

**Land Use Amendment in Varsity (Ward 1) at 612R Varsity Estates Place NW,  
 LOC2023-0228**

**RECOMMENDATION:**

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.02 hectares  $\pm$  (0.05 acres  $\pm$ ) located at 612R Varsity Estates Place NW (Plan 2011543, Block 20, Lot 25) from Special Purpose – Recreation (S-R) District to Residential – Contextual One Dwelling (R-C1) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023  
 OCTOBER 19:**

That Council give three readings to **Proposed Bylaw 247D2023** for the redesignation of 0.02 hectares  $\pm$  (0.05 acres  $\pm$ ) located at 612R Varsity Estates Place NW (Plan 2011543, Block 20, Lot 25) from Special Purpose – Recreation (S-R) District to Residential – Contextual One Dwelling (R C1) District.

**HIGHLIGHTS**

- This application seeks to redesignate a portion of the subject site to allow for the land sale of that portion of the site and subsequent consolidation with 614 Varsity Estates Place NW to accommodate additional private recreational greenspace for the property owner.
- This application allows for a set of uses and an intensity of development that is complementary to the neighbouring character of the area and aligns with the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? The proposed land use redesignation will enable a sale of the lands from The City of Calgary to another landowner.
- Why does this matter? The land sale enabled by the redesignation will ensure the continued stewardship of the remnant lands from the interchange construction as private recreational greenspace.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

**DISCUSSION**

This application was submitted on 2023 August 04 by CivicWorks, on behalf of the future landowner, Kenneth Steinsvik. The land is currently owned by The City of Calgary.

The 0.36 hectare site is located in the northwest community of Varsity. It is currently designated Special Purpose – Recreation (S-R) District. As noted in the Applicant Submission (Attachment 2), the proposed redesignation of a 0.02 hectare portion of the subject site to Residential – Contextual One Dwelling (R-C1) District will allow for the sale and subsequent consolidation of the subject site and the adjacent parcel (614 Varsity Estates Place NW).

No development permit application has been submitted at this time. A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

**Land Use Amendment in Varsity (Ward 1) at 612R Varsity Estates Place NW,  
LOC2023-0228**

---

**ENGAGEMENT AND COMMUNICATION**

- Outreach was undertaken by the Applicant
- Public/interested parties were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested groups was appropriate. In response, the applicant discussed the proposal with community members, the Varsity Community Association, and the Ward 1 Councillor's Office. Outreach additionally included a dedicated phone line and email inbox. The Applicant Outreach Summary is included in this report for further review (Attachment 3).

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received one letter of support from the public. The letter of support suggested approval of the application is fair and equitable when considering the other similar property redesignations, purchases and consolidations achieved by neighbouring parcels.

The application was circulated to the Varsity Community Association, who responded 2023 October 5 indicating they had no objection to this land use application. The Community Association Response is included in Attachment 4.

**IMPLICATIONS**

**Social**

The proposed land use redesignation will enable the land sale to a private owner and increase that owner's enjoyment of their private recreational greenspace.

**Environmental**

This application does not include actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

**Economic**

This application will enable the stewardship of a portion of the subject site by a private landowner, reducing the economic impact of stewardship by The City of Calgary.

**Service and Financial Implications**

No anticipated financial impact.

Planning and Development Services Report to  
Calgary Planning Commission  
2023 October 19

ISC: UNRESTRICTED  
CPC2023-1103  
Page 3 of 3

**Land Use Amendment in Varsity (Ward 1) at 612R Varsity Estates Place NW,  
LOC2023-0228**

---

**RISK**

There are no known risks associated with this proposal.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary
4. Community Association Response
5. **Proposed Bylaw 247D2023**
6. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform