

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Varsity. The site is a mid-block parcel facing Valiant Drive NW. The site is approximately 0.07 hectares in size (0.16 acres) and is approximately 19 metres wide by 34 metres deep. The site is currently developed with a semi-detached dwelling and a lane exists to the south to provide access to the site.

Surrounding development is characterized by a mix of commercial and residential developments including mid-rise commercial developments to the west facing Shaganappi Trail NW and low-rise multi-residential development to the northeast. To the east and south, is a mix of single detached and semi-detached dwellings designated as Residential – Grade-Oriented Infill (R-CG) District.

The site is ideally located southwest approximately 450 metres (a seven-minute walk) from the Varsity Community Association and Varsity Outdoor Rink and approximately 350 metres (a six-minute walk) to Varsity Acres School (Kindergarten to Grade 5). Cadillac Fairview (CF) Market Mall, a Community Activity Centre as identified in the Municipal Development Plan, is approximately 500 metres (an eight-minute walk) to the southwest of the subject site.

Community Peak Population Table

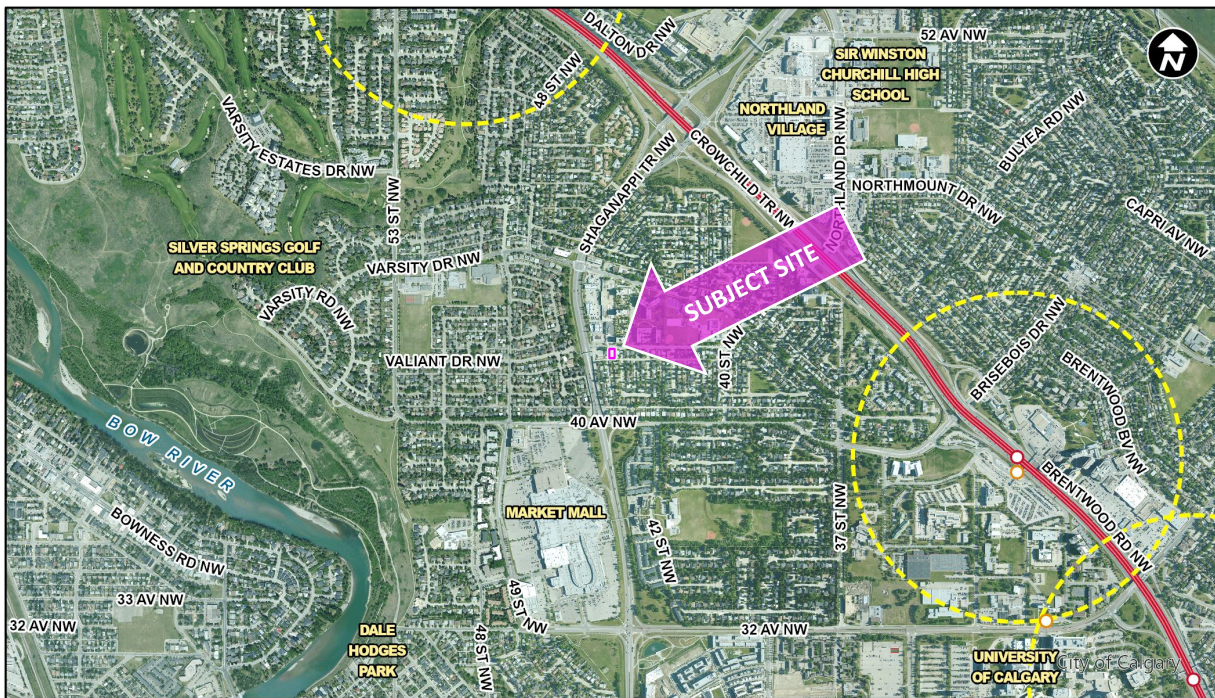
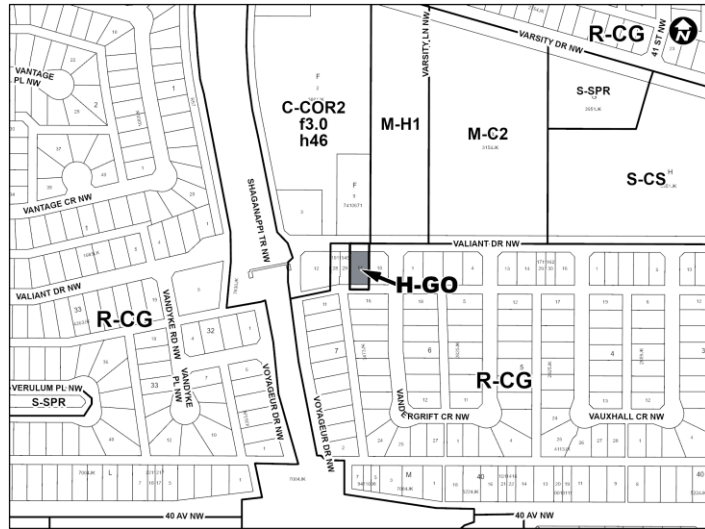
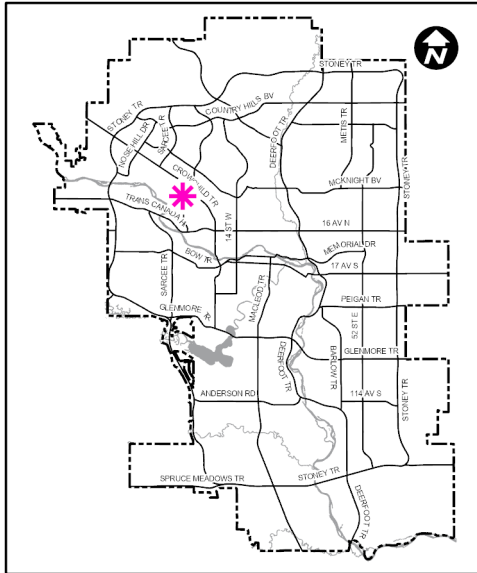
As identified below, the community of Varsity reached its peak population in 1981.

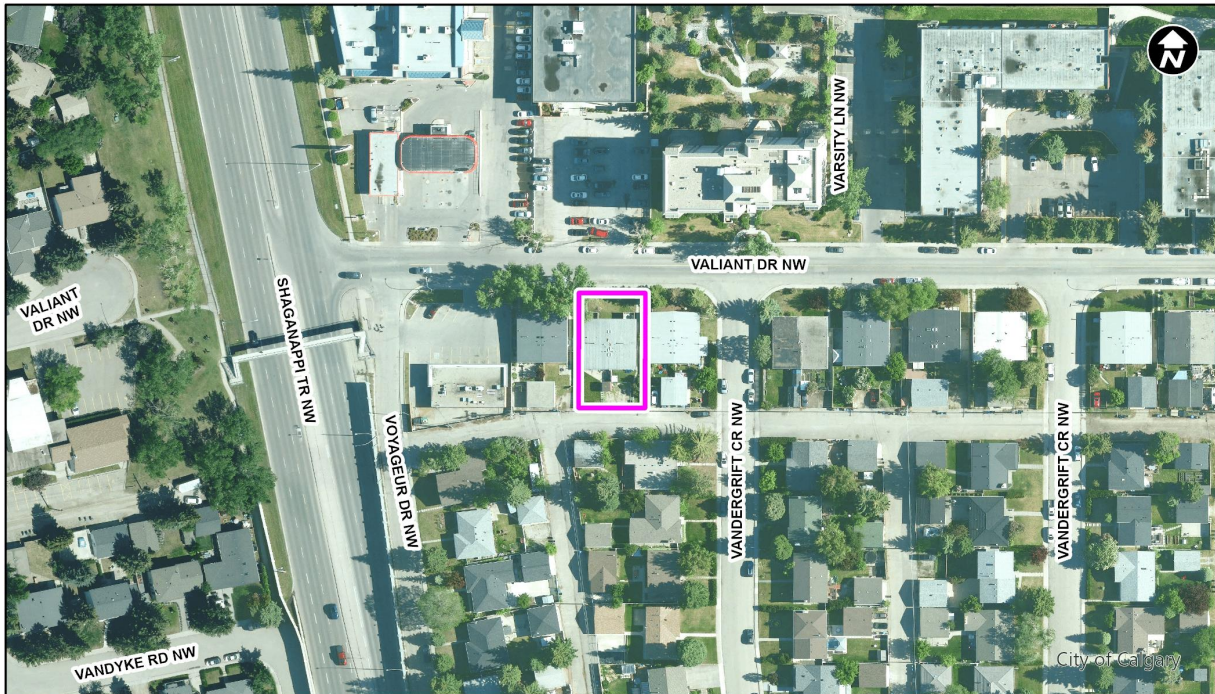
Varsity	
Peak Population Year	1981
Peak Population	13,645
2019 Current Population	12,874
Difference in Population (Number)	-771
Difference in Population (Percent)	-5.65%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Varsity Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-CG District allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, townhouses and rowhouses. This district allows for a maximum of 75 units per hectare (four dwelling units) and a maximum building height of 11 metres. Secondary suites are permitted uses within the R-CG District.

The proposed H-GO District allows for a range of grade-oriented building forms that is consistent with low-density residential districts and allows for a range of housing forms that may be attached, stacked or clustered. There is no maximum density required under the H-GO District. Development scale and intensity are managed through a combination of:

- a minimum building separation of 6.5 metres between a residential building at the front and a residential building at the rear of the parcel to ensure functional courtyard amenity space;
- a maximum parcel area to floor area ratio (FAR) of 1.5;
- a maximum building height of 12.0 metres; and
- a minimum of 0.5 parking stalls per unit or secondary suite.

Only the parcels that meet the site selection criteria located in the purpose statement of the district in the Land Use Bylaw 1P2007 have the potential to be redesignated to H-GO District. In areas that have an approved Local Area Plan, the H-GO District is only intended to be applied

to parcels that support the development form in an approved Local Area Plan as part of the Neighbourhood Connector or Neighbourhood Flex Urban Form Categories.

The subject site is located within the Neighbourhood Connector Urban Form Category in the *South Shaganappi Communities Local Area Plan* (LAP) and therefore, meets the criteria to be considered for H-GO District.

Development and Site Design

If approved by Council, the rules of the H-GO District will provide guidance for future site redevelopment including appropriate uses, building massing, height, landscaping, parcel coverage and parking. Items that would be considered through the development permit review process include but are not limited to:

- the number and configuration of dwelling units and secondary suites;
- access and parking provision;
- mitigation of shadowing and privacy concerns; and
- appropriate location and design of landscaping and amenity space.

Transportation

Pedestrian access to the site is available from existing sidewalks along Valiant Drive NW. Bicycle access to an existing on-street bikeway is along Varsity Drive NW connecting to cycle tracks on the Always Available for All Ages and Abilities (5A) Network along Varsity Drive and 37 Street NW, which is approximately 350 meters (a six-minute walk) away.

The nearest Calgary Transit services are eastbound on 40 Avenue NW at Shaganappi Trail NW (Route 53 (Brentwood/Greenwood)) and westbound on 40 Avenue NW at 42 St NW (Route 53 (Brentwood Station/Greenwood)).

Street parking adjacent to the site has parking restrictions on Valiant Drive NW eastbound, to a two-hour maximum, Monday to Friday 8:00 a.m. to 5:00 p.m.

A Transportation Impact Assessment (TIA) was not required as part of this application.

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water, sanitary and storm sewer lines are available to service future development. Further details for site servicing will be considered and reviewed as part of the development permit application.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developed Residential – Established Area as identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of established communities to make more efficient use of existing infrastructure, public amenities and transit, and deliver small and incremental benefits to climate resilience. The proposal is in keeping with the relevant MDP policies.

Calgary Climate Strategy (2022)

This application does not include specific actions that address the objectives of the Calgary [Calgary Climate Strategy - Pathway to 2050](#). Further opportunities to align development of this site with applicable climate strategies are being explored and encouraged through the development permit process.

South Shaganappi Communities Local Area Plan (Statutory – 2025)

The [South Shaganappi Communities Local Area Plan](#) (LAP) identifies the subject site as being part of the Neighbourhood Connector category (Map 3: Urban Form) with a Low building scale modifier (Map 4: Building Scale), which allows for up to six storeys. The LAP speaks to primarily residential uses in the area and encourages a broad range of housing types, higher frequency of units and entrances facing the street. The proposed land use is in alignment with applicable policies of the LAP.