

LAND USE AMENDMENT  
VARSITY (WARD 1)  
VARSITY ESTATES DRIVE NW AND CROWCHILD TRAIL NW  
BYLAW 44D2015

MAP 1NW

**EXECUTIVE SUMMARY**

This land use application seeks redesignation of a site in the community of Varsity from its existing DC Direct Control District that is tied-to-plans and based on Land Use Bylaw 1P2007's Multi-Residential - High Density Medium Rise (M-H2) District to a DC Direct Control District based on M-H2 that is not tied-to-plans with the additional discretionary uses of Medical Clinic and Residential Care. Medical Clinic is not a standard listed use in the M-H2 district whereas Residential Care is a standard discretionary M-H2 district use that is excluded from the site's current direct control district.

Maximum floor area, dwelling unit density, building height and landscaping provisions are incorporated in the proposed district that are consistent with the existing direct control district and in keeping with an approved 2010 development permit for comprehensive multi-residential redevelopment of the site. As per the Applicant's submission, the availability of Medical Clinic and Residential Care as additional discretionary uses is anticipated to be complementary to the overall development of the site.

**PREVIOUS COUNCIL DIRECTION**

None.

**ADMINISTRATION RECOMMENDATION(S)**

2015 February 12

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 44D2015; and

1. **ADOPT** the proposed redesignation of 2.04 hectares  $\pm$  (5.04 acres  $\pm$ ) located at 4, 8, 16, 24, 32 and 40 Varsity Estates Circle NW and 780 Varsity Estates Drive NW (Plan 1411334, Block 1 and 3 to 6; Condominium Plan 1413211, Units 7 to 206; Condominium Plan 1411334, CS) from DC Direct Control District **to** DC Direct Control District to accommodate multi-residential development with support commercial retail and medical clinic uses, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 44D2015.

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**REASON(S) FOR RECOMMENDATION:**

The proposal is in keeping with applicable municipal policies for the area. The additional discretionary uses of Medical Clinic and Residential Care are compatible with the overall purpose of the district, suite of allowable M-H2 base district uses and mix of uses currently being developed on the site.

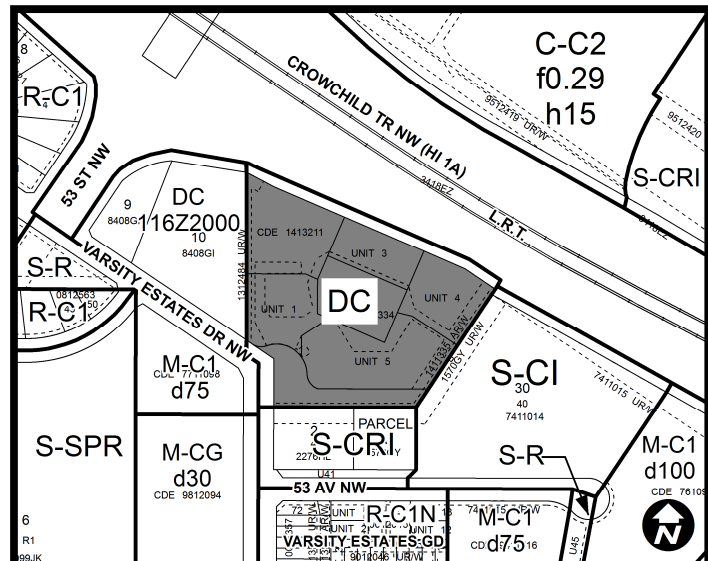
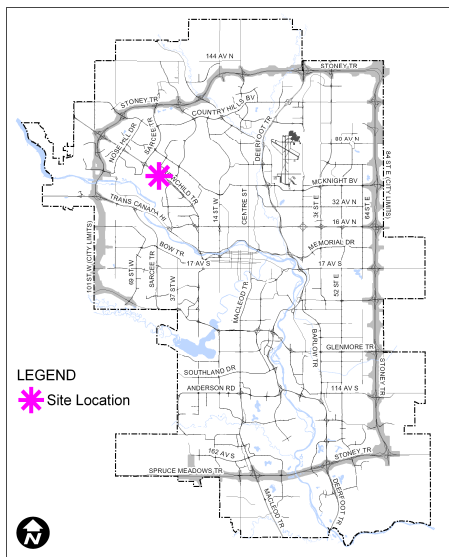
**ATTACHMENT**

1. Proposed Bylaw 44D2015
2. Public Submissions

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LOCATION MAPS



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**ADMINISTRATION'S RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 2.04 hectares  $\pm$  (5.04 acres  $\pm$ ) located at 4, 8, 16, 24, 32 and 40 Varsity Estates Circle NW and 780 Varsity Estates Drive NW (Plan 1411334, Block 1, and 3 to 6; Condominium Plan 1413211. Units 7 to 206; Condominium Plan 1411334, CS) from DC Direct Control District **to** DC Direct Control District to accommodate multi-residential development with support commercial retail and medical clinic uses with guidelines (APPENDIX II).

**Moved by: M. Wade**

**Carried: 9 – 0**

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**Applicant:**

NORR Architect Planners

**Landowner:**

The Groves of Varsity Inc  
Condominium Owners List (see  
APPENDIX IV).

Planning Evaluation Content	*Issue	Page
<b>Density</b> <i>Is a <b>density increase</b> being proposed.</i>	No	5
<b>Land Use Districts</b> <i>Are the changes being proposed <b>housekeeping</b> or <b>simple bylaw amendment</b>.</i>	No	5
<b>Legislation and Policy</b> <i>Does the recommendation create <b>capital budget</b> impacts or concerns.</i>	No	5
<b>Transportation Networks</b> <i>Do different or specific <b>mobility considerations</b> impact this site</i>	Yes	7
<b>Utilities &amp; Servicing</b> <i>Is the site in an area under <b>current servicing</b> review and/or has <b>major infrastructure</b> (water, sewer and storm) concern</i>	Yes	7
<b>Environmental Issues</b> <i>Other considerations eg. sour gas or contaminated sites</i>	No	7
<b>Growth Management</b> <i>Does this site have the appropriate <b>growth management</b> direction.</i>	Yes	7
<b>Public Engagement</b> <i>Were <b>major comments</b> received from the circulation</i>	Yes	8

\*Issue - Yes, No or Resolved

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## **PLANNING EVALUATION**

### **SITE CONTEXT**

The site is located along the south side of Crowchild Trail NW, approximately 150 metres southwest of the Dalhousie LRT Station. Varsity Estates Drive NW is located at the southwest corner of the site. Adjoining the site to the east is a place of worship (Bow Valley Christian Church) and to the south is an ENMAX electricity substation. Abutting the site to the west is a two storey commercial development (Crowchild Square) that contains a number of retail and personal service uses. An existing tied-to-plans DC Direct Control District based on Land Use Bylaw 1P2007's M-H2 District governs the site with an approved development permit in place for comprehensive multi-residential development with support commercial uses. Phased construction of the site is underway with recent completion of initial phase buildings. At full build-out, there will be a total of five buildings on site including three multi-residential buildings, one senior citizen's assisted living residence and a smaller three storey mixed use building which was originally intended to accommodate a mix of retail, commercial and residential uses.

### **LAND USE DISTRICTS**

The proposed land use district is a direct control district based on Land Use Bylaw 1P2007's M-H2 district with the additional discretionary uses of Medical Clinic and Residential Care. These two additional discretionary uses are believed to be complementary to the overall suite of M-H2 district uses and the existing approved uses on site.

The proposed district is not tied-to-plans as this approach was not believed to be warranted given the comprehensive nature of the approved development on site including its mix of uses, overall building and site design, landscaping and comprehensive underground and surface parking. In order to ensure general development consistency a maximum floor area of 3.0, unit density of 230 units per hectare and building height of 38.5 metres is also incorporated in the proposed district that is consistent with the existing approved land use and development permit.

Future development changes to the site including the potential introduction of medical clinic and/or residential care uses would be considered by way of a discretionary development permit with resultant opportunities for public involvement in the process.

### **LEGISLATION & POLICY**

#### **Municipal Development Plan (MDP) (Approved by Council 2009)**

The parcel is within an area in the MDP identified as a *Residential Developed – Established Area* (Map 1: Urban Structure). Established areas are comprised by 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

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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. Land use policies encourage modest redevelopment, with more significant redevelopment opportunities focused on Neighbourhood Activity Centres, though changes to other sites may also provide redevelopment opportunities over time. New developments in Established Areas are encouraged to incorporate appropriate densities, a mix of land uses and a pedestrian-friendly environment to support an enhanced Base or Primary Transit Network. The proposed land use and existing site development align with these objectives.

The area to the north of the site, across Crowchild Trail NW is identified as a Community Activity Centre (CAC). CAC's are areas that are typically located central to a number of residential communities or business areas, on a moderately sized land base, often on current shopping centre sites or around a specific employment area. CAC's may be located at transit stations or stops on the Primary Transit Network and may accommodate a broad mix of uses. CAC's are appropriate locations for a mix of medium and higher density employment and residential uses as well as retail, recreation facilities, sport, cultural facilities, open space and community and protective services that support concentrations of jobs and population (Section 3.3.3).

Transit Oriented Development Policy Guidelines (Adopted by Council 2004)

The site is located approximately 150.0 metres to the southwest of the Dalhousie LRT Station. As such, Transit Oriented Development (TOD) Policy Guidelines are applicable to the site and surrounding area. Transit Oriented Development is intended to allow for higher density, walkable, mixed-use environments within station areas in order to optimize use of existing transit infrastructure, create mobility options for citizens, and benefit local communities and city-wide transit riders alike. Transit supportive land uses, increased density around transit stations, pedestrian oriented design, making each station a place, planning in context with local communities and management of parking, bus and vehicle traffic are key TOD policies. The proposed land use aligns with these principles.

Varsity Land Use Study (Approved by resolution by Council 2007)

The Varsity Land Use Study area encompasses approximately 6 hectares  $\pm$  (16 acres  $\pm$ ) of land located within the community of Varsity immediately south of Crowchild Trail NW and the Dalhousie LRT Station. The Study was approved by Council in order to recognize the close proximity of the Dalhousie LRT Station and to ensure that future land uses within the area provided a positive addition to the community while also meeting City of Calgary objectives of Smart Growth and Transit Oriented Development. The current proposal is in alignment with objectives contained within the Study.

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## **TRANSPORTATION NETWORKS**

The site is located approximately 150 metres to the southwest of the Dalhousie LRT Station and is linked via a regional pathway connection along the south side of Crowchild Trail NW. Vehicle access to the site is obtained from Varsity Estates Drive SW.

A Transportation Impact Assessment and/or Parking Study were not required in support of this proposal. The Applicant did provide preliminary vehicle trip generation and parking requirement information in support of the proposal which included an analysis of existing approved parking conditions on the site and future anticipated parking requirements associated with the introduction of medical clinic and residential care uses. A detailed Transportation Impact Assessment and/or parking study may be required in support of future development and/or change of use development permit proposal for these aforementioned uses on the site.

## **UTILITIES & SERVICING**

Site services for utilities are available. Comprehensive phased redevelopment of the site associated with the approved 2010 development permit is underway. The site is within the West Memorial Sanitary Trunk catchment area. As such, certain development and building permit approvals for sites within this area will not be granted by the Development Authority until such time that upgrades to the trunk line have been completed to resolve the system's current capacity limitations. However, as there is already an approved phased development permit in place for the site, subsequent building permits that contemplate final phases of development on the site will be accepted for consideration.

## **ENVIRONMENTAL ISSUES**

An Environmental Site Assessment (ESA) was not required.

## **ENVIRONMENTAL SUSTAINABILITY**

Not applicable.

## **GROWTH MANAGEMENT**

This land use proposal does not require additional capital infrastructure investment and therefore, no growth management concerns have been identified at this time. The proposal is in alignment with the MDP references associated with growth management.



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## **PUBLIC ENGAGEMENT**

### **Community Association Comments**

The Community Association is not in support of the proposal. Please see CA response letter (APPENDIX III).

### **Citizen Comments**

No citizen comments received by CPC Report submission date.

### **Public Meetings**

No public meetings were held by the Applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

The subject property consists of 2.04 hectares (5.04 acres) in the community of Varsity Estates. The land is currently designated Direct Control (DC) based on the Multi-Residential – High Density Medium Rise (M-H2) district and is tied-to-plans. An approved Development Permit and two Building Permits are in place, and the site is currently under construction.

The project is comprehensively designed development which consists primarily of residential uses with some retail and commercial uses to support the needs of the local community. The residential component caters to a variety of demographics including seniors. There will be five buildings on site- three multi-residential buildings, one senior's residence and a small 3-storey mixed use building which was originally intended to accommodate a mix of retail, commercial and residential uses.

The owner has identified a need for Medical Clinic uses and memory care units on the site which is the reason for this land use application. In order to accommodate these uses, the land use district must be amended to add "Medical Clinic" and "Residential Care" uses to the list of discretionary uses in the DC District. Medical Clinic space is intended to replace the residential uses (4 units) in the mixed use building, and Residential Care uses (memory care units) will be incorporated into the seniors residence. All other guidelines from the existing DC will remain the same with the exception of the requirement to tie the land use to plans the proposed land use amendment will remove this requirement. The City of Calgary and the community can be assured that the original design intent will be executed since the project is under construction and several Development and Building Permits are in place. If changes are made to latter phases of the development, The City will require a revised Development Permit which provides the community with an opportunity to review proposed changes. As a result, the tied to plans approach is no longer deemed necessary.

The proposed land use amendment continues to reflect policy contained in the Varsity Land Use Study, TOD Design Guidelines, as well as the MDP and CTP. The addition of "Medical Clinic" and "Residential Care" to the list of discretionary uses will allow compatible uses on site, and for these reasons we respectfully request the support of CPC and Council in the proposed land use amendment.

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**APPENDIX II**

**PROPOSED DIRECT CONTROL GUIDELINES**

**Purpose**

- 1 This Direct Control District is intended to:
- (a) Implement the policies of the Varsity Land Use Study approved by resolution of Council in 2007 on the subject *parcel*; and
  - (b) Accommodate primarily residential development with support commercial retail and medical clinic *uses* to serve local residents.

**Compliance with Bylaw 1P2007**

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3, and 4 of Bylaw 1P2007 apply to this Direct Control District.

**Reference to Bylaw 1P2007**

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

**Permitted Uses**

- 4 The *permitted uses* of the Multi-Residential – High Density Medium Rise (M-H2) district of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

**Discretionary Uses**

- 5 The *discretionary uses* of the Multi-Residential – High Density Medium Rise (M-H2) district of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District:
- (a) with the addition of:
    - (i) **Medical Clinic.**
  - (b) with the exclusion of:
    - (i) **Addiction Treatment;**
    - (ii) **Custodial Care;**
    - (iii) **Home Occupation – Class 2; and**
    - (iv) **Sign – Class E.**

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**Bylaw 1P2007 District Rules**

- 6 Unless otherwise specified, the rules of the Multi-Residential – High Density Medium Rise (M-H2) District of Bylaw 1P2007 apply in this Direct Control District.

**Maximum Floor Area Ratio**

- 7 This maximum *floor area ratio* is 3.0.

**Density**

- 8 The maximum *density* is 230 *units* per hectare.

**Landscaping**

- 9 A minimum of 40 per cent of the *parcel* area shall be *landscaped area* at *grade*.

**Building Height**

- 10 The maximum *building height* is 38.5 metres.

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**APPENDIX III**

**LETTERS SUBMITTED**



March 2, 2014

Stuart Gripton, File Manager  
LAND USE PLANNING & POLICY (LUPP) #8117  
The City of Calgary  
P.O. Box 2100, Stn. M  
Calgary, Alberta T2P 2M1

RE: File Number: LOC2013-0107  
5353 Crowchild Trail NW & 5391 Crowchild Trail NW  
Application: Land Use Amendment - to accommodate residential development with  
support retail, commercial and medical uses

Dear Stuart,

Thank you for sending LOC2013-0107 to the Varsity Community Association requesting comments on the Application as noted above. Please consider the following as our Preliminary Comments relating to this Land Use Amendment Application.

Firstly, we note that on the first page of the REQUEST FOR COMMENT ON APPLICATION that OFFICE has not been included as a use even though it was approved as a use in the previous Land Use Amendment. We also note that in the APPLICANT'S SUBMISSION APPENDIX 1, RESIDENTIAL CARE as a proposed use is requested to be incorporated into what the Applicant continually refers to as the seniors residence which would be Building 5. Since there is no definition for seniors residence in the current Land Use Bylaw it must be made clear that if RESIDENTIAL CARE is approved as a use in this application then it must be housed in the building identified as ASSISTED LIVING in the previous Land Use Amendment Application. RESIDENTIAL CARE would most likely be supported subject to the provision of the required number of parking stalls which are to be located in Building 5. Based on previous correspondence from the applicant, Tracy Bealing, we understand that 24 beds would be added to accommodate "memory care" within Building 5 and the parking requirement would be 8 additional stalls.

As for Building 1, we support the OFFICE, RETAIL and CONSUMER SERVICE as well as the LIVE WORK units that were approved under the previous Land Use Amendment Application.

The Varsity Civic Affairs Committee does not support MEDICAL CLINIC as a use on this site for the following reasons:

Assuming a gross useable floor area of approximately 450 square meters which is based on the numbers that were provided to the Civic Affairs Committee by Tracy Bealing, our calculations suggest that a minimum of 27 additional parking stalls would be required on-site to accommodate MEDICAL CLINIC as a use on this site. We recognize that in the TRANSIT ORIENTED DEVELOPMENT POLICY GUIDELINES 8.1 (page 27) it is noted that on-street parking within TOD areas should be considered as part of the supply for a development. This is



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completely unworkable in this case given that there is no vehicle parking allowed on 53 Street NW directly south from this site up to Varsity Drive NW due to the fact that 53 Street NW has a City of Calgary dedicated bike lane in both directions. Directly south of the site all of the multi-family dwelling units as well as the single detached dwelling units located along 53 Avenue NW have resorted to restricted parking hours or no parking anytime measures. From the site westward along Varsity Estates Drive NW and Varsity Estates Road NW parking restrictions are also in place throughout this area. The Varsity Royal Condo owners are also seeking to have NO PARKING restrictions along the frontage of Varsity Estates Drive NW that borders their complex. Significant spillover parking is also occurring on other community roadways further from the site. As this worsens, those residents will be forced to request parking restrictions as well. The CROWCHILD SQUARE SHOPPING CENTRE which is immediately west of the Groves of Varsity is struggling with insufficient parking stalls on their site as technically this development is 66 stalls short of their parking requirement thus parking stalls are at a premium in this location. Previously Crowchild Square had access to 37 additional parking stalls along the 53 Street right of way which it shared with the previous owner of the Inn on Crowchild. This is no longer the case as the Groves of Varsity needed the stalls in order to meet their parking requirements.

According to our calculations we believe that the MEDICAL CLINIC and the RESIDENTIAL CARE uses will require at minimum an additional 35 parking stalls.

The Committee is concerned furthermore with respect to the vehicular trip generation that will occur as it relates to MEDICAL CLINIC as a use on this parcel. According to the data that was provided to the Varsity Civic Affairs Committee as part of the Varsity Land Use Study review, MEDICAL CLINIC use generates 31 vehicle trips per day per 1000 sq ft; thus, there could be in the range of 180 vehicle trips generated by this use on a daily basis. In our opinion this number is significant given that there are four additional parcels of land identified in the Varsity Land Use Study that could potentially be developed in the future and all will need access to 53rd Street NW which has an environmental capacity of 10,000 vehicle trips per day.

Lastly, this Land Use Amendment Application must continue to be zoned as DC DIRECT CONTROL DISTRICT tied to plans to ensure that all the original conditions imposed by City Council as well as the decisions rendered on APPEAL & ORDER NO.SDAB2011-0002 relating to DP2009-4148 drawings 1 through 65 are upheld. The Varsity Civic Affairs Committee has volunteered an extraordinary number of hours relating to the re-designation of the use of the land for the parcels located at 5353 Crowchild Trail NW and 5391 CROWCHILD TRAIL NW and we expect to be included in on-going discussions relating to the land use redesignation as well as any Development Permit applications for the site.

We would be pleased to provide any further information that you may require. Thank you kindly and we look forward to your response.

Yours truly,



Darlene Feil  
Chair, Varsity Civic Affairs Committee

c.c. Councillor Ward Sutherland  
c.c. VCA Board of Directors

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**APPENDIX IV**

Groves of Varsity Ownership List  
Building 2 (16 Varsity Estates Circle NW)

Municipal #	Purchaser	Date Transferred	Condo Plan	Legal Unit #
101	Parsons, Richard & Terry	Dec-16-14	1413211	15,202,203
102	Kilbreath, Brian & Lorraine	Dec-10-14	1413211	14
103	Marchant, Ken & Lee Ann	Feb-6-15	1413211	13
104	Rozek, Paul	Dec-15-14	1413211	12
105	UNSOLD - Showsuite		1413211	11
106	Tong, Cathy	Dec-15-14	1413211	10
107	Mand, Sharanveer	Dec-10-14	1413211	9, 127
108	UNSOLD - Showsuite		1413211	8
109	Norshon, Tashi / Shadoe, Dolma	Dec-18-14	1413211	7
201	Chandran, Bala & Vathana	Dec-10-14	1413211	24, 148
202	McCormick, James & Jean	Dec-12-14	1413211	23,199
203	Wong, Aaron / Lee, Amanda	Dec-10-14	1413211	22
204	Wu, Barnabas & Nathanael	Dec-16-14	1413211	21
205	Le, Thanh Long & Nhon Hanh	Dec-10-14	1413211	20, 150, 151
206	Sali, Jan	Dec-12-14	1413211	19, 185
207	Pintkowski, Rosemary	Dec-10-14	1413211	18, 121
208	Muench, Alvin & Carol	Dec-10-14	1413211	17
209	Oster, George & Sharon	Dec-10-14	1413211	16, 190
210	Benner, Carole	Dec-10-14	1413211	25, 189
301	Lukenchuk, Laura	Dec-10-14	1413211	34, 173
302	UNSOLD		1413211	33
303	Lam, Michael Joey	Dec-12-14	1413211	32
304	Carpe Diem Enterprises Inc.	Dec-18-14	1413211	31
305	Webster, Donald & Islay	Dec-12-14	1413211	30, 181, 182
306	Reilly, Sherile	Dec-18-14	1413211	29
307	Berk, Helga	Dec-19-14	1413211	28,165
308	Estate of John Lister	Dec-12-14	1413211	27, 128, 129
309	Williamson, Percy	Dec-16-14	1413211	26, 162
310	Sali, Arthur	Dec-16-14	1413211	35,143
401	Rispler, Leslie	Dec-15-14	1413211	44, 142
402	Rispler, Leslie	Dec-15-14	1413211	43, 141
403	Heinze, Sherry	Dec-15-14	1413211	42
404	Wall, Dorothy	Dec-12-14	1413211	41, 120
405	Mikkellborg, Charles & Gwynedde	Dec-12-14	1413211	40, 157,158
406	Liu, Miranda	Dec-10-14	1413211	39
407	Williams, Diane	Dec-19-14	1413211	38,131
408	Cyre, Gerry & Doris	Dec-16-14	1413211	37
409	Hayne, Yvonne	Dec-16-14	1413211	36,200
410	Hoebarth, Frank	Dec-12-14	1413211	45,159
501	Wu, Patrick & Gina	Dec-18-14	1413211	54
502	Rispler, Leslie	Dec-12-14	1413211	53,168
503	Shkolnikova, Svetlana & Dmitriy	Dec-16-14	1413211	52, 126
504	Shkolnikova, Lina	Dec-15-14	1413211	51
505	Falkenberg, Lorence	Jan-23-15	1413211	50

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506	Poulin, Lisa	Dec-19-14	1413211	49
507	Kitchingham, Fran	Dec-18-14	1413211	48,145
508	Zanini, Steve & Michele	Jan-6-15	1413211	47
509	Schlee, Chris	Dec-18-14	1413211	46
510	Gelletta, Deanna & Paul	Dec-12-14	1413211	55
601	Yang, Chester / Hu, SuXin	Dec-19-14	1413211	63,123,124
602	UNSOLD		1413211	62
603	Tin Yau Lo, Jeffrey	Dec-18-14	1413211	61
604	Yuen, Raymond & Bonnie	Dec-12-14	1413211	60
605	Maher, Michael & Illa	Dec-22-14	1413211	59,187,188
607	Ratzlaff, Holly	Dec-12-14	1413211	58
608	Zhu, Hong	Dec-15-14	1413211	57
609	Zwack, Bonnie	Dec-15-14	1413211	56, 139
610	Asgari, Roya	Dec-16-14	1413211	64
701	Mortuza, Gordon	Dec-16-14	1413211	73
702	Caldbeck, Linda	Dec-12-14	1413211	72, 119
703	Cetinay, Huseyin & Gunac	Dec-12-14	1413211	71, 178
704	Janmar Holdings Inc.	Dec-19-14	1413211	70,174
705	Gunning, Colin & Leena	Dec-19-14	1413211	69,175
706	Tan, Maria	Dec-15-14	1413211	68
707	Parsons, Colleen	Dec-19-14	1413211	67
708	Lowe, Goordon / Russell, Jean	Dec-18-14	1413211	66,132,133
709	Ng, Terence	Dec-18-14	1413211	65,118
710	Lai, Yuen Chan & Leung, Mei Lan	Dec-15-14	1413211	74,146,147
801	Kaban, Brian	Dec-18-14	1413211	82
802	Rankin, John & Rene	Dec-18-14	1413211	81
803	Yam, Denise	Dec-16-14	1413211	80
804	Mathur, Vidur	Dec-15-14	1413211	79,125
805	Doig, Kim & Mark	Dec-15-14	1413211	78
806	Datta, Arup and Kajari	Dec-15-14	1413211	77,163,164
808	Nickerson, William & Margaret	Dec-16-14	1413211	76, 154
809	Yuen, Erica	Dec-15-14	1413211	75
810	Stewart, Michael & Constance	Dec-18-14	1413211	83,184
901	Tapp, Dianne & Richard	Dec-18-14	1413211	92,166,167
902	Dean, Paul & Bonnie	Dec-15-14	1413211	91, 161
903	Read, Jeffrey & Susan	Dec-16-14	1413211	90
904	Wiley, Bill & Eleanor	Dec-15-14	1413211	89, 149
905	Diaconescu, Peter & Monica	Dec-19-14	1413211	88
906	Chow, Samuel & Sherry	Dec-19-14	1413211	87
907	Mohr, Evelyn	Jan-6-15	1413211	86
908	Reinholdt, Howard & Debra	Dec-18-14	1413211	85,171,172
909	Pang, Kevin Kin Wai	Dec-12-14	1413211	84, 136
910	McMurray, Isabell	Dec-12-14	1413211	93, 156



**LAND USE AMENDMENT**

**VARSITY (WARD 1)**

**VARSITY ESTATES DRIVE NW AND CROWCHILD TRAIL NW**

**BYLAW 44D2015**

**MAP 1NW**

1001	Choubal, Anand	Jan-6-15	1413211	100
1002	Akhlasmad, Mohsen	Jan-6-15	1413211	99
1003	Bazant, Judith	Dec-18-14	1413211	98,191,192
1005	Hiebert, Allan & Jennifer		1413211	97
1007	Mohr, Marilyn / Broughton, Terence		1413211	96
1008	Makus, Clayton & Carol	Jan-27-15	1413211	95
1009	Pattinson, Robert & Joan	Dec-19-14	1413211	94,152
1010	Alexander, John & Phyllis	Dec-19-14	1413211	101, 168
1101	Higgs, Ralph & Olivia	Dec-19-14	1413211	109
1102	Parry, Alan & Diane	Jan-6-15	1413211	108,169,170
1103	Lary, Crystal	Dec-19-14	1413211	107,140
1104	Lau, Kenneth	Jan-6-15	1413211	106,155
1105	Curle, Monica	Dec-19-14	1413211	105, 122
1106	Mravunac, Stephen		1413211	104
1108	Melrose, Ross & Sharon	Dec-18-14	1413211	103
1109	Mirhadi, Reza	Jan-6-15	1413211	102
1110	Tenold, Suzanne	Jan-9-15	1413211	110, 153
1201	Shick, David	Feb-4-15	1413211	117, 143
1202	Kinjo, Peter	Jan-29-15	1413211	116, 130
1203	Lee, Jong & Sunjoo		1413211	115
1205	Cripps, Judy & Stephen		1413211	114
1206	McPhee, James & Joan		1413211	113
1207	Sardachuk, Edmund & Miriam		1413211	112
1209	Bryan, Gordon & Karin		1413211	111