who welcomed us to our new community were a very young James, Jennifer and their Australian Shepherd Brandy who happened to be residents of 132 Varsity Estates Place NW. Much has changed yet much has remained the same in the intervening 33 years. This community is our home.

I am unqualified and ill-equipped to contend the minutia of the process, procedures and legality of the development permit application procedure and will leave that to the experts. As a long-time tax paying resident, I like to hold on to the faint hope that somewhere buried in the layers of all that procedure there lies a modicum of common sense which seeks to resolve potential conflicts and advance the aligned interests of the city, its citizens and its communities.

Often when confronted with a challenge, I find it useful to ask; "*what problem are we attempting to solve*?" In the case of DP 2025-05349, it is unclear to me what the answer to that question might be. The development appears to advocate knocking down a single family residence of approximate value 800k$, in exchange for building 5 semi-detached row houses of approximate value 800k$ each, on the same lot. What problem does that endeavour to solve? How will that solution make life better for the citizens of Calgary and the residents of this community?

If the answer is "densification," in order to help accommodate Calgary's ever growing population, then perhaps the city might consider the available higher density accommodation options already located ***within 500 metres*** of the proposed development. Those options (see photos) comprise; the senior's residence at 11 Varsity Estates View NW, the multi-building multi-story development in Crowchild Square, the townhomes located at 15 Varsity Estates Drive NW, the Varsity Estates Park development on the west side of 53rd Street NW, the townhomes directly opposite Varsity Estates Park on the east side of 53rd Street NW, and three additional developments on 53rd Avenue NW including Varsity Estates Villas and Village. The diversity of available rental options and private residences within that 500 metre radius is striking in its scope. The city have managed to address the challenges of densification adjacent to the LRT with a luxury of potential possibilities while still allowing for a diverse community of high rises, town homes, row houses and single family homes while still preserving the unique qualities each of those dwelling types without an ill-considered juxtaposition of those categories.

DP2025-05349 advocates the development of two semi-detached row houses in the middle of a single family home community. It is precedent setting. It is contextually inappropriate. It is ill-advised. It is unnecessary. It is a wonderful opportunity for the city to demonstrate to the residents of this community that common sense still has a place in our decision making process. Please find a way to reject this DP for the benefit of this community and its citizens.

Thank you for your time and consideration.

Respectfully,

Deb and Dave O'Neill













665







SDAB2026-0166

Outlook

Re: [External] Request for Fair Public Consultation Process – DP2025-05349 (132 Varsity Estates Place NW)

Good Evening Rob,

Thank you again for your follow-up questions and comments.

Administration understands that there are concerns regarding the timing of the notice posting, access to information through Development Map, and the opportunity for residents to provide comments.* These concerns have been considered and the notice posting will be extended to August 20, 2026.

As previously noted, the current notice posting was undertaken to ensure that the proposed uses were accurately reflected in accordance with the Land Use Bylaw requirements. Comments received during the notice period will be reviewed and considered by the Development Authority before a decision is made.

Regarding the legislative or policy basis for the notice posting, it is important that applications continue to move through the established review and decision-making framework in a timely manner. Administration continues to follow processes as per Municipal Government Act, Section 640 (2) (d) and Land Use Bylaw 1P2007 Part 2, Division 3, Section 27 Notice Posting Requirement.

Should the application be approved, a public notice of the decision will be issued. If members of the community remain concerned with the final decision, individuals who are deemed affected have the opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB), in accordance with the applicable appeal process. The SDAB is an independent appeal board that hears appeals about certain decisions made by the City's Development Authority, including development permit approvals or refusals. It is separate from the City's Planning Department.

Simply, if a development permit is approved and affected residents disagree with the decision, they may be able to appeal to the SDAB. The Board then holds a hearing where the appellant, applicant, City, and affected parties can present information, before the Board makes a decision.

**Administration refers to the Development Approvals Review Team (DART). The DART team is made up of Planning, and Engineering Generalist that review planning files (e.g., Development Permits). Administration also includes the Development Authority who reviews and finalizes the decision on planning files.*

Best Regards,
Reza Bacchus

Reza Bacchus
Planner I
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C (587) 891-3895
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Calgary, AB T2P 2M5

From: Rob Quinn [redacted]
Sent: 07 August 2026 9:41 AM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Cc [redacted]
<Kim.Tyers@calgary.ca>; Hamilton, Debra <Debra.Hamilton@calgary.ca>; Lee, Christian <Christian.Lee@calgary.ca>; Sklar, Misty M. <Misty.Sklar@calgary.ca>
Subject: Re: [External] Request for Fair Public Consultation Process – DP2025-05349 (132 Varsity Estates Place NW)

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Subject: RE: DP2025-05349 – 132 Varsity Estates Place NW

Dear Mr. Bacchus,

Thank you for taking the time to prepare the FAQ document and respond to the numerous questions being raised by residents. I appreciate the effort to provide additional information and improve transparency.

Having carefully reviewed the FAQ, I continue to have significant concerns regarding the procedural fairness of the public consultation process and whether affected residents have been provided with a meaningful opportunity to participate.

While the FAQ addresses many administrative questions, it does not fully resolve the broader concerns regarding transparency, timing, and public participation.

1. Timing of Public Notice

Although the amended plans are now available on DMAP, they were not readily available when the public notice sign was first posted and residents began attempting to review the proposal.

The purpose of public notification is to enable residents to understand what is being proposed before being expected to submit comments. That objective was not achieved.

If residents are unable to access the plans during the consultation period, meaningful public participation is compromised regardless of whether the documents are eventually uploaded.

2. Seven-Day Comment Period

The FAQ advises that the public comment period will not be extended.

Given that:

- this application has been under review for well over a year;
- revised plans were not immediately accessible through DMAP;
- the notice period falls during August when many residents are on vacation; and
- residents require adequate time to review technical drawings and understand their impacts,

I remain concerned that a seven-day comment period does not provide a reasonable opportunity for informed public participation.

While I appreciate that the City may have complied with the minimum statutory notice requirements, procedural fairness involves more than meeting the minimum legal standard. It also requires that affected residents have a realistic opportunity to review the proposal and provide informed comments.

3. Elimination of Bylaw Relaxations

The FAQ states that revisions to the proposal eliminated the need for bylaw relaxations.

This raises an important question.

If the proposal has changed sufficiently to eliminate all requested relaxations, then those revisions are clearly material to the application.

Residents should therefore have been afforded a reasonable opportunity to review those revised plans before the public comment period expired.

The issue is not whether the overall building form remains generally similar.

The issue is whether the public has had sufficient opportunity to review the actual proposal that Administration intends to approve.

4. Withdrawal of the H-GO Application

The FAQ states that withdrawal of the H-GO Land Use Redesignation application does not affect the validity of the Development Permit application.

I acknowledge that this reflects Administration's interpretation.

However, from the perspective of affected residents, this remains a significant procedural issue because the Development Permit originally proceeded concurrently with a land use redesignation application that has now been withdrawn.

Given the level of public interest, I believe it would be helpful for Administration to explain the legislative authority or policy framework that permits the Development Permit to continue under these circumstances.

Providing that explanation would improve transparency and public confidence in the decision-making process.

5. Public Confidence in the Process

Throughout this application there has been considerable confusion regarding:

- changing plans;
- multiple public notice postings;
- withdrawal of the Land Use Redesignation application;
- delays in updating DMAP;
- revised notice requirements; and
- differing information available to residents throughout the review process.

Although the FAQ provides clarification after the fact, the degree of uncertainty itself demonstrates that many residents were unable to easily understand the status of the application during the consultation period.

Public confidence depends not only upon compliance with statutory requirements but also upon a process that is transparent, accessible, and allows for meaningful participation.

6. Timing of the Revised Notice

The FAQ explains **why** the public notice sign was reposted; however, it does not explain **why the revised consultation period remained limited to only seven days**, particularly after the proposal had evolved over many months.

By Administration's own explanation, the proposal underwent revisions that eliminated bylaw relaxations and resulted in the application proceeding under a different planning context following withdrawal of the H-GO application.

Those are not insignificant administrative changes.

They represent substantive developments that warranted residents being given adequate time to understand the revised proposal and its implications.

Given the lengthy history of this application, a modest extension of the consultation period would have demonstrated a commitment to meaningful public participation while having minimal impact on an application that has already been under review for an extended period.

Instead, residents were presented with a revised notice during the peak summer holiday period and expected to review updated plans, understand the changes, and provide informed comments within only seven days.

Although this approach may satisfy the minimum notice requirements of the Land Use Bylaw, it does not, in my view, reflect the broader principles of procedural fairness, transparency, and meaningful public engagement that the City has consistently committed to promoting.

Request

Accordingly, I respectfully request that Administration reconsider extending the public comment period to allow affected residents a reasonable opportunity to review the July 17, 2026 amended plans and submit informed comments.

Should Administration decline to extend the consultation period, I would appreciate receiving confirmation that this request has been formally considered together with

the legislative or policy basis for that decision.

Thank you again for your response and for your continued engagement with the Varsity community.

Kind regards,

Rob Quinn
604 Varsity Estates Place NW

On Thursday, August 6, 2026 at 03:01:40 p.m. MDT, Bacchus, Reza <reza.bacchus@calgary.ca> wrote:

Good Afternoon Rob,

Thank you for taking the time to reach out with your questions and comments regarding development permit DP2025-05349 for 132 Varsity Estates Place NW.

I've put together an FAQ page to answer a variety of questions coming from community members. Please let me know if this helps to answer your questions and to hear what others in the community might also be asking.

FAQ: DP2025-05349 (132 Varsity Estates Place NW)

1. Has the development permit application changed or been converted because the H-GO land use redesignation application was withdrawn?
No. DP2025-05349 has not been converted, reassigned, or otherwise altered. The withdrawal of Land Use Redesignation application LOC2025-0141 does not invalidate the development permit application, and a new development permit application is not required. The application continues through the established development permit review process.

2. Why was a new public notice sign posted in August 2026?
A new seven-day public notice posting was required because the uses described on the original notice sign did not fully align with the proposed development descriptions being reviewed. The word "Semi-detached Dwelling" was missed in the initial posting. The Land Use Bylaw requires that all proposed uses be accurately identified on the notice sign prior to a decision being made. Re-posting the sign was undertaken to ensure compliance with those notice requirements.

3. What changes were made to the proposal?
The overall building form has remained consistent throughout the review process. The proposed development continues to be a form of Semi-detached Dwelling and Rowhouse Building. The primary changes involved revisions to address Land Use Bylaw compliance issues identified during review, including matters such as building height and balcony floor area. These revisions eliminated the need for bylaw relaxations.

4. Was a new development permit application required after the withdrawal of LOC2025-0141?
No. Administration determined that the existing development permit application could continue to be reviewed under the applicable land use district. The withdrawal of the land use amendment application did not require submission of a new development permit application.

5. Was an exception made for this property?
No. Administration advised that no exception was made and that DP2025-05349 continues to follow the City's established development permit review processes.

6. Why did the public notice sign direct residents to comment when DMAP showed "Pending Decision"?

The application remains under review even when displayed as "Pending Decision" on DMAP. During the August notice posting period, the intention was for public comments to be accepted through Development Map while the application proceeded through the final stages of review.

7. How can residents submit comments on the application?
Comments can be submitted through the City's Development Map (DMAP) during the active notice posting period. Administration confirmed that the "Share Your Comments" function was enabled and that comments would be accepted throughout the August 6 to August 13 notice posting period.

8. Why were residents initially unable to see the updated plans on DMAP?
Administration advised that DMAP was updated with the latest amended plans dated July 17, 2026. Residents who experienced difficulty accessing the plans may have encountered timing issues while updates were being posted. Administration confirmed that the most recent amended plans were subsequently made available on DMAP.

9. Which plans represent the proposal currently under review?
The current version of the proposal is represented by the most recent amended plans uploaded to DMAP, identified as "DP2025-05349 - DMAP Plans Amended (3MB) 2026-07-17.pdf".

10. Why is the withdrawn land use application (LOC2025-0141) still visible on DMAP?
Administration advised that while the applicant withdrew the H-GO land use amendment, the application had not yet been formally cancelled in the system because the required cancellation documentation had not yet been submitted. As a result, the application continued to appear on DMAP.

11. Will the public comment period be extended?
Administration advised that the application would continue to move through the established review and decision-making framework and that the review process would not be paused. No extension to the notice posting period was proposed.

12. Will the Varsity Community Association receive a new circulation package?
No. Administration indicated that the August 2026 re-posting was not considered a new circulation but rather a notice update to accurately describe the proposed uses. Therefore, a new circulation package was not initiated.

13. Has a decision been made on DP2025-05349?
At the time of the correspondence, Administration confirmed that no decision had yet been made on the application. Any future status updates would be posted through the Development Map.

14. Were public and community association concerns considered during the review process?
Yes. Administration advised that concerns submitted by nearby residents and the Varsity Community Association were reviewed throughout the Development Applications Review Team (DART) process. According to Administration, these comments contributed to revisions to the proposal, resulting in a development that more closely aligns with the existing R-CG district and removed the need to pursue the H-GO land use redesignation.

15. If the development is approved, what opportunities remain for public involvement? Can it be appealed?
If approved, a public notice of the development approval would be issued. Individuals who are deemed affected by the approval may have an opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB) in accordance with applicable legislation and procedures. Further information regarding the appeal process can be found at https://www.calgarysdab.ca/home.html.

Best Regards,
Reza

Reza Bacchus
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Calgary, AB T2P 2M5

From: Rob Quir[redacted]
Sent: 06 August 2026 9:46 AM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Cc: Mayor <TheMayor@calgary.ca>; Tyers, Kim <Kim.Tyers@calgary.ca>; Hamilton, Debra <Debra.Hamilton@calgary.ca>; Lee, Christian <Christian.Lee@calgary.ca>; Sklar, Misty M. <Misty.Sklar@calgary.ca>[redacted]
Subject: [External] Reque

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Subject: Request for Fair Public Consultation Process – DP2025-05349 (132 Varsity Estates Place NW)

Dear Mr. Bacchus,

I am writing regarding the development application for **132 Varsity Estates Place NW**.

I recently observed that the public notice sign has been posted indicating that comments must be submitted by **August 12**. However, when I scanned the QR code and reviewed the City's **Development Map (DMAP)**, the information available still appears to show the earlier amended plans and continues to indicate the application as **"Pending Decision."** The land use application also continues to reference Calgary Planning Commission.

This raises a fundamental concern regarding procedural fairness.

The public is being asked to provide informed comments on a proposal that is not yet available for review. Without access to the current plans and supporting documentation, residents cannot reasonably understand what has changed, assess the impacts, or prepare meaningful submissions before the stated deadline.

Accordingly, I respectfully request clarification on the following:

- What changes have been made to the application since the previous plans?
- When will the current plans and supporting documents be uploaded to DMAP?
- Will the public comment period be extended so that residents have a reasonable opportunity to review the actual proposal before comments are due?
- Confirmation that the entire application review process is in full compliance with current City of Calgary planning regulations, by-laws and acceptable practices.

I am also concerned that the consultation period falls during August, when many residents are away on summer holidays. A significant portion of the affected community may not become aware of the revised proposal until after the comment deadline has expired. Proceeding under these circumstances risks limiting

meaningful public participation and undermining confidence in the planning process.
Public consultation should be based on transparency and informed participation. Residents should not be expected to comment on an application when the documents available to them do not reflect the proposal currently under consideration.
I respectfully request that the comment deadline be extended until the updated plans have been publicly posted for a reasonable period, allowing affected residents adequate time to review the proposal and provide informed feedback.
I appreciate your attention to this matter and look forward to your response.
Kind regards ,
Rob Quinn
604 Varsity Estates Place NW

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Outlook

[External] Re: DP2025-05349 and LOC2025-0141 - 132 Varsity Estates Place NW

1 attachment (152 KB)
DP2025-05349 and LOC2025-0141 - 132 Varsity Estates Place NW.pdf;

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Dear Reza,

Please find my comment opposing the revised development permit and land use redesignation.

Thank you for the opportunity to provide our comment/feedback as a surrounding community member.

Please confirm upon receipt.

Warmest regards,

Teresa Reynolds
Varsity Estates Resident

675

Dear City of Calgary Planning & Development,

I am writing as a Varsity Estates resident living six houses away from the proposed redesignation at 132 Varsity Estates Place NW to formally oppose application DP2025-05349 and LOC2025-0141. The negative impacts of introducing H-GO zoning at this location and the revised development plan will directly and materially affect my household, my neighbours, and the broader Varsity Estates community.

Varsity Estates Community Character

Varsity Estates is a unique and established northwest community defined by single-family estate homes, quiet streets, mature landscaping, and thoughtfully planned residential design. Our neighbourhood was never designed to accommodate high-density multi-unit developments. The absence of back lanes, limited street parking, and cul-de-sac layout are all defining characteristics of this area and are fundamentally incompatible with H-GO zoning.

This pocket of Varsity Estates is especially valued for its peaceful atmosphere, low traffic volumes, walkability, and proximity to green spaces including Beaumont Park and the Silver Springs Golf Course. Families, seniors, cyclists, and pedestrians regularly use Varsity Estates Road and Place because of the safety and quiet nature of these streets.

Approving this redesignation would permanently alter the character and integrity of this cul-de-sac and surrounding streetscape. It would set a damaging precedent that undermines the planning principles upon which this community was built.

Significant Safety Concerns

Safety is one of the most serious concerns associated with this proposed development.

There is already a dangerous blind corner immediately to the left of the property on Varsity Estates Place NW. Visibility is limited for drivers, pedestrians, cyclists, and residents entering and exiting the cul-de-sac. Increased density, additional vehicles, and overflow street parking would further obstruct sightlines and significantly increase the risk of collisions and accidents.

This is not a theoretical concern — it is an existing hazard that current residents already navigate carefully. Introducing a multi-unit development with substantially more vehicle traffic into this confined area would create unacceptable safety risks for everyone using the street, including children, seniors, walkers, cyclists, visitors, and service vehicles.

Emergency vehicle access, waste collection, snow clearing, and everyday navigation through the cul-de-sac would also become increasingly difficult due to congestion and curbside parking pressure, especially with a three-way intersection just a few houses down.

Parking & Traffic Congestion

With no rear lanes and extremely limited curb space, the parking allowances permitted under H-GO zoning are wholly inadequate for this location. Overflow parking from multiple units would inevitably spill onto surrounding streets, including Varsity Estates Drive and Varsity Estates Road.

This would:

- Reduce available parking for current residents and their guests.

- Increase congestion near already constrained intersections.
- Create additional hazards due to obstructed sightlines and narrowed roadways.
- Impact waste and recycling collection logistics.
- Increase traffic volumes on streets never designed for this intensity of use.

The infrastructure and roadway design in this area simply cannot support this level of densification safely or responsibly.

Impact on Residents & Property Values

This proposal would have a profound negative impact on the livability, desirability, and long-term value of surrounding homes. Residents purchased homes in Varsity Estates with the understanding that the neighbourhood would maintain its established estate residential character.

Allowing this type of development within the cul-de-sac will erode the integrity of the immediate streetscape and negatively affect neighbouring homes both beside, across from, and down the street from the property. Increased congestion, parking pressures, noise, safety concerns, and loss of privacy will inevitably reduce homeowner confidence and property values.

Most concerning is that developments like this force long-term residents to consider leaving their homes and community — not because they want to, but because the neighbourhood they invested in and helped build is fundamentally changing around them in ways that diminish their quality of life.

Conclusion

The revised development permit does not sufficiently address or meaningfully reduce my previously stated concerns, nor does it alter my position; I continue to strongly oppose this application in its entirety.

DP2025-05349 and LOC2025-0141 is incompatible with the established character, infrastructure, safety conditions, and design of 132 Varsity Estates Place NW. The proposed redesignation prioritizes density over community context, safety, and responsible planning.

I strongly urge the City of Calgary Planning &Development Department and Council to reject this application and preserve the integrity, safety, and livability of Varsity Estates for current and future residents and to uphold responsible urban planning.

Sincerely,

Teresa Reynolds

1031 Varsity Estates Drive NW

Email [redacted]

Mobi [redacted]

Outlook

Re: [External] Letter of Objection DP2025-05349

[redacted]

1 attachment (146 KB)

Letter of Objection DP2025-05349 May 14.pdf;

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Hello Reza,

Please find the attached letter of opposition for the revised DP application DP2025-05349. Thank you for your consideration.

Please do not hesitate to contact me if you have any questions.

Regards,
Hans

On Mon, Nov 10, 2025 at 2:07 PM Bacchus, Reza <Reza.Bacchus@calgary.ca> wrote:

> Good Afternoon Hans,
>
> Thank you for taking the time to follow-up your comments on LOC2025-0141, with thoughtful comments relating to the Development Permit application DP2025-05349 at 132 Varsity Estates Place NW.
>
> Your concerns over the Land Use Amendment application, re-iterated in your recent email, are currently being taken into consideration by the City of Calgary Development Application Review Team (DART) as part of this Development Permit application's review process:
>
> - incompatibility with the existing character, safety, and infrastructure of the community
> - inappropriate building scale
> - incompatible architecture
> - inappropriate density
> - incompatibility with the parking capacity in and around the cul-de-sac and along Varsity Estates Drive NW
> - negative impact on emergency access entering and exiting the cul-de-sac
> - worsening of traffic congestion
> - worsening of traffic/ pedestrian/ cyclist safety along Varsity Estates Drive NW
> - negative impact on visibility at the intersection of the cul-de-sac and Varsity Estates Drive NW

- negative impact on the visibility and safety along Varsity Estates Drive NW to excessive waste and recycle bins, and potential unruly organization of these bins
- negative impact on the already limited on-street parking along Varsity Estates Drive NW due to excessive waste and recycle bins
- negative impact on adjacent parcels' privacy
- negative shadowing impact onto adjacent parcels
- worsening of traffic/ pedestrian/ cyclist safety due to the likelihood of an increase in illegal u-turns made at the entrance to the cul-de-sac
- negative impact on property value
- incompatibility with your initial property investment rationale

Furthermore, all of the community's concerns raised from the proposed land use amendment, LOC2025-0141, are being applied to our review. The review of this application is still **in progress**. Also, because this Development Permit (DP) application is reliant on the proposed Land Use Amendment, the DP cannot be approved until the Land Use Amendment is approved. And the Land Use Amendment application is still **in progress**.

Please note, 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. 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.

If, for argument's sake this DP application is eventually approved, a public notice regarding the development approval will be published. Anyone deemed to be affected by the approval will have an opportunity to appeal the decision in front of the Subdivision and Development Appeal Board. Further information regarding the appeal process can be found at https://www.calgarysdab.ca/home.html

I hope this helps clarify what is happening. I encourage you to remain engaged throughout this process.

Best Regards,
Reza

Reza Bacchus
Planner I
Planning and Development Services - Community Planning
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Calgary, AB T2P 2M5

From: Hans Rohm [redacted]
Sent: 29 October 2025 2:19 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Subject: [External] Letter of Objection DP2025-05349

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Hello Reza,

Please find the attached letter of objection for DP2025-05349. I did submit online as well.

Thanks,
Hans Rohmann

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680

October 29, 2025

Hans Rohmann
124 Varsity Estates Place NW
Calgary, AB
T3B 3B6

Planning and Development Services - Community Planning
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

Attn: Reza Bacchus, Planner I

Dear Reza,

I am writing to reaffirm and expand my objection to Development Permit DP2025-05349 at 132 Varsity Estates Place NW, further to my letter dated October 29, 2025 and after reviewing the Applicant's subsequent submissions. While the Applicant has provided responses to certain administrative and design comments, the core planning, safety, and neighbourhood-impact concerns raised in my original objection remain unaddressed. The proposal continues to be incompatible with the established character, physical constraints, and intended function of this cul-de-sac and surrounding single-family estate context.

My original objection emphasized that Varsity Estates Place NW is a short, laneless cul-de-sac, originally designed to serve a small number of large estate homes with low turnover, limited curb length, and minimal on-street activity. The proposed density introduces a material and permanent increase in vehicle trips, visitor parking demand, service traffic, and waste collection activity that far exceeds what this street was designed to accommodate. Assertions that driveway configurations will "prevent street parking" do not reflect real-world everyday conditions including visitor parking, delivery parking, short term stopping, and service vehicle parking. As noted in my original submission, increased curbside activity directly compromises:

- Sightlines when exiting the cul-de-sac,
- Emergency access and manoeuvrability,
- Pedestrian and cyclist safety, particularly for children who routinely use the street for recreation.

The scale, massing, and reduced setbacks remain out of character with surrounding estate homes and continue to impact adjacent residents through:

- Overlooking and loss of privacy,
- Increased visual bulk and presence,
- Reduced sunlight penetration and openness.

Minor façade or orientation adjustments do not alter the fundamental reality that this form of development is out of scale for this location and adversely affects neighbouring properties in ways that were not contemplated when the area was planned and built.

While technical correspondence with the City has occurred, there is no evidence of meaningful engagement with affected residents. The applicant will note that they have held two community meetings. One meeting specifically addressed the rezoning application. The second presented the revised development permit which did not meaningfully implement community feedback. Both meetings were merely presentations with the Applicant's consultant presenting the information. The applicant's consultant did not record or make notes of any of the communities concerns from the meeting. The whole process was an obvious attempt to "check the box" of holding a community meeting. This is clear as no documented engagement summary has been provided, and no substantive design changes were made in response to resident safety, parking, or livability concerns. This application affects a very small number of immediately impacted homeowners, yet those most affected have not been meaningfully involved in shaping the proposal.

It is also notable that this development permit was advanced immediately prior to City Council's first reading to repeal blanket rezoning, a decision that reflected significant public opposition to inappropriate densification in established single-family neighbourhoods. While I recognize the application was submitted under the policies in effect at the time, Council's subsequent action underscores the very concerns raised by residents in this case:

- Context matters,
- Location matters,
- Not all streets can safely or appropriately absorb intensified development.

This application exemplifies the type of proposal that has driven public concern and eroded confidence in the planning process.

For the reasons outlined above, and consistent with my original objection, DP2025-05349 remains incompatible with its site, unsafe in its impacts, and inappropriate for this cul-de-sac context.
I respectfully request that the Development Authority refuse this application.

Thank you for considering my objection.

Sincerely,
Hans Rohmann
124 Varsity Estates Place NW
Calgary, AB



Hans Rohmann

682

October 29, 2025

Hans Rohmann
124 Varsity Estates Place NW
Calgary, AB
T3B 3B6

Planning and Development Services - Community Planning
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

Attn: Reza Bacchus, Planner I

Dear Reza,

I am a resident of Varsity Estates Place NW, I am writing to formally register my strong objection to the proposed Development Permit DP2025-05349 at 132 Varsity Estates Place NW. This proposal is unsuitable for the site and fundamentally incompatible with the character, safety, and infrastructure of the Varsity Estates community.

Varsity Estates is an established neighbourhood of low-density, single-family estate homes with no back-lanes. The proposed development would impose a building form that is completely out of scale with surrounding homes, disrupting the architectural integrity and long-standing visual cohesion of the street. This cul-de-sac was intentionally designed as a quiet, low-traffic residential enclave, and intensification of this nature is a radical departure—not "gentle density."

Severe Parking and Traffic Impacts

. The 100 block Varsity Estates Place cul-de-sac lacks the curb length, roadway width, and back lanes to accommodate any overflow parking. This proposed development will compromise emergency access and traffic circulation, reduce visibility for drivers exiting the cul-de-sac, raising collision risk, create hazards for children, pedestrians, and cyclists who regularly use the street for recreation and force additional waste and recycling bins onto Varsity Estates Drive, further obstructing traffic flow and parking. This development would require up to 10 bins on combined green and blue bin pick-up days significantly limiting utilization of curb space and potentially impeding traffic flow.

Loss of Sunlight, Privacy, and Greenspace

The oversized footprint and minimal setbacks of a high-density development would directly impair adjacent homeowners' sunlight, privacy, and enjoyment of their properties.

Safety and Property Value Concerns

Varsity Estates is a neighborhood with limited vehicle entrances/exits and this proposed redevelopment will increase congestion and compromise sightlines raising risks for drivers, cyclists, and pedestrians in an

area already heavily used by families and recreational users. In addition, this high-density development would undermine property values in the cul-de-sac, deterring buyers who seek quiet, safe streets. I do recognize the proximity of this lot to Crowchild Trail. It is expected that future residents will exit Crowchild and enter the Varsity Estates community by turning right from 53rd Ave onto Varsity Estates drive. The lot in question is on the south side of the road which will prompt drivers to perform a U-turn to park in front of the house. Currently, the both Varsity Estates Place NW and Varsity Estates Ct NW both have 'No U-Turn' signs. Even with this signage, these streets are used to turn around and drive back to the 3-way stop. See Figure 1 attached. With this proposed development, these two roads will see significantly more traffic with drivers performing illegal u-turns endangering children, pedestrians and cyclists as well as other vehicles. See map below.

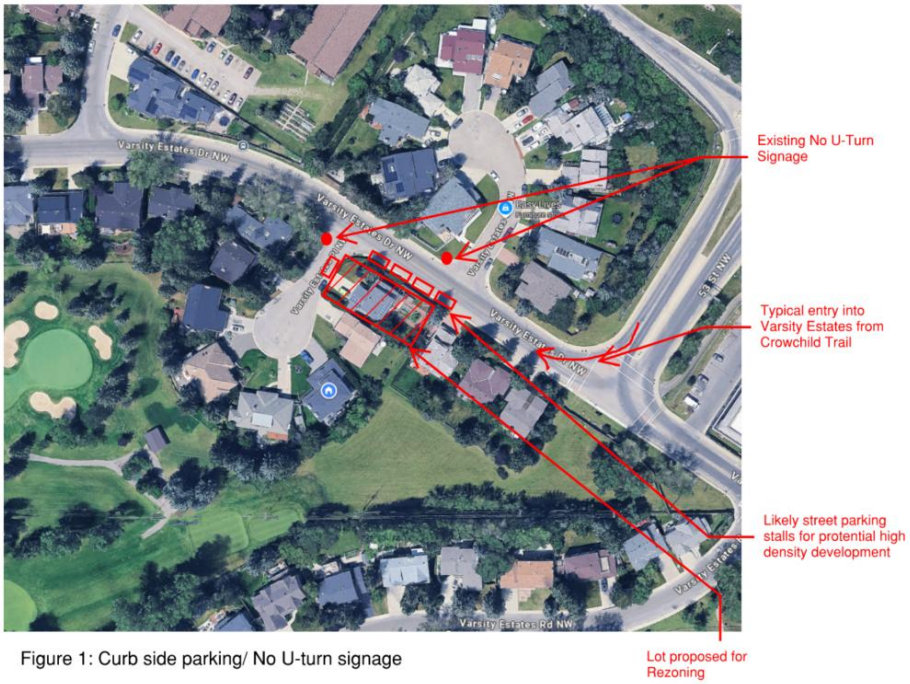


Figure 1: Curb side parking/ No U-turn signage

Currently the sightlines for residents leaving Varsity Estates Place NW are already limited due to a bend on Varsity Estates Drive NW. Additional vehicles parking on the street will further limit sightlines and causing more risk to drivers turning from the cul-de-sac due to the inability to see eastbound traffic. See image below. This development with reduced building set back will also pose challenges to incoming westbound vehicles. See Figure 2 attached. This proposal will pose significant safety risks to existing residents in the area.

Figure 2: Existing limited sightlines



These risks will see residents who have invested significantly in their homes stand to suffer property value losses, while a speculative development reaps the benefit.

Precedent and Policy Integrity

Approval of this application would set a damaging precedent for Varsity Estates and other mature Calgary communities. It signals that established planning criteria, community input, and contextual suitability are secondary to developer interests. Such an outcome would erode trust in the planning process and invite inappropriate intensification across the city.

This application is incompatible with its surroundings, and overwhelmingly detrimental to residents' safety, livability, and property rights. I urge Council and the Calgary Planning Commission to reject Development Permit DP2025-05349. Responsible densification should occur in locations that are transit-accessible and context-appropriate—not in a quiet cul-de-sac with no capacity for additional vehicles or infrastructure.

Thank you for considering my objection.



Hans Rohmann

Outlook

Re: [External] DP2025-05349 - 132 Varsity Estates Place NW

Good Morning Hans,

Thank you for reaching out again, and for taking the time to share your concerns regarding DP2025-05349.

Your concerns regarding the proposed development's potential:

- Increased congestion and parking pressure on a street with limited curb length and no lane access.
- Reduced sightlines for vehicles exiting Varsity Estates Place NW, particularly given the existing curvature of Varsity Estates Drive NW.
- The potential for additional vehicle manoeuvring, including U-turn movements and turning conflicts within the cul-de-sac and adjacent intersections.
- Impacts to emergency access and manoeuvrability.
- Pedestrian and cyclist safety concerns in an area frequently used by families and children.
- Loss of privacy, increased overlooking, visual bulk, and reduced compatibility with the surrounding estate residential context

will be reviewed and considered by the Development Authority before a decision is made.

I've put together an FAQ page to answer a variety of questions coming from community members. Please let me know if this helps to answer your questions and to hear what others in the community might also be asking.

FAQ: DP2025-05349 (132 Varsity Estates Place NW)

1. Has the development permit application changed or been converted because the H-GO land use redesignation application was withdrawn?
No. DP2025-05349 has not been converted, reassigned, or otherwise altered. The withdrawal of Land Use Redesignation application LOC2025-0141 does not invalidate the development permit application, and a new development permit application is not required. The application continues through the established development permit review process.

2. Why was a new public notice sign posted in August 2026?
A new seven-day public notice posting was required because the uses described on the original notice sign did not fully align with the proposed development descriptions being reviewed. The word "Semi-detached Dwelling" was missed in the initial posting. The Land Use Bylaw requires that all proposed uses be accurately identified on the notice sign prior to a decision being made. Re-posting the sign was undertaken to ensure compliance with those notice requirements.

3. What changes were made to the proposal?
The overall building form has remained consistent throughout the review process. The proposed development continues to be a form of Semi-detached Dwelling and Rowhouse Building. The primary changes involved revisions to address Land Use Bylaw compliance issues identified during review, including matters such as building height and balcony floor area. These revisions eliminated the need for bylaw relaxations.

4. Was a new development permit application required after the withdrawal of LOC2025-0141?
No. Administration determined that the existing development permit application could continue to be reviewed under the applicable land use district. The withdrawal of the land use amendment application did not require submission of a new development permit application.

5. Was an exception made for this property?
No. Administration advised that no exception was made and that DP2025-05349 continues to follow the City's established development permit review processes.

6. Why did the public notice sign direct residents to comment when DMAP showed "Pending Decision"?
The application remains under review even when displayed as "Pending Decision" on DMAP. During the August notice posting period, the intention was for public comments to be accepted through Development Map while the application proceeded through the final stages of review.

7. How can residents submit comments on the application?
Comments can be submitted through the City's Development Map (DMAP) during the active notice posting period. Administration confirmed that the "Share Your Comments" function was enabled and that comments would be accepted throughout the August 6 to August 13 notice posting period.

8. Why were residents initially unable to see the updated plans on DMAP?
Administration advised that DMAP was updated with the latest amended plans dated July 17, 2026. Residents who experienced difficulty accessing the plans may have encountered timing issues while updates were being posted. Administration confirmed that the most recent amended plans were subsequently made available on DMAP.

9. Which plans represent the proposal currently under review?
The current version of the proposal is represented by the most recent amended plans uploaded to DMAP, identified as "DP2025-05349 - DMAP Plans Amended (3MB) 2026-07-17.pdf".

10. Why is the withdrawn land use application (LOC2025-0141) still visible on DMAP?
Administration advised that while the applicant withdrew the H-GO land use amendment, the application had not yet been formally cancelled in the system because the required cancellation documentation had not yet been submitted. As a result, the application continued to appear on DMAP.

11. Will the public comment period be extended?
The notice posting period has been extended to August 21.

12. Will the Varsity Community Association receive a new circulation package?
No. Administration indicated that the August 2026 re-posting was not considered a new circulation but rather a notice update to accurately describe the proposed uses. Therefore, a new circulation package was not initiated.

13. Has a decision been made on DP2025-05349?
At the time of the correspondence, Administration confirmed that no decision had yet been made on the application. Any future status updates would be posted through the Development Map.

14. Were public and community association concerns considered during the review process?
Yes. Administration advised that concerns submitted by nearby residents and the Varsity Community Association were reviewed throughout the Development Applications Review Team (DART) process. According to Administration, these comments contributed to revisions to the proposal, resulting in a development that more closely aligns with the existing R-CG district and removed the need to pursue the H-GO land use redesignation.

15. If the development is approved, what opportunities remain for public involvement? Can it be appealed?
If approved, a public notice of the development approval would be issued. Individuals who are deemed affected by the approval may have an opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB) in accordance with applicable legislation and procedures. Further information regarding the appeal process can be found at https://www.calgarysdab.ca/home.html.

Best Regards,
Reza

Reza Bacchus
Planner I
Planning and Development Services - Community Planning

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E Reza.Bacchus@calgary.ca
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800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: Hans Rohman [redacted]
Sent: 10 August 2026
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Cc: Mayor <TheMayor@calgary.ca>; Tyers, Kim <Kim.Tyers@calgary.ca>; Hamilton, Debra <Debra.Hamilton@calgary.ca>; Lee, Christi <Misty.Sklar@calgary.ca>; JoAnne Atkins <[redacted]
Subject: [External] DP2025-05349 - 132 Varsity Estates Place NW

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Report Suspicious

Dear Reza Bacchus,

I am writing to object to the proposed development at 132 Varsity Estates Place NW and to express significant concerns regarding both the current review process and the substance of the proposal.

I previously submitted formal objections to both the associated land use redesignation application LOC2025-0141 and Development Permit DP2025-05349. While the land use application has since been withdrawn, the concerns raised in those submissions remain applicable and unresolved.

My immediate concern is that meaningful public participation is currently not possible. The City has advised that a new notice posting was required because the proposed uses identified on the original notice no longer reflected the uses under consideration. However, for the majority of the comment period the Development Map continued to display outdated information. Residents were therefore being asked to comment on a proposal they cannot properly review or understand. Only just recently has the Development Map been updated with the updated plans, however there is insufficient time available for a detailed review.

Given that the proposal has evidently changed, I respectfully request that no decision be made until the revised plans are publicly available and affected residents have been provided a reasonable opportunity to review and respond to them. The current August comment period is particularly problematic as many residents are away during the summer and community engagement cannot reasonably occur while the most current plans remain unavailable.

Notwithstanding the lack of sufficient access to the revised drawings, my previous concerns remain unchanged.

The proposal continues to be fundamentally incompatible with the established character of Varsity Estates Place NW. This street is a short, laneless cul-de-sac designed to serve a limited number of large single-family estate homes with low traffic volumes and minimal on-street activity. Increased residential density on this site

introduces additional vehicle trips, visitor parking demand, delivery traffic, waste collection activity, and general curbside use that the street was not designed to accommodate.

I remain concerned about:

- Increased congestion and parking pressure on a street with limited curb length and no lane access.
- Reduced sightlines for vehicles exiting Varsity Estates Place NW, particularly given the existing curvature of Varsity Estates Drive NW.
- The potential for additional vehicle manoeuvring, including U-turn movements and turning conflicts within the cul-de-sac and adjacent intersections.
- Impacts to emergency access and manoeuvrability.
- Pedestrian and cyclist safety concerns in an area frequently used by families and children.
- Loss of privacy, increased overlooking, visual bulk, and reduced compatibility with the surrounding estate residential context.

I am also disappointed that previous community engagement efforts did not result in meaningful revisions that addressed the concerns repeatedly raised by adjacent residents. The concerns identified through the community consultation process largely remain unresolved.

At present, however, the larger issue is that residents have not been provided with sufficient time to access the current proposal. Until the revised plans are publicly released and sufficient time is provided for review, it is impossible to determine whether the latest iteration adequately addresses the numerous concerns previously raised.

Accordingly, I respectfully request that:

1. The public comment period be extended to allow meaningful review of the current materials.
2. No decision be issued until affected residents have had a fair opportunity to review and comment on the revised proposal.
3. The Development Authority refuse the application if the revised design continues to create the same traffic, parking, safety, privacy, massing, and neighbourhood compatibility impacts identified in my previous submissions.

I reserve the right to provide additional comments once the current plans have been released and reviewed.

Sincerely,

Hans Rohmann
124 Varsity Estates Place NW
Calgary, AB

Outlook

Re: [External] DP2025-05349

Good Morning Trevor,

Thank you for reaching out again and taking the time to share your concerns regarding DP2025-05349. Comments provided about the development, along with those submitted by other residents and the Varsity Community Association, are appreciated and have been received as part of the review process.

Your concerns regarding the proposed development's potential:

- functional incompatibility due to the lack of a rear lane adjacent to the parcel
- incompatibility with the existing utility right of way
- incompatibility with the parking capacity in and around Varsity Estates Place NW and along Varsity Estates Drive NW
- negative impact on street parking in and around Varsity Estates Place NW and along Varsity Estates Drive NW
- negative impact on access for emergency vehicles, waste collection vehicles, and other municipal services
- negative impact on cars' turning radii within the cul-de-sac overflow parking
- negative impact on visibility due to overflow parking
- negative impact on the visibility, safety, and character along Varsity Estates Drive NW due to excessive waste and
  recycle bins, and potential unruly organization of these bins
- inappropriate density
- incompatibility with existing water, sewage, gas, and electrical infrastructure due to inappropriate scale/ density of development
- incompatible building height and massing
- negative impact on adjacent parcels' privacy
- incompatibility with existing community character
- negative impact on adjacent parcels' safety due to possible site contamination, (e.g., asbestos, residual chemicals from previous outdoor pool, soil instability)
- insensitivity to community's character and integrity
- insensitivity to its negative impact on surrounding property value

will be reviewed and considered by the Development Authority before a decision is made.

Should the application be approved, a public notice of the decision will be issued. If members of the community remain concerned with the final decision, individuals who are deemed affected have the opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB), in accordance with the applicable appeal process. The SDAB is an independent appeal board that hears appeals about certain decisions made by the City's Development Authority, including development permit approvals or refusals. It is separate from the City's Planning Department.

Simply, if a development permit is approved and affected residents disagree with the decision, they may be able to appeal to the SDAB. The Board then holds a hearing where the appellant, applicant, City, and affected parties can present information, before the Board makes a decision.

SDAB2026-0166

I encourage you to remain engaged throughout this process.

Best Regards,
Reza

Reza Bacchus
Planner I
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Calgary, AB T2P 2M5

From: Trevor Samer [redacted]
Sent: 17 August 2026 10:46 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca> [redacted]
Subject: [External] DP2025-05349

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Subject: Request for Denial of Proposed Development at 132 Varsity Estates Place NW

To Whom It May Concern,

I am writing as the owner and resident of **1108 Varsity Estates Drive NW** regarding the proposed redevelopment of **132 Varsity Estates Place NW**. Based on the information currently available, the proposal would result in five primary dwelling units on a lot situated within a small cul-de-sac that was originally designed for low-density, single-detached residential use.

I respectfully request that the City deny this application due to the significant impacts it would have on parking, traffic, infrastructure capacity, neighbourhood character, privacy, and public safety.

1. Parking and Traffic Impacts

The proposed development raises several serious concerns regarding vehicle access and parking capacity.

First, the property does not have a rear lane or alley. As a result, there is no additional space available for vehicle parking, waste staging, or service access at the rear of the site. All impacts will therefore be concentrated on the front-facing streets and cul-de-sac.

Second, property maps indicate the presence of a utility corridor on the site. Intensive development over or adjacent to utility infrastructure may create challenges for future maintenance access and emergency response requirements.

Third, based on Calgary household vehicle ownership rates, five dwelling units could reasonably generate approximately ten or more vehicles. Even if each unit includes a single-car garage, there would be little or no capacity for additional household vehicles, guests, service providers, or contractors.

Varsity Estates Place is a constrained cul-de-sac with limited curb space. Overflow parking would reduce manoeuvrability, impede visibility, and create challenges for emergency vehicles, waste collection vehicles, and other municipal services.

Additional vehicles would inevitably extend onto Varsity Estates Drive NW, which functions as a designated snow route and already experiences competing demands for road space. The presence of a nearby bus stop further limits available parking. The result would be parking pressure extending beyond the immediate development site and affecting neighbouring streets throughout the community.

2. Waste Management Concerns

The proposed development would also create significant waste management challenges.

Five households would generate a minimum of fifteen collection carts, consisting of black, blue, and green bins. On collection days, accommodating these carts within a confined cul-de-sac would be extremely difficult without obstructing sidewalks, driveways, roadways, or pedestrian movement.

The concentration of bins required for this development would negatively affect safety, accessibility, and the visual character of the streetscape.

3. Density and Infrastructure Capacity

This proposal represents a substantial increase in intensity compared to the existing single-detached home.

The site would transition from one residence to a development containing multiple households, numerous bedrooms, kitchens, laundry facilities, and bathrooms. Such intensification places significantly greater demands on water services, sewer infrastructure, utilities, waste collection, and road networks.

While municipal density calculations may not fully account for all secondary residential uses, the practical reality is that the site would function as a much higher-density residential complex than currently exists. The resulting impact on municipal services and surrounding properties should be evaluated based on actual occupancy and use rather than theoretical density figures alone.

The infrastructure serving this cul-de-sac was designed for a significantly lower level of residential intensity and was not intended to support development of this scale.

4. Privacy and Neighbourhood Compatibility

The proposed development is incompatible with the established character of Varsity Estates.

A building of this size and intensity would create significant massing and overlook concerns, particularly for adjacent properties, including the home at **128 Varsity Estates Place NW**. Increased overlooking would

substantially diminish backyard privacy and enjoyment for neighbouring residents.

Varsity Estates was designed and developed as a low-density residential community characterized by larger lots, mature landscaping, and detached homes. While the community already contains thoughtfully planned multi-family developments in appropriate locations, those projects were integrated in a manner that complemented the existing neighbourhood.

This proposal differs substantially from those developments and risks undermining the established character and livability of the area.

5. Health and Safety Concerns

There are also legitimate questions regarding the property's previous use and the potential impacts of demolition and excavation activities.

Former Backyard Pool

The site previously contained a swimming pool that was subsequently filled in. The method and materials used during decommissioning are unknown. Potential concerns include:

- Residual chemical contamination from pool-related products;
- The possibility of undocumented construction debris within the fill material;
- Soil instability, settlement, or drainage issues discovered during excavation.

Potential Asbestos-Containing Materials

Given the age of the existing structure, asbestos-containing materials may be present. Improper demolition or handling could create airborne health risks for workers, neighbouring residents, and surrounding properties.

Before any redevelopment proceeds, the City should require a comprehensive environmental review and hazardous materials assessment. These studies should be conducted by qualified independent professionals and be made available as part of the approval process to ensure public confidence in the findings.

6. Property Values and Community Livability

It is difficult to separate property values from neighbourhood livability. When residents experience reduced privacy, increased traffic congestion, parking shortages, and development that overwhelms surrounding properties, the overall desirability of the neighbourhood is affected.

The residents most directly impacted by this proposal will be those who live immediately adjacent to the site and who will experience its consequences on a daily basis. Their concerns deserve meaningful consideration as part of the decision-making process.

Conclusion

The impacts associated with this proposal are significant and include:

- Parking shortages and traffic congestion;
- Waste management and service access challenges;
- Increased strain on local infrastructure;

- Loss of privacy for adjacent residents;
- Potential environmental and public health concerns;
- Incompatibility with the established character of Varsity Estates.

Varsity Estates was not designed to accommodate this level of residential intensification within a small cul-de-sac setting. For these reasons, I respectfully request that the City **deny the proposed development application for 132 Varsity Estates Place NW**.

Thank you for your consideration of the concerns raised by residents who will be directly affected by this proposal.

Sincerely,

Trevor Samer
Owner and Resident, **1108 Varsity Estates Drive NW**

Outlook

Re: DP2025-05349.

Good Morning Mrs. Shaw,

Thank you for reaching out and taking the time to share your concerns regarding DP2025-05349. Comments provided about the development, along with those submitted by other residents and the Varsity Community Association, are appreciated and have been received as part of the review process.

Your concerns regarding the proposed development's potential:

- incompatibility with surrounding context with regards to multiple driveways having direct access to Varsity Estates Drive NW
- incompatibility with the parking capacity in and around Varsity Estates Place NW and along Varsity Estates Drive NW
- negative impact on street parking in and around Varsity Estates Place NW and along Varsity Estates Drive NW
- negative impact on access for snow removal, waste collection vehicles, traffic flow
- negative impact on safety
- incompatibility with existing infrastructure
- insensitivity to community's character and integrity

will be reviewed and considered by the Development Authority before a decision is made.

Should the application be approved, a public notice of the decision will be issued. If members of the community remain concerned with the final decision, individuals who are deemed affected have the opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB), in accordance with the applicable appeal process. The SDAB is an independent appeal board that hears appeals about certain decisions made by the City's Development Authority, including development permit approvals or refusals. It is separate from the City's Planning Department.

Simply, if a development permit is approved and affected residents disagree with the decision, they may be able to appeal to the SDAB. The Board then holds a hearing where the appellant, applicant, City, and affected parties can present information, before the Board makes a decision.

Regards,
Reza

Reza Bacchus
Planner I
Planning and Development Services - Community Planning
C (587) 891-3895

SDAB2026-0166

E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: CLAUDIA SHAW >
Sent: 20 August 2026 3:43 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Subject: [External] DP2025-05349.

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Dear Mr. Bacchus,

This message is regarding the proposed change to the zoning to allow row houses or semi-detached houses in the single family home section of Varsity Estates. The whole idea is utterly absurd. It will greatly diminish the value of the houses in the neighbourhood. Houses whose owners have worked very hard over a period of many years in order to afford. People who can't afford houses in this neighbourhood don't deserve to live in this neighbourhood. It is a very simple premise. Most rational people should understand that.

Row houses or semi -detached would look out of place in the neighbourhood. There are already row houses down the street if that is what someone is looking for. Punishing those who have worked so hard for their houses in order to accommodate those who have not, is not the Canadian way. I know that we have adopted a lot of socialist ideologies of late, largely due to the overwhelming number of aliens that we have allowed into our beautiful, high trust county. The reason that it is a country where so many people from not so nice countries want to live is because our values of right and wrong have made it a beautiful country where others want to live. The principle of hard, righteous work deserving reward is one of our primary values. People who can't afford to buy in this neighbourhood should be looking somewhere else. Anyone who doesn't understand this value and the importance of maintaining it should probably go and live somewhere else, preferably another country. It is not wise to bring people into our country who do not share our values. The housing problem in this country is entirely due to our ridiculously unsustainable immigration practices. These must be drastically changed. The doors need to be shut tight.

Apart from not wanting to attract or have to live with people who don't care about our county's values and principles, there are the practical aspects that there will be multiple driveways coming out onto the street or if not driveways to garages, an inordinate number of vehicles will have to be parked on the street .

These will greatly impede the flow of traffic as well as snow removal, garbage pick-up and safety. so close to an intersection. To say nothing of greatly diminishing the aesthetics of the neighbourhood. As well there is the problem of the utilities required to support multi family dwellings in a neighbourhood which wasn't designed that way. It will likely require a complete renovation of the infrastructure which will result in the street being torn up for months if not years. Taxpayers ultimately having to foot the bill and thereby, once again, honest, Canadian citizens will end up subsidizing people living where they are not appropriate. All because some greedy, unethical developer who possibly hasn't lived here long enough to understand what ethical business looks like in this country himself, is trying to squeeze every last penny out of a tiny plot of land for which he probably paid too much and now wants destroy other people's lives just so that he can make a bigger profit. It is totally unreasonable that our house values should plummet because some money worshipping developer has moved in and thinks that living in Canada is all about seeing how much money one can rip the rest of us off for. Misrepresenting the building by-laws in order to allow what is actually not permitted is equally disgusting.

Once again, decent, real Canadians are left subsidizing the disgraceful vote buying practices of the disreputable Liberal socialist government.

Sincerely,

Mrs. Shaw

Outlook

Re: DP2025-05349.

Good Morning Tara,

Thank you for reaching out and for taking the time to share your concern regarding DP2025-05349 and the city's lack of transparency with the developers' new permit application.

I've put together an FAQ page to answer a variety of questions coming from community members. Please let me know if this helps to answer your questions and to hear what others in the community might also be asking.

FAQ: DP2025-05349 (132 Varsity Estates Place NW)

1. Has the development permit application changed or been converted because the H-GO land use redesignation application was withdrawn?
No. DP2025-05349 has not been converted, reassigned, or otherwise altered. The withdrawal of Land Use Redesignation application LOC2025-0141 does not invalidate the development permit application, and a new development permit application is not required. The application continues through the established development permit review process.

2. Why was a new public notice sign posted in August 2026?
A new seven-day public notice posting was required because the uses described on the original notice sign did not fully align with the proposed development descriptions being reviewed. The word "Semi-detached Dwelling" was missed in the initial posting. The Land Use Bylaw requires that all proposed uses be accurately identified on the notice sign prior to a decision being made. Re-posting the sign was undertaken to ensure compliance with those notice requirements.

3. What changes were made to the proposal?
The overall building form has remained consistent throughout the review process. The proposed development continues to be a form of Semi-detached Dwelling and Rowhouse Building. The primary changes involved revisions to address Land Use Bylaw compliance issues identified during review, including matters such as building height and balcony floor area. These revisions eliminated the need for bylaw relaxations.

4. Was a new development permit application required after the withdrawal of LOC2025-0141?
No. Administration determined that the existing development permit application could continue to be reviewed under the applicable land use district. The withdrawal of the land use amendment application did not require submission of a new development permit application.

5. Was an exception made for this property?
No. Administration advised that no exception was made and that DP2025-05349 continues to follow the City's established development permit review processes.

6. Why did the public notice sign direct residents to comment when DMAP showed "Pending Decision"?
The application remains under review even when displayed as "Pending Decision" on DMAP. During the August notice posting period, the intention was for public comments to be accepted through Development Map while the application proceeded through the final stages of review.

7. How can residents submit comments on the application?
Comments can be submitted through the City's Development Map (DMAP) during the active notice posting period. Administration confirmed that the "Share Your Comments" function was enabled and that comments would be accepted throughout the August 6 to August 13 notice posting period.

8. Why were residents initially unable to see the updated plans on DMAP?

Administration advised that DMAP was updated with the latest amended plans dated July 17, 2026. Residents who experienced difficulty accessing the plans may have encountered timing issues while updates were being posted. Administration confirmed that the most recent amended plans were subsequently made available on DMAP.

9. Which plans represent the proposal currently under review?
The current version of the proposal is represented by the most recent amended plans uploaded to DMAP, identified as "DP2025-05349 - DMAP Plans Amended (3MB) 2026-07-17.pdf".

10. Why is the withdrawn land use application (LOC2025-0141) still visible on DMAP?
Administration advised that while the applicant withdrew the H-GO land use amendment, the application had not yet been formally cancelled in the system because the required cancellation documentation had not yet been submitted. As a result, the application continued to appear on DMAP.

11. Will the public comment period be extended?
The notice posting period has been extended to August 21.

12. Will the Varsity Community Association receive a new circulation package?
No. Administration indicated that the August 2026 re-posting was not considered a new circulation but rather a notice update to accurately describe the proposed uses. Therefore, a new circulation package was not initiated.

13. Has a decision been made on DP2025-05349?
At the time of the correspondence, Administration confirmed that no decision had yet been made on the application. Any future status updates would be posted through the Development Map.

14. Were public and community association concerns considered during the review process?
Yes. Administration advised that concerns submitted by nearby residents and the Varsity Community Association were reviewed throughout the Development Applications Review Team (DART) process. According to Administration, these comments contributed to revisions to the proposal, resulting in a development that more closely aligns with the existing R-CG district and removed the need to pursue the H-GO land use redesignation.

15. If the development is approved, what opportunities remain for public involvement? Can it be appealed?
If approved, a public notice of the development approval would be issued. Individuals who are deemed affected by the approval may have an opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB) in accordance with applicable legislation and procedures. Further information regarding the appeal process can be found at https://www.calgarysdab.ca/home.html.

I encourage you to remain engaged throughout this process.

Best Regards,
Reza

Reza Bacchus
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Planning and Development Services - Community Planning
C (587) 891-3895
E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: Tara Slemko [redacted]
Sent: 12 August 2026 9:42 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Subject: [External] Re: DP2025-05349.

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Good evening

I am in agreement with our Varsity Community Centre's concern with this DP in regards to the city's lack of transparency with the developers' new permit application. Appropriate steps should be taken if the plans have changed to the H-GO land use zoning. This is not a minor amendment but an entirely new development permit application.

Thanks,
Tara

Sent from my iPhone

701

Outlook

[External] 132 varsity estates ol. NW

[redacted]

1 attachment (16 KB)
132varsity.docx;

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Report Suspicious

please accept my letter of opposition for DP2025-05349

May 11, 2026

702

Reza.Bacchus@Calgary.ca

[redacted]

DP2025-05349

LOC2025-0141

132 varsity Estates Pl NW

This letter is in support of NOT approving a Development Permit for the above address.

Good public policy builds and strengthens neighbourhood and is additive to way of life and property values .Good public policy recognises the work, effort and investment that citizens have incurred to allow there largest lifelong investment to build value and to build spirit in any neighbourhood.

Bad public policy pits neighbour against neighbour, reduces rather than augments property values, does not consult or work with neighbours and interested home owners. Bad public policy destroys long and established neighbours and the property values of all interested and affected parties.

Blanket zoning has been soundly defeated and repealed as BAD public policy

Given the rejection of this policy, why would anyone proceed with this DP until ,at the very least a new policy is put in place

Opposition is widespread and city planning is totally justified in NOT approving the DP.

I have lived in Varsity since 1980, and the attendance at the information meetings in opposition to DP approval are the largest numbers of concerned citizens I have seen including 12 years as an elected official with the privilege of representing the neighbourhood.

What I have heard from the residents demonstrates the concern and desire for rejecting the DP. Sadly it also reflects the thoughts that their opinions won't count .

One homeowner who lives adjacent to the property said publicly in the last meeting that her property assessment dropped $200,000 while other Varsity estates properties increased in value .

703

Another property owner said she has worked years to afford a home in Varsity estates, so her children could play road hockey, shoot hoops, and play safely in the neighbourhood. This is now at risk .

Clearly, the DP must be rejected as the manifestation that can occur with the implementation of Bad public policy.

At the very least, stay the DP until a new confirmed zoning policy is put in place. The developer has taken a certain amount of risk in applying for this and certainly has not generated any compelling reason to proceed

IN fact, the urgency of more housing in more neighbourhoods has passed. House prices are declining, and rental availability has increased., there is no definable need or reason to proceed ahead with this DP. It must be rejected out of hand and refiled when the rezoning process is done and in place.

As you drive in Varsity you will notice new builds on many corner lots , ALL are single family dwellings, not ONE is a multiple dwelling. Clear evidence of people investing hard dollars in keeping the area in its present state . Remember, the area already has 3 condo complexes and a senior housing facility in its border area.

I have written previous letters on the details of the application. IT is a safety hazard being less than 150 feet from a 3way stop intersection, creating a dangerous precedent of multiple cars being parked

Even the present plans would need 15 bins for refuse and recycling

This is a bad application, and in short, needs to be approved only after a full policy is implemented or frankly REJECTED.

Thank you for being responsive to citizen concerns and rejecting this DP.

With respect,

Murray Smith

[redacted]

Outlook

Re: [External] Comments for 132 varsity Estates close. NW

Good Afternoon Murray,

Thank you for reaching out and for taking the time to share your concerns regarding DP2025-05349. Comments provided about the development, along with those submitted by other residents and the Varsity Community Association, are appreciated and have been received as part of the review process.

Should the application be approved, a public notice of the decision will be issued. If members of the community remain concerned with the final decision, individuals who are deemed affected have the opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB), in accordance with the applicable appeal process. The SDAB is an independent appeal board that hears appeals about certain decisions made by the City's Development Authority, including development permit approvals or refusals. It is separate from the City's Planning Department.

Simply, if a development permit is approved and affected residents disagree with the decision, they may be able to appeal to the SDAB. The Board then holds a hearing where the appellant, applicant, City, and affected parties can present information, before the Board makes a decision.

I encourage you to remain engaged throughout this process.

Best Regards,
Reza

Reza Bacchus
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Calgary, AB T2P 2M5

From: Murray smith [redacted]
Sent: 11 August 2026 3:36 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>; WARD1 <Ward1@calgary.ca>
[redacted]
Subject: [External] Comments for 132 varsity Estates close. NW

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To development planning
I am writing to formally object to approval or even consideration of a development permit on the above address.
The submission and timing of the decision is contrary to an established process and looks openly and blatantly biased to the developer and sadly to the predisposition of the city division that examines and approves the permit.
This an extremely important decision that has multiple years of impact on an established mature community and neighbourhood , there are many reasons why Varsity Estates consistently is considered a top five pick of best neighbourhoods in Calgary.
The area has a wide record of multiple demographic levels, multiple housing density areas all existing in harmony. This application is calling on the expression of the desires of the community. The desires and concerns of the neighbours are clear . They object clearly and strongly to any multiple dwellings on this small , no back lane, property .
Given the seriousness of this application the following concerns point to the dismissal of the application at this time and in the context of the application.
A city election, numerous public hearings and expansive media coverage have all soundly rejected the policies of blanket rezoning.
This application for 132 is a relic of the past , submitted before the policy was rejected.
This permit must be rejected and any plans for the property be probably completed and submitted in accordance with customary process and in light of the new policies.
Frankly, how can a permit be granted at this time when the final results of policy are not yet established ?
Let us not be guided by former bad policy decisions when council is putting in place new policies to reflect neighbourhood principles.
I sincerely hope that the city staff in development planning will continue to act professionally and openly in rejecting this permit and the convoluted process. If the property is to be redefined in any manner let it be a defensible open process, not one that tries to sneak by in the dead of summer with a short circuiting of due process .

Respectfully
Murray Smith
1009 varsity estates pl nw t3b3x5
[redacted]

Sent from my iPad

Outlook

Re: Response to proposed development sign regarding DP 2025-05349

[redacted]

Good Afternoon Dr. Misty Stach,

Thank you for taking the time to reach out with your questions and comments regarding development permit DP2025-05349 for 132 Varsity Estates Place NW.

Your concerns regarding potential:
- infringement on your privacy
- negative impact on existing on-street parking capacity
- traffic and pedestrian safety concerns due to increased traffic
- obstructed views of nature and sky
- negative impact from shadowing and loss of sunlight
- negative impact from construction including noise, dust, impacts of air quality, safety
- catastrophic impact on existing tree canopy and wildlife
- privacy and noise levels as a result of increased density
- increase in littering and unruly organization of waste/ recycle bins
- negative impact on the existing livability, safety of the neighbourhood
- incompatibility with the existing character of the neighbourhood
- incompatibility with your initial property investment rationale

will of course be noted and documented.

I've put together an FAQ page to answer a variety of questions coming from community members. Please let me know if this helps to answer your questions and to hear what others in the community might also be asking.

FAQ: DP2025-05349 (132 Varsity Estates Place NW)

1. Has the development permit application changed or been converted because the H-GO land use redesignation application was withdrawn?
No. DP2025-05349 has not been converted, reassigned, or otherwise altered. The withdrawal of Land Use Redesignation application LOC2025-0141 does not invalidate the development permit application, and a new development permit application is not required. The application continues through the established development permit review process.

2. Why was a new public notice sign posted in August 2026?
A new seven-day public notice posting was required because the uses described on the original notice sign did not fully align with the proposed development descriptions being reviewed. The word "Semi-detached Dwelling" was missed in the initial posting. The Land Use Bylaw requires that all proposed uses be accurately identified on the notice sign prior to a decision being made. Re-posting the sign was undertaken to ensure compliance with those notice requirements.

3. What changes were made to the proposal?
The overall building form has remained consistent throughout the review process. The proposed development continues to be a form of Semi-detached Dwelling and Rowhouse Building. The primary changes involved revisions to address Land Use Bylaw compliance issues identified during review, including matters such as building height and balcony floor area. These revisions eliminated the need for bylaw relaxations.

4. Was a new development permit application required after the withdrawal of LOC2025-0141?
No. Administration determined that the existing development permit application could continue to be reviewed under the applicable land use district. The withdrawal of the land use amendment application did not require submission of a new development permit application.

5. Was an exception made for this property?
No. Administration advised that no exception was made and that DP2025-05349 continues to follow the City's established development permit review processes.

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The application remains under review even when displayed as "Pending Decision" on DMAP. During the August notice posting period, the intention was for public comments to be accepted through Development Map while the application proceeded through the final stages of review.

7. How can residents submit comments on the application?
Comments can be submitted through the City's Development Map (DMAP) during the active notice posting period. Administration confirmed that the "Share Your Comments" function was enabled and that comments would be accepted throughout the August 6 to August 13 notice posting period.

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10. Why is the withdrawn land use application (LOC2025-0141) still visible on DMAP?
Administration advised that while the applicant withdrew the H-GO land use amendment, the application had not yet been formally cancelled in the system because the required cancellation documentation had not yet been submitted. As a result, the application continued to appear on DMAP.

11. Will the public comment period be extended?
Administration advised that the application would continue to move through the established review and decision-making framework and that the review process would not be paused. No extension to the notice posting period was proposed.

12. Will the Varsity Community Association receive a new circulation package?
No. Administration indicated that the August 2026 re-posting was not considered a new circulation but rather a notice update to accurately describe the proposed uses. Therefore, a new circulation package was not initiated.

13. Has a decision been made on DP2025-05349?
At the time of the correspondence, Administration confirmed that no decision had yet been made on the application. Any future status updates would be posted through the Development Map.

14. Were public and community association concerns considered during the review process?
Yes. Administration advised that concerns submitted by nearby residents and the Varsity Community Association were reviewed throughout the Development Applications Review Team (DART) process. According to Administration, these comments contributed to revisions to the proposal, resulting in a development that more closely aligns with the existing R-CG district and removed the need to pursue the H-GO land use redesignation.

15. If the development is approved, what opportunities remain for public involvement? Can it be appealed?
If approved, a public notice of the development approval would be issued. Individuals who are deemed affected by the approval may have an opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB) in accordance with applicable legislation and procedures. Further information regarding the appeal process can be found at https://www.calgarysdab.ca/home.html.

Best Regards,
Reza

Reza Bacchus
Planner I

708

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Calgary, AB T2P 2M5

From: Misty Stach [redacted]
Sent: 06 August 20
To: Bacchus, Reza
Cc: JoAnne Atkins [redacted]
Subject: [External] Response to proposed development sign regarding DP 2025-05349

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Opposition to the Proposed Land Use Amendment: DP2025-05349 at 132 Varsity Estates Place, NW, Calgary, AB

Date: August 6, 2026

From: Dr. Misty Stach, BSc, MD, FRCPC and Mr. Michael Giesbrecht

4 Varsity Estates Court NW

Calgary, AB, T3B 5B1

Dear Mr. Reza Bacchus, City of Calgary Planning Department:

This is a letter in response to the proposed Land Use Amendment: DP2025-05349 at location 132 Varsity Estates PL NW. My husband and I have written letters about this in the past, however, I recently visited the property and observed that the City of Calgary's public notice sign invites residents to "Tell Us What You Think" and states that comments may be submitted through the Development Map before August 12, 2026. I accessed the application by scanning the QR code displayed on the public notice sign which took me to the DMAP website. This application is shown as "Pending Decision" and "Under Review," but there is no information on what the new changes to the proposal are and there is no place to submit comments on this site. This is huge concern for me and my husband who are greatly impacted by this proposal since we live directly across the street from this property. The information given is incomplete, inconsistent and there is no place to make comments when I scan the QR code given on the sign. For these reasons, we felt it very important to write a new letter of concern regarding this proposed land use amendment. In addition, we feel it is important to be included in all past and future changes to this Proposed Land use Amendment and to be provided with a forum for properly submitting comments and concerns.

Furthermore, the Development Map references the original submission together with amended submissions dated February 18, 2026, and April 14, 2026. However, it does not identify which submission represents the current proposal before the Development Authority and we were unaware of additional changes being made in the first place. This is also very concerning, as it seems proper procedures were not followed in this matter.

There has been no opportunity allowed for the public to be made aware of changes or to express their concerns about these. As a result, we feel the deadline of August 12, 2026, is quite unreasonable and should be amended. The timing of this is also problematic as it is in the middle of summer when people are often away and have interruptions in their regular routine. Given the lack of available information, the lack of proper procedures available for us to submit opinions, and the poor timing of this, the deadline should be extended so that the public can be informed and respond in a meaningful way.

SDAB2026-0166

Opposition to the Proposed Land Use Amendment: DP2025-05349 at 132 Varsity Estates Place, NW, Calgary, AB

We remain firmly opposed to every version of this proposed land use amendment that has been presented so far. The following are our ongoing reasons for opposing all versions of this proposed land use agreement:

1)This will impact negatively on our privacy as the new residences would directly face our backyard, and any windows would have a direct view into our yard.

2) Our property is already being bombarded by constant cars parking in front of our home all around the perimeter of our corner lot. It is already crowded and impossible for guests of ours to find places to park when they visit. This already destroys the ability of neighbors to see our beautiful decorations that we put up for all major holidays to cheer up the neighbourhood. With more people living across the street from us there will be an even greater need for parking. The cul de sacs and streets around this property will be saturated with parked cars.

3)The traffic on our cul-de-sac and the main street is already quite dense and presents danger to pedestrians. With the proposed changes, traffic will be even more dense. This means more noise, more danger from vehicles, more potential for car accidents and further destruction of our peace. This is a very high traffic area for pedestrians, including many elderly people and children who are particularly vulnerable to accidents, injuries or fatalities.

4) Our view from our back yard will be hugely impacted. There will be a shift from beautiful old homes, shrubs and trees to large buildings that obstruct the view of the sky and nature. Taller buildings also mean over shadowing and blocking of sunlight.

5) To build this new property there will be construction with noise, dust, and impacts on air quality and safety. Even worse – there will likely be big old trees cut down, and natural greenery destroyed and dug up. This also destroys habitats for wildlife.

6) The increased density of people that would be in our neighbourhood due to this new property would result in increased littering, garbage/recycle bins on the curbs, increased activity and noise. We believe it would impact negatively on our property value and make us feel far less safe in our neighbourhood.

7) All versions of the proposed land use amendment do not fit with the look and character of our neighbourhood. We bought this home because it was in a beautiful old neighborhood with single family houses, large yards, open spaces, big trees and beautiful greenery. We bought here because it was quieter and less densely populated than the inner city. We bought here because the houses were older and had more character than the cookie cutter houses of more modern neighbourhoods.

The vast majority of our neighbors feel the same way as we do. This is causing us extreme distress. It impacts negatively on our mental and physical health. I am a psychiatrist who works from home and my home is where I spend nearly all my time. Doing the work I do I am keenly aware of how detrimental this will be to the health and well-being of myself, my husband and majority of my neighbours who live in this community. My husband and I will continue to attend

all future meetings and hearings to speak out against this proposal. However, given the lack of information we have about the recent changes to the proposal it is impossible to truly provide meaningful feedback or comments beyond what we have already written. We want to express our disappointment with the planning process. It feels there has been a lack of transparency as to proposed changes and a lack of consideration for the voices of the residents directly impacted.

Sincerely,

Misty Stach

Dr. Misty Stach, BSc, MD, FRCPC

Michael Giesbrecht

Mr. Michael Giesbrecht

Outlook

Re: [External] Permit DP2025-05349 OPPOSITON

Good Morning Diane,

Thank you for reaching out and for taking the time to share your concerns regarding DP2025-05349. Comments provided about the development, along with those submitted by other residents and the Varsity Community Association, are appreciated and have been received as part of the review process.

Your concerns regarding the proposed development's potential:

- incompatibility with community's density
- worsening of traffic and parking congestion in and around Varsity Estates Place NW and along Varsity Estates Dr NW
- worsening of traffic/ pedestrian/ cyclist safety due increased traffic, on-street parking congestion and the loss of sightlines

will be reviewed and considered by the Development Authority before a decision is made.

Should the application be approved, a public notice of the decision will be issued. If members of the community remain concerned with the final decision, individuals who are deemed affected have the opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB), in accordance with the applicable appeal process. The SDAB is an independent appeal board that hears appeals about certain decisions made by the City's Development Authority, including development permit approvals or refusals. It is separate from the City's Planning Department.

Simply, if a development permit is approved and affected residents disagree with the decision, they may be able to appeal to the SDAB. The Board then holds a hearing where the appellant, applicant, City, and affected parties can present information, before the Board makes a decision.

I encourage you to remain engaged throughout this process.

Best Regards,
Reza

Reza Bacchus
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Planning and Development Services - Community Planning
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800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

713

Fro [redacted]
Sent: 13 August 2026 8:41 AM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Subject: [External] Permit DP2025-05349 OPPOSITON

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As a resident of Varsity I am writing in strong opposition to this proposed development. I have attended the meetings and carefully reviewed all development changes. Although the new plans have reduced the overall height, I am still concerned for the overall density build on this lot. This specific area in varsity is already congested for parking and traffic. I realize the city is trying to get people to take public transit, but the fact remains most households will always own at least one vehicle because public transit is not always an option for running your kids to school or sports or specific arrand you need to run. it's on a bend which would be very unsafe for foot traffic with more vehicles that this build would bring plus restricted view from the density of the lot for traffic and pedestrians. This build does not suit the area at all. This lot should be returned to an RC – 1 lot for the safety and integrity of the community.

Diane Sura

Outlook

Re: 132 Varsity Estates Pl DP2025-05349

Good Afternoon Denise,

Thank you for reaching out and for taking the time to share your concerns regarding DP2025-05349. Comments provided about the development, along with those submitted by other residents and the Varsity Community Association, are appreciated and have been received as part of the review process.

Should the application be approved, a public notice of the decision will be issued. If members of the community remain concerned with the final decision, individuals who are deemed affected have the opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB), in accordance with the applicable appeal process. The SDAB is an independent appeal board that hears appeals about certain decisions made by the City's Development Authority, including development permit approvals or refusals. It is separate from the City's Planning Department.

Simply, if a development permit is approved and affected residents disagree with the decision, they may be able to appeal to the SDAB. The Board then holds a hearing where the appellant, applicant, City, and affected parties can present information, before the Board makes a decision.

I encourage you to remain engaged throughout this process.

Best Regards,
Reza

Reza Bacchus
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Calgary, AB T2P 2M5

From: Denise & Jos van Lammeren <[redacted]>
Sent: 12 August 2026 4:29 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Subject: [External] 132 Varsity Estates Pl DP2025-05349

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SDAB2026-0166

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Good day Miss Bacchus,

I am a resident of Varsity Estates and have been involved in the effort to stop the redevelopment of this property.
I have attended both community meetings in September 2025 and May of this year. I have also submitted many comments on the city's website listed on the "proposed land use redevelopment" signs posted on this property.
Jo Anne Atkins has been working tirelessly on this issue and other applications in Varsity and Varsity Estates.
There is a huge voice in our community that's against this proposal. It will set an unwanted precedent. The charm and character of Varsity Estates should be protected. I truly hope that our voices will be given their deserved consideration.

Thank you and sincerely,
Denise van Lammeren

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Re: regarding DP2025-05349 - Varsity development permit

Good Morning Wilson,

Thank you for reaching out and for taking the time to share your concerns regarding DP2025-05349. Comments provided about the development, along with those submitted by other residents and the Varsity Community Association, are appreciated and have been received as part of the review process.

Your concerns regarding the proposed development's potential:

- incompatibility with community's density

will be reviewed and considered by the Development Authority before a decision is made.

Should the application be approved, a public notice of the decision will be issued. If members of the community remain concerned with the final decision, individuals who are deemed affected have the opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB), in accordance with the applicable appeal process. The SDAB is an independent appeal board that hears appeals about certain decisions made by the City's Development Authority, including development permit approvals or refusals. It is separate from the City's Planning Department.

Simply, if a development permit is approved and affected residents disagree with the decision, they may be able to appeal to the SDAB. The Board then holds a hearing where the appellant, applicant, City, and affected parties can present information, before the Board makes a decision.

I encourage you to remain engaged throughout this process.

Best Regards,
Reza

Reza Bacchus
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Calgary, AB T2P 2M5

From: Wilson Wan <[redacted]
Sent: 13 August 202
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Subject: [External] regarding DP2025-05349 - Varsity development permit

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Hi there Mr Bacchus, please take this email as (prob one of many) objecting to the semi-detached townhouse proposed on 132 Varsity Estates Place. As I'm sure you have received many objections with more to come, I won't restate what everyone's valid concerns are. I'll just say that I'm not against a 2 dwelling semi detached infill (duplex) but having more than 2 dwellings is definitely a concern. Especially if the developer is using gov't funding in order to maximize profits for rental purposes/building more than a duplex to sell in a part of the Varsity neighborhood that is illogical to have such a type of multi dwelling development.

Thank you Mr Bacchus for your time

Wilson Wan
[redacted]
307 Valencia Place NW T3A2C1 (my home address)

Wilson Wan
Sr Advisor
Major Projects
—

ENBRIDGE
[redacted]

enbridge.com
Integrity. Safety. Respect.

Outlook

[External] DP2025-05349 - 132 Varsity Estates Place NW

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Mr. Reza Bacchus, City of Calgary Planning Department:

I am writing to you once again regarding the proposed development at **132 Varsity Estates Place NW**. I have honestly lost count of how many letters and emails I have sent—it is certainly more than four and less than ten. I never imagined that purchasing what we hoped would be our forever home in June 2025 would become such a source of anxiety and uncertainty.

This proposal has taken an emotional toll on me. I find myself waking up in the middle of the night worrying about what this development will mean for our home, our neighbourhood, our quality of life, and the substantial financial investment we have made. Instead of enjoying our new home, I find myself living with constant stress over decisions that feel completely beyond our control. Our home is supposed to be the place where we feel most secure. Instead, for the past several months, it has become the source of sleepless nights and constant worry. That is not something any homeowner expects when they invest their life savings in a property.

Yesterday, August 5, I noticed that the City had erected a new development notice on the property. Seeing that sign resulted in yet another sleepless night. I immediately went to the City's DMAP website expecting to review the revised proposal so I could provide informed comments. To my surprise, the only plans available are the same ones that were posted in April 2026.

I carefully compared the information available online and could not identify what has changed. The application status simply indicates that a decision is "pending," which leaves me wondering whether meaningful changes have actually been made or whether a decision has effectively already been reached. The QR code displayed on the City's sign directs residents to exactly the same information.

How are residents expected to comment on "proposed changes" by August 12 when those changes have not been made available for public review?

I respectfully request that the Planning Department provide residents with a detailed, itemized summary of every revision that has been made to the application. We should not be expected to guess what has changed.

I also strongly request that the public comment period be extended beyond August 12. This is the height of the summer vacation season, and many residents of our cul-de-sac are currently away. They deserve the same opportunity to review the revised plans and provide meaningful feedback before any decision is made.

Please understand that we remain firmly opposed to every version of this proposal that has been presented to date. The previous drawings depict a building that is overwhelmingly large, visually incompatible with the surrounding homes, and completely out of character with our established neighbourhood. I cannot help but think about the significant loss of privacy, increased overshadowing, and diminished enjoyment that we as nearby homeowners will experience if this project proceeds.

We also continue to have serious concerns about public safety. The intersection at Varsity Estates Drive NW and 53 Street NW is already a busy and challenging three-way stop. Adding two new driveways to this location is difficult to understand from a traffic safety perspective. On our cul de sac, increased vehicle movements, additional on-street parking pressures, and four more garbage and recycling bins on collection days will create yet another obstacle for the children who walk from our cul-de-sac to and from school each day. These are real safety concerns—not simply inconveniences.

Finally, I must express how disappointed I have become with this entire planning process. Throughout this application, it has increasingly felt as though the City's priority has been finding ways to accommodate the developer, while the voices of the residents who live here, pay property taxes, and must live with the consequences have become secondary.

The Planning Department's responsibility is not only to facilitate development but also to protect and preserve the livability of existing neighbourhoods. At this point, many of us no longer feel that our concerns are being given meaningful consideration.

I sincerely ask that you provide full disclosure of the proposed revisions, extend the public comment period, and give careful, genuine consideration to the concerns that residents have repeatedly raised. We are not asking for special treatment. We are simply asking for a fair, transparent process and for the neighbourhood we chose to call home to be treated with the same care and respect that the developer's interests appear to receive.

Sincerely,

Arlene White

116 Varsity Estates Place NW

[redacted]

Outlook

Re: [External] DP2025-05349 - 132 Varsity Estates Place NW

Good Afternoon Arlene,

Thank you for your email. I have provided a response to your questions below. I hope this provides additional clarification.

1. **You refer repeatedly to "Administration" as the source of the information and decisions outlined in your response. Could you please tell me specifically who "Administration" refers to?**

   Administration refers to the Development Approvals Review Team (DART). The DART team is made up of Planning, and Engineering Generalist that review planning files i.e.. Development Permits. Administration also includes the Development Authority who reviews and finalizes the decision on planning files.

2. **I also have to ask whether the message our City Council heard from Calgarians when it made the decision to repeal blanket rezoning has made its way down to the Planning Department?**

   The Planning is department is aware and appreciates the concerns of the public in response to the blanket rezoning and the reasons for support of the repeal of the R-CG zoning. As DP2025-05349 was submitted prior to April 8, 2026, it is considered exempt and can keep its R-CG zoning **If** the Development Permit is approved. **If** a decision of approval is rendered on this Development Permit, the application will be reviewed against the new R-CG rules implemented on August 4th.

3. What were the exact differences between the original DP plans and the July 17, 2026, amended plans?

We have attempted to put together a description of changes over the course of the development permit review process in response to the Communities concerns, please see below:

Community concern	Summary of Changes
Architectural features	The proposed setback along Varsity Estates Drive NW was reviewed in relation to nearby properties at 903, 907 and 911 Varsity Estates Drive NW.
Increase in intensity of use	The application proposes five units with no secondary suites, which is below the maximum allowable density of six units for the parcel - 0.0805 ha x 75 units/ha = 6 units.
Lot coverage	The proposed lot coverage remained approximately 49% throughout the review.
Large building envelope and massing	The semi-detached dwelling was moved forward and reoriented toward Varsity Estates Place NW to better reflect the low-density cul-de-sac context, while the rowhouse was shifted toward the rear of the parcel. The rowhouse massing is oriented closer to Varsity Estates Drive NW, with a sloped roof beginning 3.6 metres from the rear façade to help reduce perceived massing. The separation between the buildings helps reduce the appearance of overall massing.
Shadowing	The building height was reduced to 10.97 metres to comply with the pre-August 4 R-CG rules.
Overlooking and privacy	The third-floor balconies are oriented towards the center of the floor plan and set back from the south property edge. Balcony sizes were reduced, and a 2-metre privacy screen added to reduce overlooking. Rear-yard trees and a 2-metre fence are proposed to ensure additional privacy,
Rowhouses – Permitted vs Discretionary Use	The withdrawal of LOC2025-0141 removed the possibility of permitted use and retained the community's ability to appeal DP2025-05349's discretionary use under the R-CG district.
Parking	All required parking can be accommodated onsite. Consolidated driveways were later proposed to better align with surrounding lot patterns.
Traffic volumes and safety	Improved sightlines, consolidated driveways, widened sidewalk (increased to 2-metres along Varsity Estates Drive NW), addition of a1.5metre sidewalk along Varsity Estates Place NW) and new accessible ramps are proposed to support safer vehicle movement, pedestrian access and transit connections. A Transportation Impact Assessment was not required for this development.
Waste disposal	Waste and Recycling can be adequately accommodated on site.

4. **What relaxations were originally requested, and what specific changes to the proposal eliminated each relaxation?**

- ***September 16th 2025**, plans: The Bylaw discrepancies are as follows:*

Bylaw Discrepancies		
Regulation	**Standard**	**Provided**
1404 Planting Requirements	(4) The requirement for the provision of 1.0 tree is met where: (a) a deciduous tree has a minimum calliper of 60mm; or	Plans indicate 3 of the provided deciduous trees have a minimuim calliper of 30mm. *It should be noted that under the Alberta Horticultre Guidebook Siberian Larch is a deciduous tree.*
1406 Retaining Walls	(1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall.	Plans do not indicate the height of the proposed retaining wall.

- ***July 17, 2026, plans (Pre August 4th)** : The Bylaw discrepancies are as follows:*
  - None identified.

- ***July 17, 2026, plans (Post August 4th)**: The Bylaw discrepancies are as follows:*
  - Bylaw Check requested. This is yet to be completed.

5. On what date and at what time were the July 17 plans actually made available on DMAP, and were they continuously accessible throughout all seven days of the August 5–12 notice period? (The sign posted on the property specifically states these dates….even though you keep referencing August 6 to 13)

The July 17, 2026, plans as well as the initial set of plans and subsequent amended plans were made available via DMAP on August 6th, approximately 11:19am.

6. If the application is approved, what specific documents will be provided to affected persons so that they can properly understand the decision and determine whether they wish to exercise their appeal rights?

If the application is approved, the approved plans and Conditionals of Approval can be provided to the Community Association at their request. Members of the public can contact Property Research to gain access to the plans and documents available related to the Development Permit.

*Update on the Notice Posting: In response to the community's request for additional time to provide feedback, the comment **period will be extended by one week, to August 20, 2026**. This extension will provide the Community and interested parties with additional opportunity to review the application materials and submit comments for consideration.

Best Regards,
Reza

Reza Bacchus
Planner I
Planning and Development Services - Community Planning
C (587) 891-3895
E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: Arlene White [redacted]
Sent: 07 August 2026 9:28 AM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Cc: Mayor <TheMayor@calgary.ca>; Tyers, Kim <Kim.Tyers@calgary.ca>; Hamilton, Debra <Debra.Hamilton@calgary.ca>; Lee, Christian <Christian.Lee@calgary.ca>; Sklar, Misty M. <Misty.Sklar@calgary.ca>; J [redacted]
Subject: [External] DP2025-05349 - 1

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Mr. Reza Bacchus, City of Calgary, Planning Department:

Thank you for your timely response to my e-mail yesterday. I appreciate you taking the time to respond and to provide the FAQ.

That said, I have to be honest that I came away from your response feeling quite disappointed. Many of the answers seem very general, and several address questions I did not actually ask, while some of the concerns I have been trying to raise throughout this process remain unanswered. I am not looking for another general explanation of the process. I am trying to

understand how and why decisions are being made in this particular case, and whether the concerns of the residents who will be directly affected are genuinely being heard and considered.

I will highlight in blue the questions I would appreciate full disclosure on so you may know specifically what I am looking for.

You refer repeatedly to "Administration" as the source of the information and decisions outlined in your response. Could you please tell me specifically who "Administration" refers to? I would very much appreciate knowing who is making these determinations and, if possible, having the opportunity to communicate my concerns directly to them. At this point, I feel that my concerns—and those of the hundreds of Varsity residents who have attended public meetings and taken the time to participate in this process—are not being meaningfully heard.

I also have to ask whether the message our City Council heard from Calgarians when it made the decision to repeal blanket rezoning has made its way down to the Planning Department? That decision was made after considerable public concern about the scale and nature of development that blanket rezoning enabled in established communities. I would sincerely like to understand how that broader public concern is being reflected in the review of this application.

I want to emphasize that my concerns are not simply about opposing development or resisting change in our community. I understand that our city needs to grow and that appropriate development has an important role to play. What has become increasingly difficult for me to accept is the feeling that, throughout this application, the process has been focused primarily on finding ways to make the proposed development work for the applicant, while the concerns of the people who already live here—and who will have to live with the consequences of this decision for decades—have become secondary.

That is a very discouraging feeling, particularly when so many residents have invested considerable time and effort in trying to participate constructively in this process.

I do have some additional questions that I would appreciate having answered directly and specifically:

- **What were the exact differences between the original DP plans and the July 17, 2026 amended plans?**
- **What relaxations were originally requested, and what specific changes to the proposal eliminated each relaxation?**
- **On what date and at what time were the July 17 plans actually made available on DMAP, and were they continuously accessible throughout all seven days of the August 5–12 notice period? (The sign posted on the property specifically states these dates….even though you keep referencing August 6 to 13)**
- **If the application is approved, what specific documents will be provided to affected persons so that they can properly understand the decision and determine whether they wish to exercise their appeal rights?**

I am asking these questions because I genuinely want to understand the process and have confidence that it is being applied fairly and transparently. I believe that is a reasonable expectation of residents who are directly affected by a major development proposal in their community.

I also hope you will understand that the growing frustration among residents is not simply about the outcome we would prefer. It is about wanting to feel that our participation in this process matters, that our concerns are being considered with the same seriousness as the applicant's interests, and that the decision ultimately made will reflect what is appropriate for this community —not simply what can be made to fit within the rules.

I would sincerely appreciate a detailed response to each of the questions above rather than another general explanation of the development permit process.

Thank you for your consideration.

Sincerely,

Arlene White

132 Varsity Estates Place NW

[redacted]

Outlook

Re: [External] DP2025-05349 - 132 Varsity Estates Place NW

Good Morning David,

Thank you for taking the time to reach out with your questions and comments regarding development permit DP2025-05349 for 132 Varsity Estates Place NW.

I've put together an FAQ page to answer a variety of questions coming from community members. Please let me know if this helps to answer your questions and to hear what others in the community might also be asking.

FAQ: DP2025-05349 (132 Varsity Estates Place NW)

1. Has the development permit application changed or been converted because the H-GO land use redesignation application was withdrawn?
No. DP2025-05349 has not been converted, reassigned, or otherwise altered. The withdrawal of Land Use Redesignation application LOC2025-0141 does not invalidate the development permit application, and a new development permit application is not required. The application continues through the established development permit review process.

2. Why was a new public notice sign posted in August 2026?
A new seven-day public notice posting was required because the uses described on the original notice sign did not fully align with the proposed development descriptions being reviewed. The word "Semi-detached Dwelling" was missed in the initial posting. The Land Use Bylaw requires that all proposed uses be accurately identified on the notice sign prior to a decision being made. Re-posting the sign was undertaken to ensure compliance with those notice requirements.

3. What changes were made to the proposal?
The overall building form has remained consistent throughout the review process. The proposed development continues to be a form of Semi-detached Dwelling and Rowhouse Building. The primary changes involved revisions to address Land Use Bylaw compliance issues identified during review, including matters such as building height and balcony floor area. These revisions eliminated the need for bylaw relaxations.

4. Was a new development permit application required after the withdrawal of LOC2025-0141?
No. Administration determined that the existing development permit application could continue to be reviewed under the applicable land use district. The withdrawal of the land use amendment application did not require submission of a new development permit application.

5. Was an exception made for this property?
No. Administration advised that no exception was made and that DP2025-05349 continues to follow the City's established development permit review processes.

6. Why did the public notice sign direct residents to comment when DMAP showed "Pending Decision"?
The application remains under review even when displayed as "Pending Decision" on DMAP. During the August notice posting period, the intention was for public comments to be accepted through Development Map while the application proceeded through the final stages of review.

7. How can residents submit comments on the application?
Comments can be submitted through the City's Development Map (DMAP) during the active notice posting period. Administration confirmed that the "Share Your Comments" function was enabled and that comments would be accepted throughout the August 6 to August 13 notice posting period.

8. Why were residents initially unable to see the updated plans on DMAP?
Administration advised that DMAP was updated with the latest amended plans dated July 17, 2026. Residents who experienced difficulty accessing the plans may have encountered timing issues while updates were being posted. Administration confirmed that the most recent amended plans were subsequently made available on DMAP.

9. Which plans represent the proposal currently under review?
The current version of the proposal is represented by the most recent amended plans uploaded to DMAP, identified as "DP2025-05349 - DMAP Plans Amended (3MB) 2026-07-17.pdf".

10. Why is the withdrawn land use application (LOC2025-0141) still visible on DMAP?
Administration advised that while the applicant withdrew the H-GO land use amendment, the application had not yet been formally cancelled in the system because the required cancellation documentation had not yet been submitted. As a result, the application continued to appear on DMAP.

11. Will the public comment period be extended?
Administration advised that the application would continue to move through the established review and decision-making framework and that the review process would not be paused. No extension to the notice posting period was proposed.

12. Will the Varsity Community Association receive a new circulation package?
No. Administration indicated that the August 2026 re-posting was not considered a new circulation but rather a notice update to accurately describe the proposed uses. Therefore, a new circulation package was not initiated.

13. Has a decision been made on DP2025-05349?
At the time of the correspondence, Administration confirmed that no decision had yet been made on the application. Any future status updates would be posted through the Development Map.

14. Were public and community association concerns considered during the review process?
Yes. Administration advised that concerns submitted by nearby residents and the Varsity Community Association were reviewed throughout the Development Applications Review Team (DART) process. According to Administration, these comments contributed to revisions to the proposal, resulting in a development that more closely aligns with the existing R-CG district and removed the need to pursue the H-GO land use redesignation.

15. If the development is approved, what opportunities remain for public involvement? Can it be appealed?
If approved, a public notice of the development approval would be issued. Individuals who are deemed affected by the approval may have an opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB) in accordance with applicable legislation and procedures. Further information regarding the appeal process can be found at https://www.calgarysdab.ca/home.html.

Best Regards,
Reza

Reza Bacchus
Planner I
Planning and Development Services - Community Planning
C (587) 891-3895
E Reza.Bacchus@calgary.ca
The City of Calgary | Mail Code: 8076
800 MacLeod Trail S.E. | P.O. Box 2100, Station M
Calgary, AB T2P 2M5

From: David White <[redacted]
Sent: 06 August 2026 4:52 PM
To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Cc: Hamilton, Debra <Debra.Hamilton@calgary.ca>; Lee, Christian <Christian.Lee@calgary.ca>; Tyers, Kim <Kim.Tyers@calgary.ca>; 'JoAnne Atki[redacted]
Subject: [External] DP2025-05349 - 132 Varsity Estates Place NW

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Mr. Bacchus,

I noticed yesterday there is a new City of Calgary sign on this property seeking comments on this development permit. I am an immediate neighbour to this property and I have written to you previously regarding this proposed development. I do not understand how you can put out a notice in the vacation month of August with only 1 week for residents to respond. At the same time, the DMAP for this site does not show any revised plans and remains in a 'pending' mode. I respectfully request that before you ask for comments you have the website updated and provide more reasonable time for people to respond, particularly in the middle of vacation season (Council is on vacation!).

I remain opposed to this development. It is too big, it is too tall, it overshadows the neighbours property. Parking will be an issue. It is not appropriate to be installing a Row house on this property in this neighbourhood of single family homes. I reserve the right to provide further comments once further plans are posted to the City's DMAP page.

Further I am concerned the developer in this case is receiving favourable treatment from your planning office. I have always been of the notion the City Planning department worked for the people of Calgary helping to design and build a city where citizens could work, raise families and enjoy life in the peace of their property confident their community would not be torn apart. I do appreciate the opportunity to comment, despite the feeling, unfortunately, it may be for nought.

Respectfully,

David White

[redacted]

Outlook

Re: [External] DP2025-05349.

Good Morning Janet,

Thank you for reaching out and for taking the time to share your concerns regarding DP2025-05349. Comments provided about the development, along with those submitted by other residents and the Varsity Community Association, are appreciated and have been received as part of the review process.

Your concerns regarding the proposed development's potential:

- negative impact on traffic safety along Varsity Estates Drive NW due to increased traffic congestion in close proximity to the intersection of Varsity Estates Drive NW and 53 Street NW
- incompatibility with community's density

will be reviewed and considered by the Development Authority before a decision is made.

Should the application be approved, a public notice of the decision will be issued. If members of the community remain concerned with the final decision, individuals who are deemed affected have the opportunity to appeal the decision to the Subdivision and Development Appeal Board (SDAB), in accordance with the applicable appeal process. The SDAB is an independent appeal board that hears appeals about certain decisions made by the City's Development Authority, including development permit approvals or refusals. It is separate from the City's Planning Department.

Simply, if a development permit is approved and affected residents disagree with the decision, they may be able to appeal to the SDAB. The Board then holds a hearing where the appellant, applicant, City, and affected parties can present information, before the Board makes a decision.

I encourage you to remain engaged throughout this process.

Best Regards,
Reza

Reza Bacchus
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The City of Calgary | Mail Code: 8076
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Calgary, AB T2P 2M5

From: Janet Yuche [redacted]
Sent: 12 August 2026 9:07 PM

SDAB2026-0166

To: Bacchus, Reza <Reza.Bacchus@calgary.ca>
Subject: [External] DP2025-05349.

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Hi
We are writing (again) because we continue to be concerned about the proposed redevelopment contemplated. As we had indicated in previous comments, we have grave concerns if more than a single house is situated on the corner.

If you have a moment to visit the site you will note that the redevelopment of multiple units will present a safety issue due to the increased number of vehicles within close proximity to a major pedestrian crosswalk.

There are many other locations within the city where higher density housing can be built. 132 varsity Estates place is not suitable.

Please just don't rubber stamp a development permit without taking into account all the neighbours who oppose this development and the views of the community association as outlined by Joanne Atkins' submission.

Thank you
Janet Yuchem
1129 Varsity estates Rise NW

728

From: Dave Andison
To: Calgary SDAB Info
Cc: rgrol; har.sandhu@topg.ca; Sumit Sandhu
Subject: [External] SDAB2026-0166
Date: Tuesday, September 22, 2026 12:22:57 PM

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To whom it may concern:

Our firm Andison Residential Design is the applicant for development permit DP2025-05349 (132 Varsity Estates Place NW), which is the subject of appeal SDAB2026-0166. The appeal is scheduled for a Procedural and Jurisdictional hearing on September 29, 2026. Please be advised that Mr. Rick Grol (cc-ed) has been retained as the applicant's agent/representative. Mr. Grol and I will attend the hearing.

Kind regards,

Dave Andsion

Dave Andison
EXECUTIVE DIRECTOR

logo

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info@andisondesign.com
403.461.6481
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projects across North America.

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@parcelliving

SDAB2026-0166

From: Sumit Sandhu
To: Calgary SDAB Info
Cc: rgrol; Har Sandhu; Dave Andison
Subject: [External] SDAB2026-0166
Date: Sunday, September 20, 2026 11:26:19 PM

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To whom it may concern,

Our company, 2685880 Alberta Ltd., is the registered owner of the property 132 Varsity Estates Place NW, which is the subject of appeal SDAB2026-0166 and development permit application DP2025-05349. The appeal is scheduled for a Procedural and Jurisdictional hearing on September 29. Please be advised we have retained Mr. Rick Grol (cc-ed) to represent our company with respect to the appeal and permit application.

Kind regard,

Sumit Sandhu,
Director 2685880 Alberta Ltd.

SITE INFORMATION

LEGAL ADDRESS:

LOT: 4, BLOCK: 21,
PLAN: 751 0331

MUNICIPAL ADDRESS:

132 VARSITY ESTATES PLACE NW
CALGARY, ALBERTA

LAND USE DESIGNATION:
R-CG

COMMUNITY: VARSITY

SURVEY INFORMATION

Survey completed by:

HORIZON LAND SURVEYS INC
130 BOWNESS CENTRE NW CALGARY AB
Phone: (403) 719-0272
Dated: 11 20 2024

Note: Unless otherwise specified, all dimensions relate to distances form property boundary to foundation walls are from the date of the survey. Spot elevations are approximately located.

LIGHTING NOTE

- EXTERIOR WALL SCONCES @ 2.74M FROM GROUND FLOOR, 100 WATT INCANDESCENT OR EQUIV. MAX (TYP)

GRADE MARKER LEGEND

1079.38	EXISTING GRADE
1079.38	ASSUMED GRADE
1079.38	PROPOSED GRADE

LINE TYPE LEGEND

- SUBJECT PROPERTY LINES
- ADJACENT PROPERTY LINES
- EAVES / CANOPIES
- UTILITY LINES - POWER
- UTILITY LINES - OVERHEAD
- UTILITY LINES - WATER
- UTILITY LINES - SANITARY
- UTILITY LINES - GAS
- UTILITY LINES - STORM
- EXISTING BUILDING TO BE REMOVED
- EXISTING FENCE
- PROPOSED PRIVACY SCREEN/ FENCE

WINDOW & DOOR LOCATIONS

- LOFT DOORS & WINDOWS
- 3RD FLR DOORS & WINDOWS
- 2ND FLR DOORS & WINDOWS
- MAIN DOORS & WINDOWS

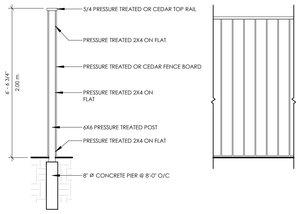
SITE LEGEND

NON-LANDSCAPED AREAS

- BUILDING FOOTPRINT
- NEIGHBORING BUILDING FOOTPRINT
- MAIN FLOOR CANTILEVER
- SECOND FLOOR CANTILEVER
- PROPOSED ADDITION FOOTPRINT
- DECKS
- ASPHALT
- COVERED

PARCEL COVERAGE AREA

Name	Imperial	Metric
Coverage		
COVERED ENTRY	88 ft²	8.18 m²
BUILDING FOOTPRINT	2633 ft²	244.61 m²
ATTACHED GARAGE	1543 ft²	143.36 m²
	4264 ft²	396.15 m²
SITE AREA	8692 ft²	807.47 m²
	8692 ft²	807.47 m²
ACTUAL PARCEL COVERAGE		**+49.06%**



TYPICAL FENCE DETAIL

Drawing Index - DP

SHEET NUMBER	SHEET NAME
DP-01	SITE & BLOCK PLAN
DP-02	LANDSCAPE PLAN & STREETSCAPE
DP-03	EAST & NORTH ELEVATIONS
DP-04	SOUTH ELEVATION & STREETSCAPE
DP-05	MAIN & SECOND FLOOR PLANS
DP-06	THIRD & LOFT FLOOR PLANS
DP-07	SHADOW STUDY

1 SITE PLAN
1 : 100

NOTES:
1. Applicant is required to follow ENMAX Ground Disturbance Guidelines
2. All contractors, prime or sub (excavating company) must contact ENMAX Hot Digs at hotdigs@enmax.com to obtain an ENMAX Permission letter prior to disturbing the ground within 2 metres of any ENMAX underground facilities
3. No grade change exceeding +/-0.3m on top of ENMAX underground alignment is permitted
4. Applicant is required to notify ENMAX Line Inspection at lineinspection@enmax.com or call (403) 514-3117 for intent to excavate 5 days prior to the commencement of any construction

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ANDISONDESIGN.COM

JULY 17, 2026

VARSITY ROWHOUSE

REVISION SCHEDULE

#	REVISION DATE	REVISION DESCRIPTION
2	2025.09.12	Issued For DP
3	2026.02.06	DR1 - Bylaw Discrepancies
4	2026.02.06	DR1 - Prior to Decision Requirements
5	2026.02.06	DR1 - Prior to Release Requirements
8	2026.03.16	DR2 Driveway Section
9	2026.07.17	Issued For DP - R-CG

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

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DEVELOPMENT PERMIT

PROJECT LOCATION

132 VARSITY ESTATES PLACE N.W.
CALGARY, ALBERTA

LOT: 4, BLOCK: 21,
PLAN: 7510331

FLOOR AREAS

UNIT 1	
MAIN FLOOR	521 SF
SECOND FLOOR	827 SF
THIRD FLOOR	851 SF
LOFT	58 SF
UNIT 1 TOTAL	2258 SF
UNIT 2	
MAIN FLOOR	521 SF
SECOND FLOOR	825 SF
THIRD FLOOR	852 SF
LOFT	58 SF
UNIT 2 TOTAL	2256 SF
UNIT 3	
MAIN FLOOR	521 SF
SECOND FLOOR	824 SF
THIRD FLOOR	852 SF
LOFT	58 SF
UNIT 3 TOTAL	2256 SF
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SECOND FLOOR	824 SF
THIRD FLOOR	851 SF
LOFT	58 SF
UNIT 4 TOTAL	2255 SF
UNIT 5	
MAIN FLOOR	522 SF
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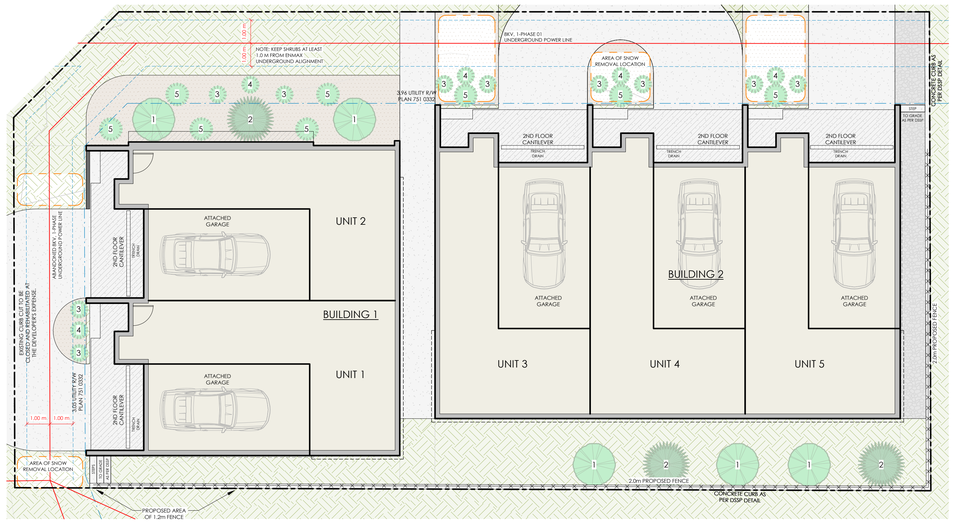
NOT FOR CONSTRUCTION

SITE & BLOCK PLAN

DP-01

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SDAB2026-0166



PLANTING REQUIREMENTS

- A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0 m2 of parcel area.
  Parcel Area = **807.47 m² / 110.00 = 7.34**
  7.34 x 1.0 = **8 trees**
  7.34 x 3.0 = **23 shrubs**
- Shrubs must be a minimum height or spread of 0.6 meters at the time of planting.
- The requirements for the provision of 1.0 tree is met where:
  - a deciduous tree has a minimum calliper of 60 mm; or
  - a coniferous tree has a minimum height of 2.0 m.
- The requirements for the provision of 2.0 trees is met where:
  - a deciduous tree has a minimum calliper of 85 mm; or
  - a coniferous tree has a minimum height of 2.0 m.
- The requirements for the provision of 3.0 trees is met where an exisitng deciduous tree with a calliper grater than 100 mm is preserved.

All plant materials must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.

LANDSCAPED AREA: 285.61 m²

Minimum 30% of the landscape area must be covered with soft surfaced landscaping.
296.79 m² x 0.3 = 89.037 m²

All soft surfaced landscaped area must be irrigated by an underground irrigation system.

NOTE: Tree and shrub areas to be irrigated w/ low water underground sprinkler system c/w ExactET monitoring & bounded by concrete curb. All sodded areas are planted with a drought tolerant grass species.

A minimum depth of 0.3m of topsoil is required for sod areas.
A minimum depth of 0.6m of topsoil is required shrub and tree beds.

LANDSCAPING LEGEND

SOFT / PERMEABLE LANDSCAPING

- GRASS SOIL DEPTH 300mm MIN.
- MULCH SOIL DEPTH 600mm MIN.

NON-LANDSCAPED AREAS

- BUILDING FOOTPRINT
- NEIGHBORING BUILDING FOOTPRINT

HARD / NON-PERMEABLE LANDSCAPING

- CONCRETE
- GRAVEL / ROCKS
- COVERED

PLANTING LEGEND

Coniferous Tree | Deciduous Tree | Area of Tree Protection | Shrub / Bush

All trees and shrubs will be of a species capable of healthy growth in Calgary and will conform to the standards of the Canadian Nursery Landscape Association.

New matured trees to be planted after construction as required by Land Use Bylaw

PLANTING SCHEDULE

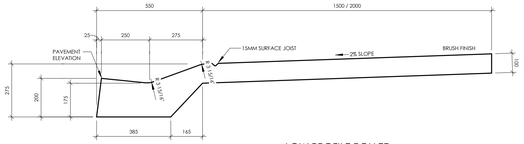
PROPOSED TREES

TREE NO.	TREE TYPE	SPECIES	SCIENTIFIC	CALIPER	CANOPY DIA	HEIGHT	QTY
1.	DECIDUOUS	ROSTHERN CRABAPPLE	MALUS BACCATA	0.6M	2M	4M	5
2.	CONIFEROUS	BRISTLECONE PINE	PINUS ARISTATE	0.3M	2M	4M	3

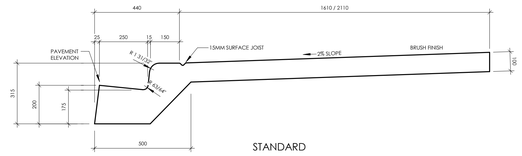
PROPOSED SHURBS

SHRUB NO.	SPECIES	SCIENTIFIC	CALIPER	CANOPY DIA	HEIGHT	QTY
3.	MUGO PINE	PINUS MUGO	.08M	.76M	1.22M	10
4.	POTENTILLA	DASIPHORA FLORIBUNDA	.08M	.76M	1.22M	5
5.	DWARF LILAC	SYRINGA MEYERII	.08M	1.00M	1.22M	8

Name	Imperial	Metric
Soft Landscape Surface		
GRASS	1452 SF	134.94 m²
MULCH	799 SF	74.21 m²
	2251 SF	209.14 m²
Hard Landscape Surface		
CONCRETE	638 SF	59.25 m²
GRAVEL	212 SF	19.71 m²
	850 SF	78.96 m²
Gross Landscape Area		
LANDSCAPE AREA	3195 SF	296.79 m²
	3195 SF	296.79 m²
SOFT LANDSCAPING SURFACE COVERAGE		**= 70.47%**



LOW PROFILE ROLLED

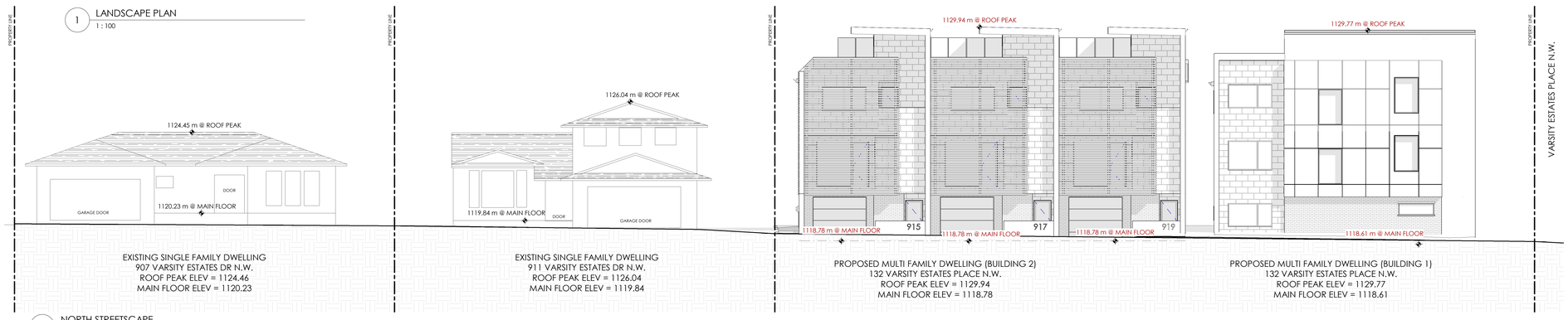


STANDARD

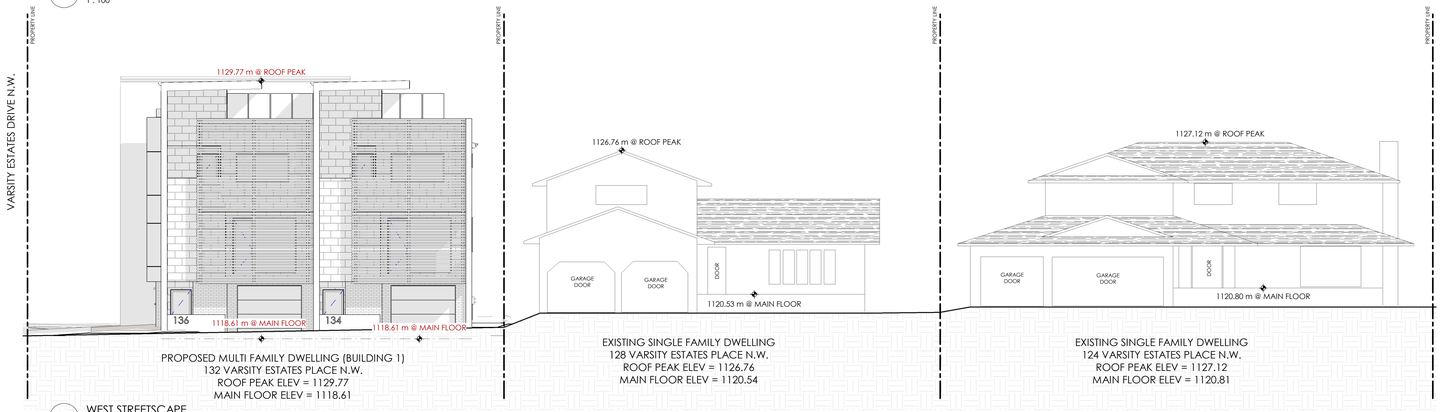
NOTE: CONTRACTOR TO CONFIRM EXISTING SIDEWALK WIDTHS AND REPLACE ALL SIDEWALKS LESS THAN 1.5M WIDE.

MONOLITHIC SIDEWALK DETAILS
1" = 1'-0"

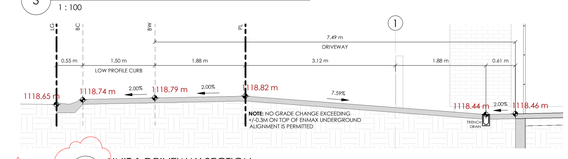
1 LANDSCAPE PLAN
1 : 100



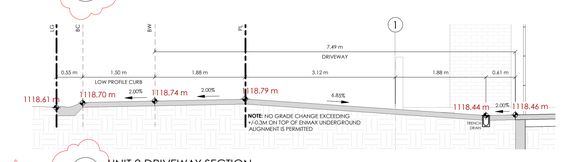
2 NORTH STREETSCAPE
1 : 100



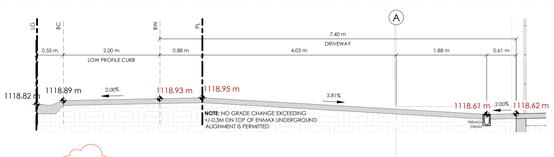
3 WEST STREETSCAPE
1 : 100



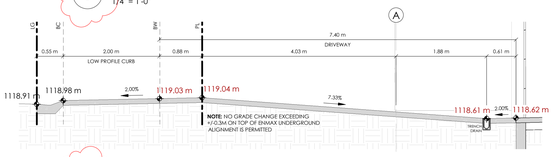
9 4 UNIT 1 DRIVEWAY SECTION
1/4" = 1'-0"



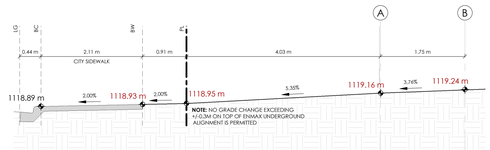
9 5 UNIT 2 DRIVEWAY SECTION
1/4" = 1'-0"



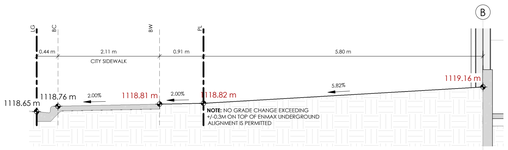
9 6 UNIT 3 DRIVEWAY SECTION
1/4" = 1'-0"



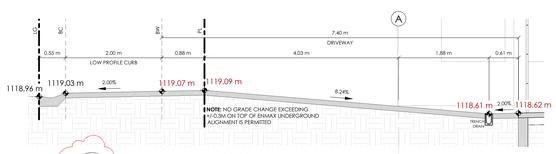
9 7 UNIT 4 DRIVEWAY SECTION
1/4" = 1'-0"



8 BOULEVARD SECTION 1
1/4" = 1'-0"



9 BOULEVARD SECTION 2
1/4" = 1'-0"



9 10 UNIT 5 DRIVEWAY SECTION
1/4" = 1'-0"

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JULY 17, 2026

VARSITY ROWHOUSE

REVISION SCHEDULE

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2	2025.09.12	Issued For DP
3	2026.02.06	DR1 - Bylaw Discrepancies
4	2026.02.06	DR1 - Prior to Decision Requirements
5	2026.02.06	DR1 - Prior to Release Requirements
7	2026.03.10	DR2 - Landscaping
8	2026.03.16	DR2 Driveway Section
9	2026.07.17	Issued For DP - R-CG

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LOT: 4, BLOCK: 21,
PLAN: 7510331

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MAIN FLOOR	521 SF
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THIRD FLOOR	851 SF
LOFT	58 SF
UNIT 1 TOTAL	2258 SF
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UNIT 2 TOTAL	2256 SF
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UNIT 5	
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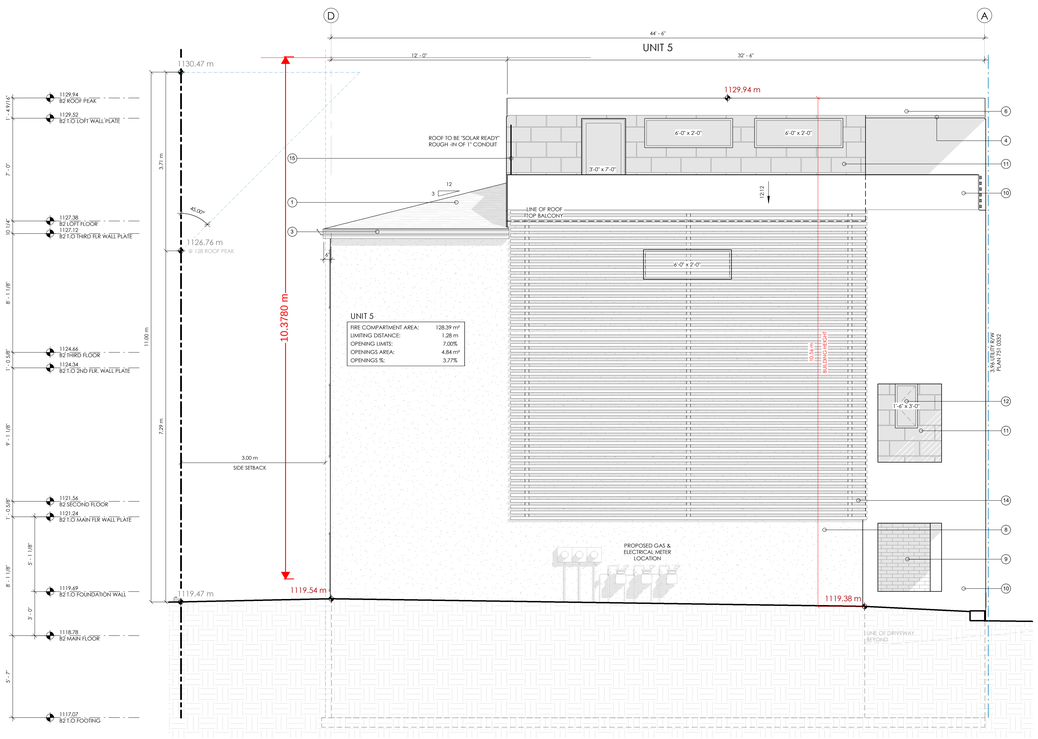
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LANDSCAPE PLAN & STREETSCAPE

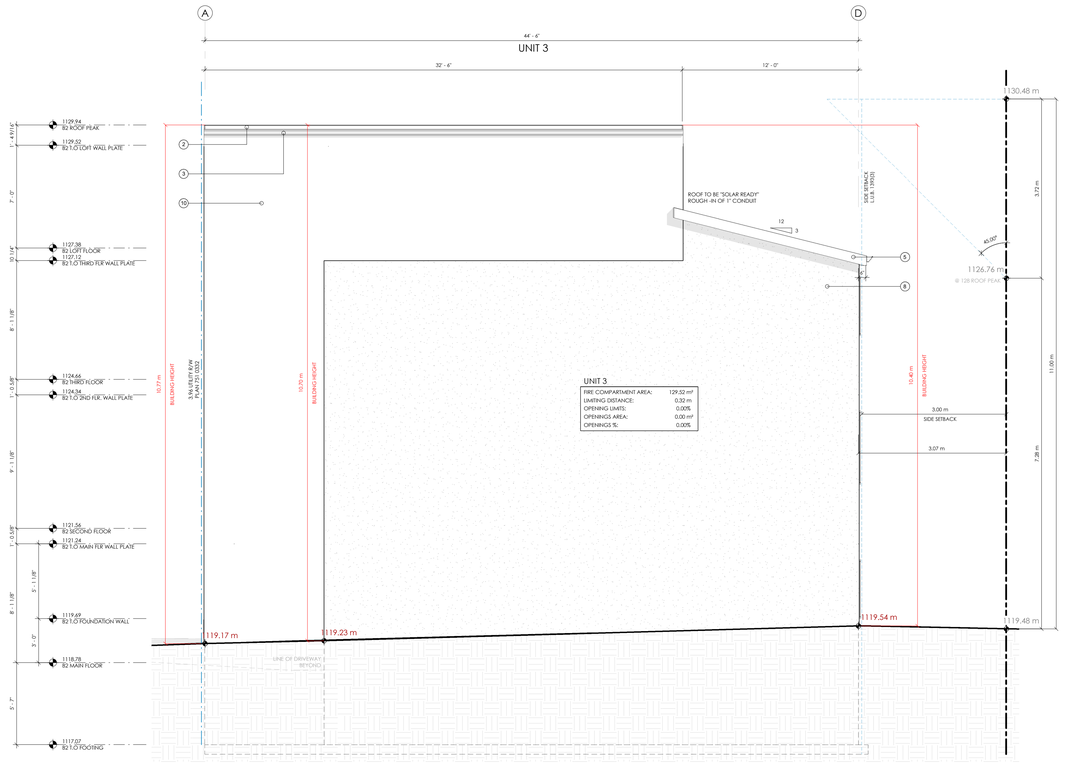
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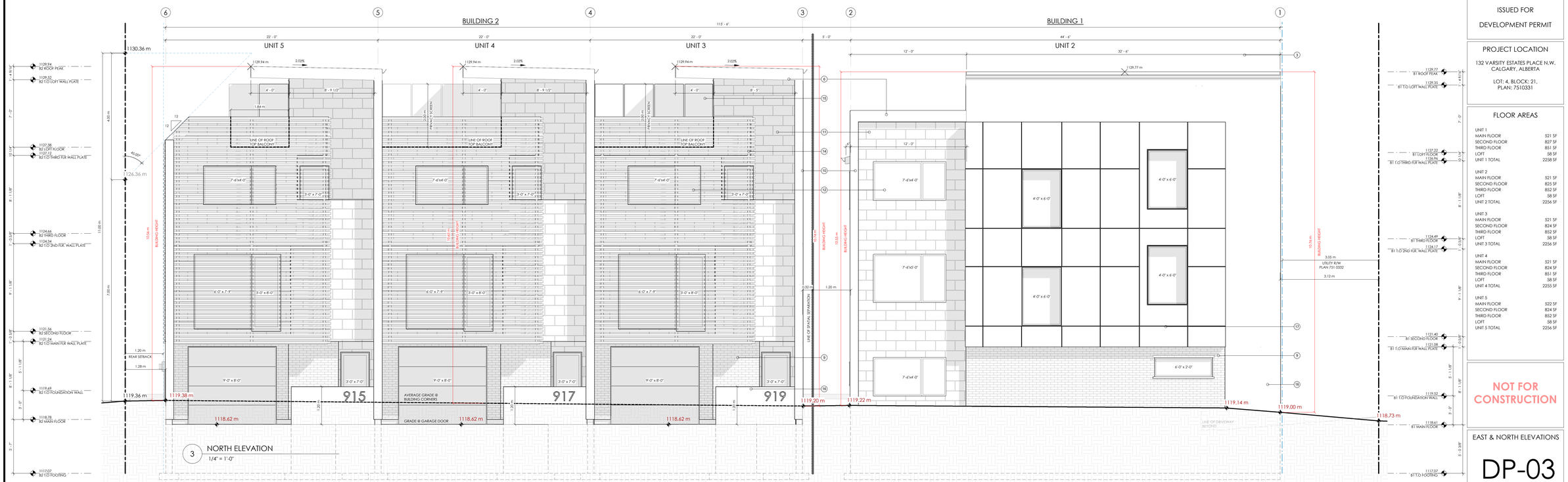
1 BUILDING 2 EAST ELEVATION
1/4" = 1'-0"



2 BUILDING 2 WEST ELEVATION
1/4" = 1'-0"

MATERIAL LEGEND

1. ASPHALT SHINGLES
2. EPDM FLAT ROOFING
3. ALUMINUM SOFFIT & RAINWARE
4. CEDAR SOFFIT
5. 8" HARDIE TRIM FASCIA
6. 14" HARDIE TRIM FASCIA - MATCH METAL PANEL
7. FLOAT FINISHED ACRYLIC STUCCO OVER CEMENTITIOUS BASE - GREY
8. FLOAT FINISHED ACRYLIC STUCCO OVER CEMENTITIOUS BASE - MATCH METAL PANEL COLOUR
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10. METAL PANEL, MANUFACTURER T.B.D. - BLACK
11. LARGE FORMAT CONCRETE TILE, SELECTION T.B.D.
12. EXTERIOR WINDOWS AS PER SPECIFICATION - BLACK FRAME
13. PRECAST CONCRETE STEP, FINISH TO BE SELECTED
14. NEW TECH WOOD SCREEN WALL OR SIM.
15. OPAQUE GLASS PRIVACY SCREEN
16. CONCRETE CONE TIE MONUMENT WALL
17. HARDIE PANEL - SMOOTH FINISH - COLOUR T.B.D.



3 NORTH ELEVATION
1/4" = 1'-0"

2026-07-17 2:47:31 PM

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VARSITY ROWHOUSE

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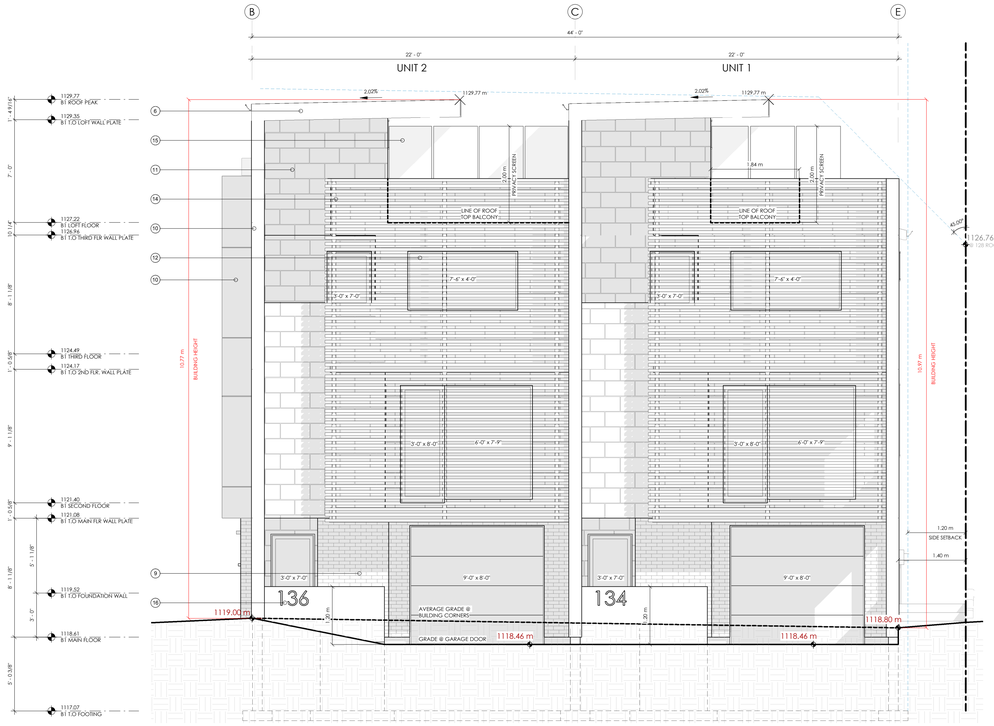
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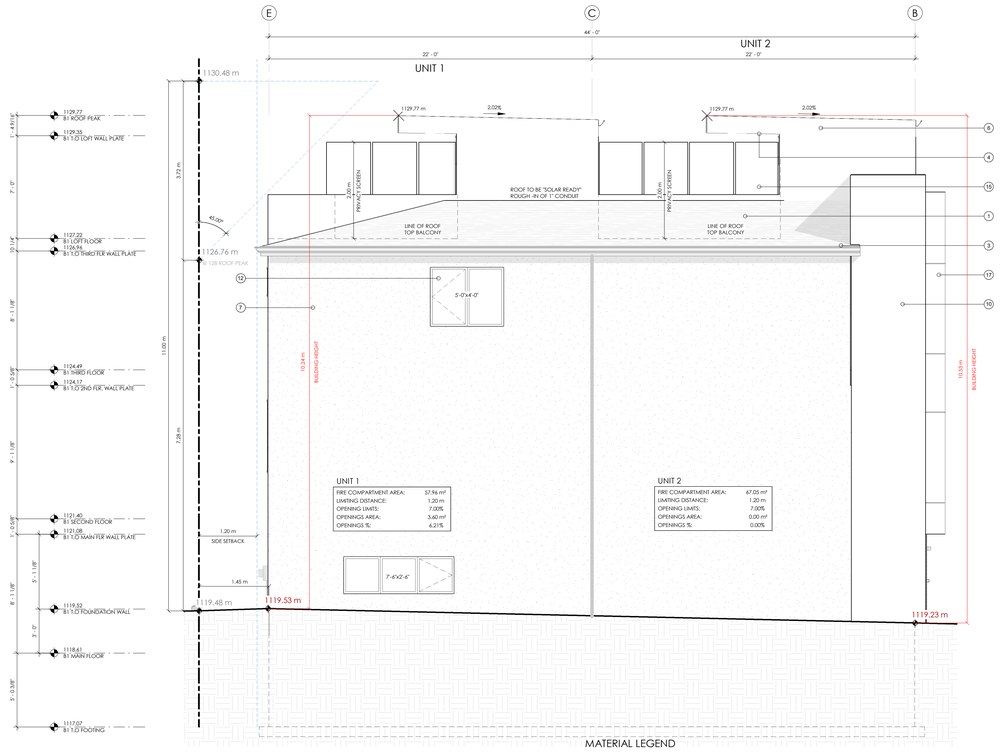
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EAST & NORTH ELEVATIONS

DP-03



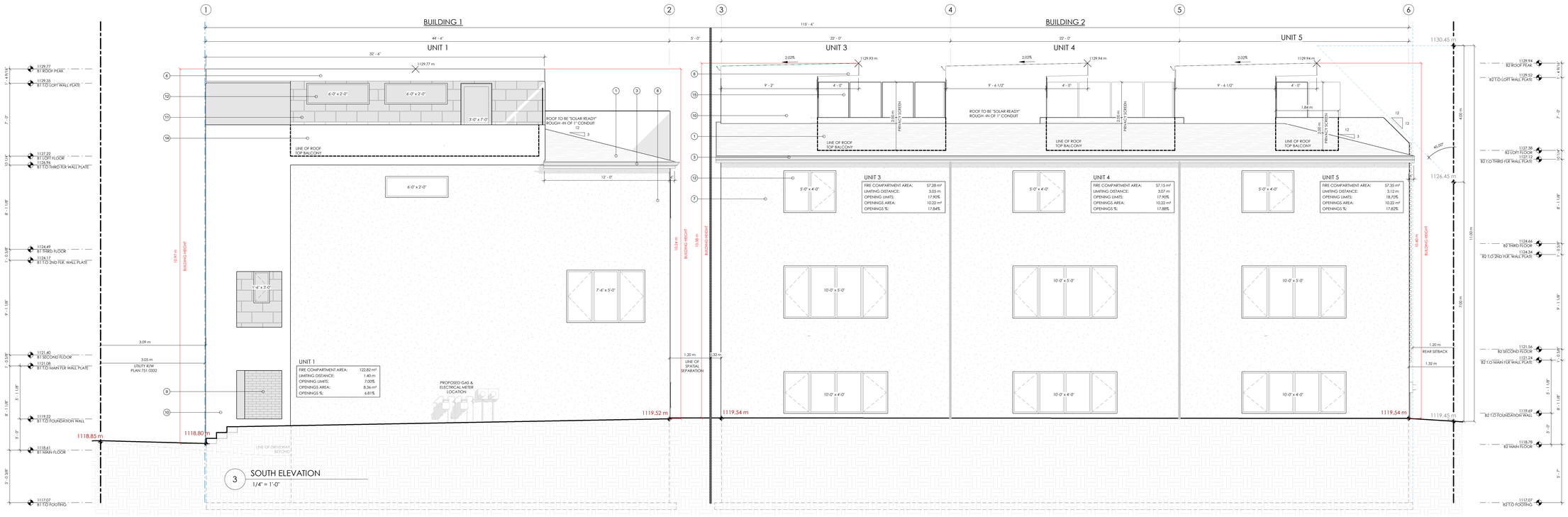
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3 SOUTH ELEVATION
1/4" = 1'-0"

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SDAB2026-0166

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JULY 17, 2026

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FLOOR AREAS

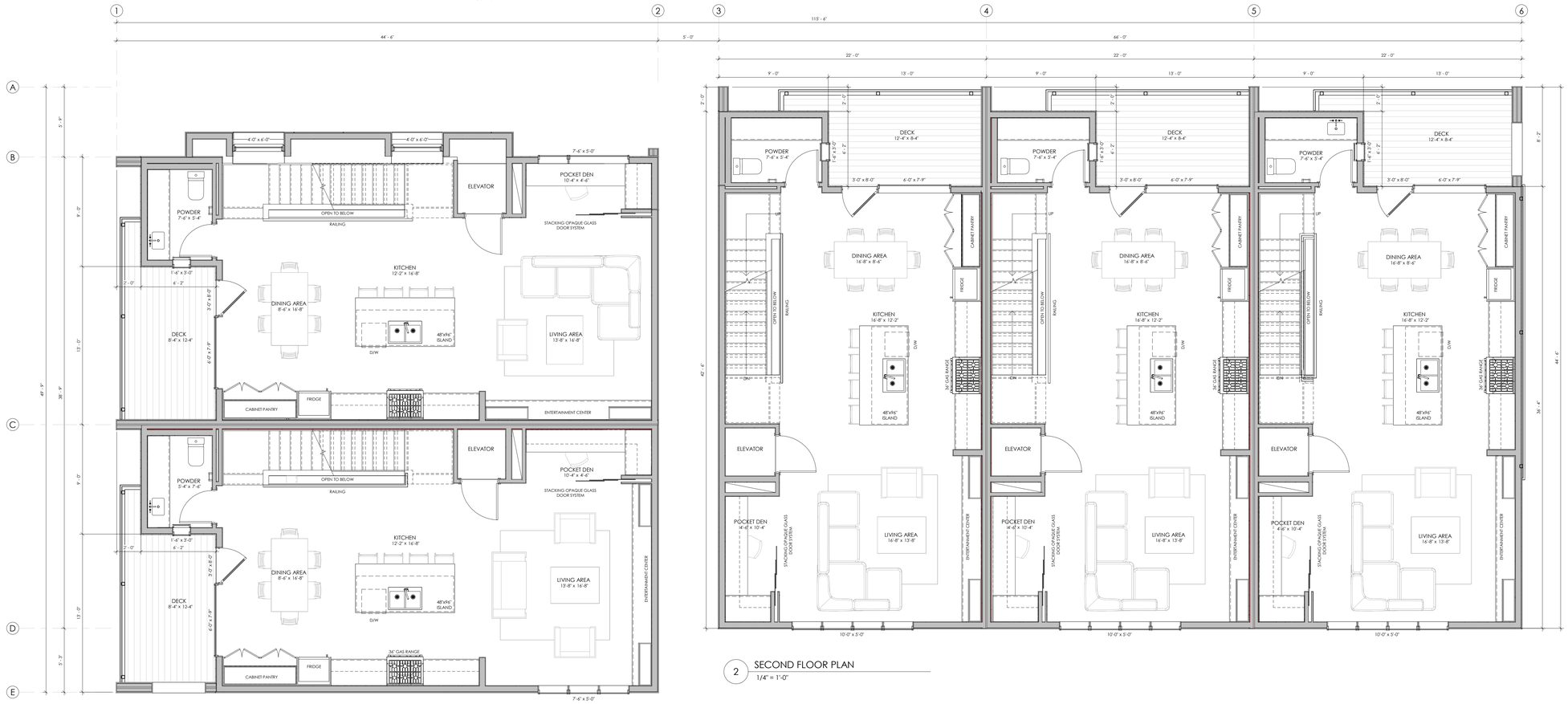
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UNIT 5 TOTAL	2256 SF

NOT FOR CONSTRUCTION

SOUTH ELEVATION & STREETSCAPE

DP-04





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UNIT 2	
MAIN FLOOR	521 SF
SECOND FLOOR	825 SF
THIRD FLOOR	852 SF
LOFT	58 SF
UNIT 2 TOTAL	2256 SF
UNIT 3	
MAIN FLOOR	521 SF
SECOND FLOOR	824 SF
THIRD FLOOR	852 SF
LOFT	58 SF
UNIT 3 TOTAL	2256 SF
UNIT 4	
MAIN FLOOR	521 SF
SECOND FLOOR	824 SF
THIRD FLOOR	851 SF
LOFT	58 SF
UNIT 4 TOTAL	2255 SF
UNIT 5	
MAIN FLOOR	522 SF
SECOND FLOOR	824 SF
THIRD FLOOR	852 SF
LOFT	58 SF
UNIT 5 TOTAL	2256 SF

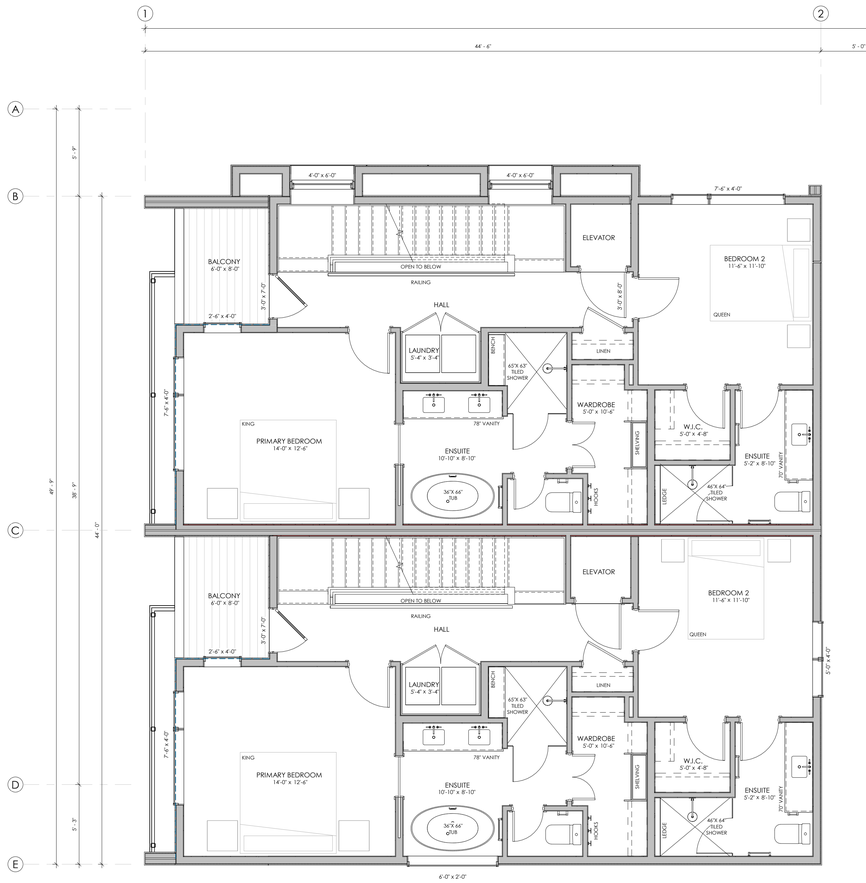
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MAIN & SECOND FLOOR PLANS

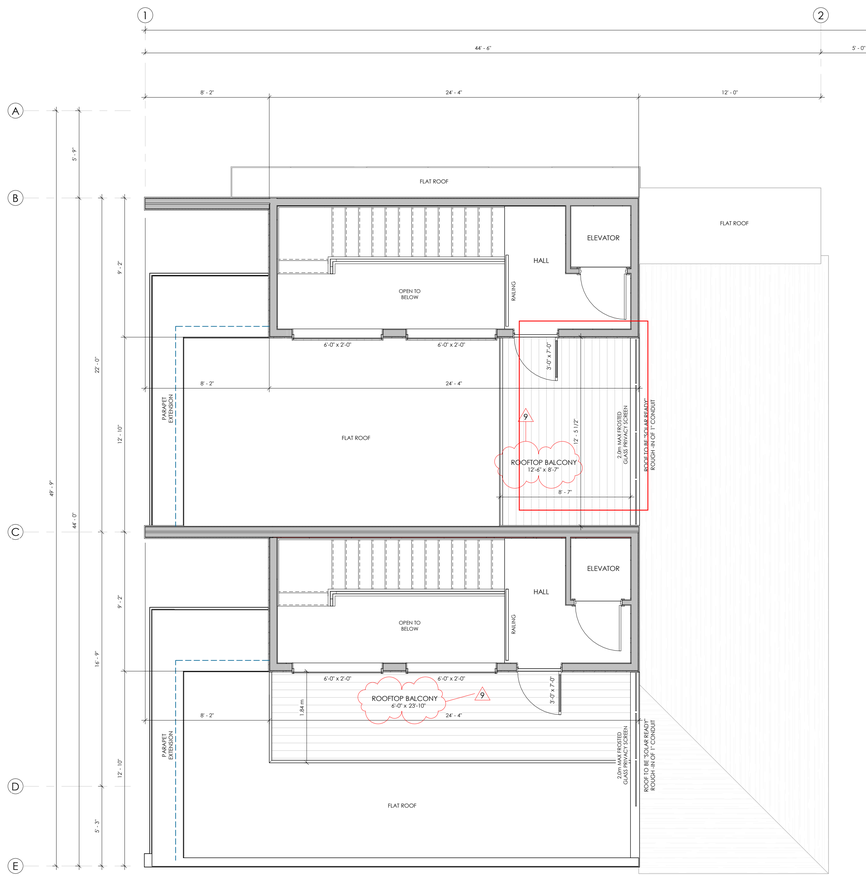
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1 THIRD FLOOR PLAN
1/4" = 1'-0"



2 LOFT FLOOR
1/4" = 1'-0"

ANDISON RESIDENTIAL DESIGN
220 739 11 Ave SW, Calgary, Alberta,T2R 0E3
T. 403.461.6481 | E. INFO@ANDISONDESIGN.COM
ANDISONDESIGN.COM

JULY 17, 2026

VARSITY ROWHOUSE

REVISION SCHEDULE

#	REVISION DATE	REVISION DESCRIPTION
2	2025.09.12	Issued For DP
3	2026.02.06	DR1 - Bylaw Discrepancies
4	2026.02.06	DR1 - Prior to Decision Requirements
5	2026.02.06	DR1 - Prior to Release Requirements
9	2026.07.17	Issued For DP - R-CG

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

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ISSUED FOR

DEVELOPMENT PERMIT

PROJECT LOCATION

132 VARSITY ESTATES PLACE N.W.
CALGARY, ALBERTA

LOT: 4, BLOCK: 21,
PLAN: 7510331

FLOOR AREAS

UNIT 1	
MAIN FLOOR	521 SF
SECOND FLOOR	827 SF
THIRD FLOOR	851 SF
LOFT	58 SF
UNIT 1 TOTAL	2258 SF
UNIT 2	
MAIN FLOOR	521 SF
SECOND FLOOR	825 SF
THIRD FLOOR	852 SF
LOFT	58 SF
UNIT 2 TOTAL	2256 SF
UNIT 3	
MAIN FLOOR	521 SF
SECOND FLOOR	824 SF
THIRD FLOOR	852 SF
LOFT	58 SF
UNIT 3 TOTAL	2256 SF
UNIT 4	
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LOFT	58 SF
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UNIT 5	
MAIN FLOOR	522 SF
SECOND FLOOR	824 SF
THIRD FLOOR	852 SF
LOFT	58 SF
UNIT 5 TOTAL	2256 SF

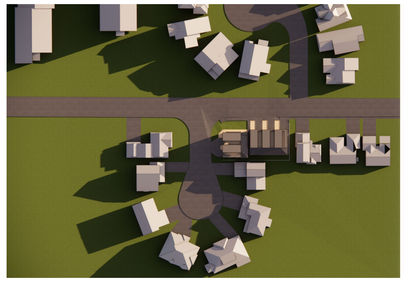
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THIRD & LOFT FLOOR PLANS

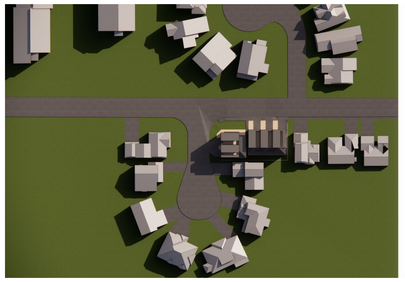
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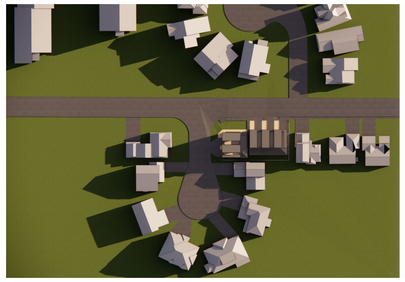
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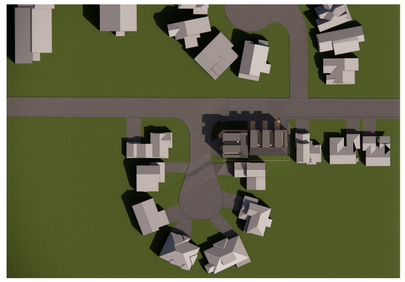
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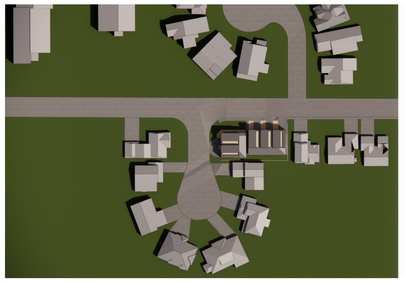
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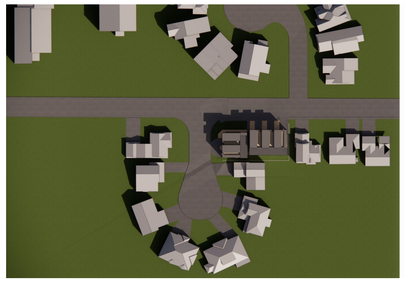
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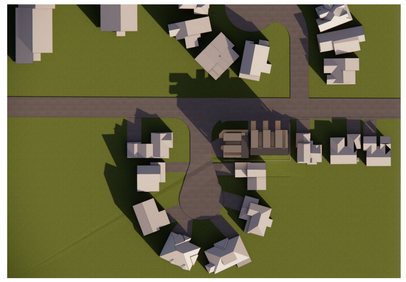
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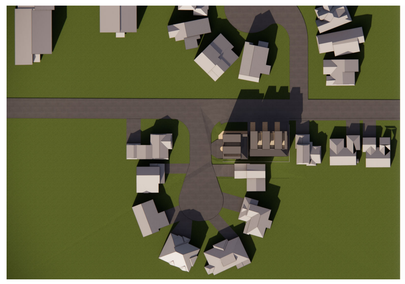
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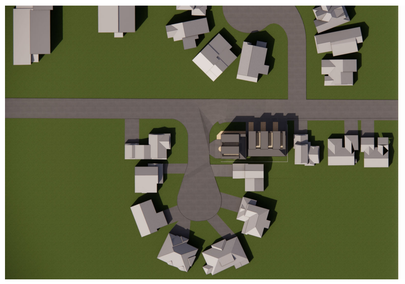
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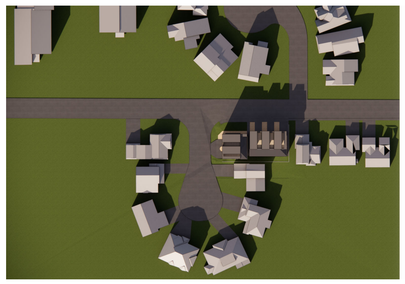
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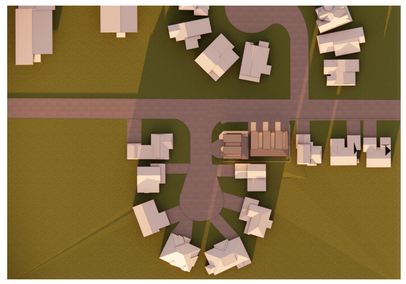
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SEPTEMBER 21 - 4:00 PM



DECEMBER 21 - 4:00 PM

ANDISON
RESIDENTIAL DESIGN

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T.403.461.6481 | INFO@ANDISONDESIGN.COM
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JULY 17, 2026

VARSITY ROWHOUSE

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THIRD FLOOR	852 SF
LOFT	58 SF
UNIT 5 TOTAL	2256 SF

NOT FOR CONSTRUCTION

SHADOW STUDY

DP-07

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