

Land Use Amendment in Varsity (Ward 1) at 4607 Valiant Drive NW, LOC2025-0017

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.16 acres \pm) located at 4607 Valiant Drive NW (Plan 3473JK, Block 7, Lot 14) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JUNE 19:

That Council give three readings to **Proposed Bylaw 134D2025** for the redesignation of 0.07 hectares \pm (0.16 acres \pm) located at 4607 Valiant Drive NW (Plan 3473JK, Block 7, Lot 14) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a variety of housing forms where the dwelling units may be attached or stacked within a shared building or cluster of buildings.
- The proposal represents an appropriate density increase of a residential site, allows for development that is compatible with the character of the existing neighbourhood and is keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *South Shaganappi Communities Local Area Plan* (LAP).
- What does this mean to Calgarians? The proposed land use amendment would allow for greater housing choice within the community and a more efficient use of existing infrastructure and nearby amenities.
- Why does this matter? The proposed Housing – Grade Oriented (H-GO) District would allow for more housing options that will better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A Development Permit for six units in two buildings has been submitted and is under review.
- There is no previous Council direction regarding this proposal.

DISCUSSION

This application, located in the northwest community of Varsity was submitted by the landowner, T3K Developments (Valiant) GP INC. on 2025 January 30. As noted in the Applicant Submission (Attachment 2), their intent is develop six units on the site. A Development Permit (DP2024-06717) for two buildings (six units and six suites) has been submitted and is under review.

The approximately 0.06 hectares (0.16 acres) mid-block site is located on Valiant Drive NW, about 500 metres (an eight-minute walk) southwest of CF Market Mall. The site is currently developed with a semi-detached dwelling.

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A detailed planning evaluation of the application, including location maps and site context, is provided in the Background and Planning Evaluation (Attachment 1).

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 parties and respective community association was appropriate. In response, the applicant contacted the immediate neighbours within a three block radius. The applicant also contacted Varsity Community Association and Ward 1 Office and did not receive any response. The Applicant Outreach Summary can be found in 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 objection, highlighting concerns about increased density, height and parking issues.

The Varsity Community Association provided a letter in opposition on 2025 May 26 (Attachment 4) identifying concerns related to increased building height, massing and negative impact on the streetscape.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building height, massing and parking details will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notification for a Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed land use amendment would allow for additional housing types and may better accommodate the housing needs of different age groups, lifestyles and demographics that contribute to a more inclusive community.

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

**Planning and Development Services Report to
Calgary Planning Commission
2025 June 19**

**ISC: UNRESTRICTED
CPC2025-0608
Page 3 of 3**

Land Use Amendment in Varsity (Ward 1) at 4607 Valiant Drive NW, LOC2025-0017

site with applicable climate strategies will be explored and encouraged through the development permit process.

Economic

The proposed land use amendment would allow for a more efficient use of land, existing infrastructure, and services and will provide more housing choice in the community.

Service and Financial Implications

No anticipated financial impact.

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 134D2025**
6. **CPC Member Comments**
7. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform