

VARSITY CIVIC AFFAIRS COMMITTEE

South Shaganappi Local Area Plan

The Local Area Plan engagement process is well underway and an open house was held on November 30 at the Varsity Community Centre. There was a very large turnout and the City will be recording all comments they received. More information can be found on the City's website at engage.calgary.ca/Shaganappi. If you would like to be on an email list to receive timely updates about the LAP or other planning matters, please send me your name, email, and address.

Blanket Upzoning of Residential Lots

The public hearing to amend the Land Use Bylaw will be held on April 22, 2024.

The City plans to amend the Land Use Bylaw to change the zoning for low density residential housing to allow up to 8 dwelling units on a 50 foot wide lot. This will apply to all properties in the city.

One of the main differences between these designations is that R-1 and R-2 have a maximum of 45% lot coverage and maximum height of 10 metres while R-CG allows for 60% lot coverage and a height of 11 metres. This is controversial as a building with greater lot coverage and height could overshadow adjacent homes and reduce the urban tree canopy. Proponents believe this will be beneficial as it will increase density and housing supply.

Eliminating Minimum Parking Requirements for Residential Development

The other proposal is to eliminate minimum on-site parking requirements for residential development. By eliminating parking requirements, the City believes it will reduce the cost of construction for developers thereby making infill development more affordable. Opponents of this proposal believe it will create insufficient parking on public streets and will do little to increase affordability.

Playground Review Subcommittee

Thanks to everyone who has volunteered for this committee. We will be reviewing the existing playgrounds in Varsity and establishing a list of priorities. Please email me with any concerns you have about playgrounds in the community.

University Innovation Quarter (formerly University Research Park)

January 5, 2024 for February 2024 Varsity Voice

The University Innovation Quarter is a 76 acre site north of 32 Avenue, south of Crowchild Trail, and east of 37 Street. Go to uiqcalgary.com for more information.

For information regarding the Civic Affairs Committee, please contact JoAnne Atkins, Director of Civic Affairs, at joanneatkins@shaw.ca.