

VARSlTY *Voice*



THE OFFICIAL VOICE OF THE VARSITY COMMUNITY ASSOCIATION | MAY 2025

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Open Stage Night: May 9th
Beer & Wine Fest: May 10th
Scholarship Deadline: July 15th

Photo credit: Vaughan Mealey, Remax Mountain View



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**VARSITY
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Varsity Voice

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..... sales@suburbanjournals.ca

The ad booking deadline is the 14th of the month prior to the distribution month.

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IN OUR CITY

Councillor Report

Hello, Ward 1! As spring settles in, I want to take a moment to update you on communications from the Ward 1 Office. Starting June 1, there will be restrictions on what we can share, including City-funded newsletters, open houses, and mass emails, which will only be permitted in emergency situations. With that in mind, this will be the last community newsletter from our office until the election in October.

As we move into the summer months, I hope you have the chance to enjoy all that this season has to offer, whether it's spending time outdoors, supporting local businesses, or simply enjoying the company of family and friends. Wishing you all a wonderful and relaxing summer!

Waste and Recycling Collection

As the weather warms up, it's a great time to check your waste and recycling collection schedule. From April 1 to May 29, Calgary residents can drop off their yard waste for free at City landfills. The yard waste will be composted instead of thrown away, making it easier to keep your garden tidy and reduce landfill waste. Composting food scraps and yard trimmings is a simple way to help the environment and enrich your garden. For guidance on what can go in the Green Cart, visit the Green Cart Food and Yard Waste program. For more information, visit: Garbage, recycling and composting pickup schedule.

Parks and Pathways Maintenance

The City's Parks Department is busy with regular maintenance of our beautiful parks, pathways, and green spaces. If you see any areas that require attention, such as damaged benches or littering, don't hesitate to report it through the 311 service. Ensuring these areas remain safe and clean is a community effort. For more information on park and pathway management, visit or Parks maintenance and operations or Pathway maintenance and management. Best regards,

Sonya Sharp, Councillor, Ward 1

VCA Collecting for the Veterans Food Bank

Thank you for your continued support for the Veterans Food Bank. VCA now has a monthly pickup thanks to the generosity of Varsity residents!

night MARKET

**JOIN US FOR THE
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5-9 PM IN CENTRAL COMMONS PARK

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Volunteers Needed – VCA Casino

This year our casino is at Cowboys Casino, 421 – 12 Avenue SW.

It is on **Sat July 26 and Sun July 27**

Visit the website for more information and to sign up www.vcacalgary.com

Alex Amsterdam Annual Scholarship Gord Smith Memorial Scholarship

There is a total of 6 scholarships to be awarded

Deadline: July 15th, 2025

Information and how to apply visit www.vcacalgary.com



YES!

I want to be a supporter of my community and all the good it does!
Purchase online at:
www.vcacalgary.com



Names: _____

Address: _____

Phone: _____ Postal Code: _____

E-mail: _____

Type of membership: Community (Household) - \$36.75
 Senior (55+) - \$10.50/senior

Payment: \$ _____ Donation: \$ _____

Please issue a tax receipt for my donation

* Memberships are valid from September to August of the following year. Please mail or drop off, along with your cheques made payable to:

Varsity Community Association,
4303 Varsity Drive NW, Calgary, Alberta, T3A 0Z7

Varsity Open Stage Night

Live Music in Varsity!
7:00 to 10:00 pm
Friday, May 09, 2025
Varsity Community Centre
4303 Varsity Drive NW

Come out and enjoy live music/performances by local talent in an all-ages venue. Doors open at 6:15 p.m., and Open Mic sign-up starts at 6:45 p.m. At 7:00 p.m., Honey Sturdy will start the evening with a 30-minute set. For Open Mic, there will be two sessions for 3-4 performances, two songs each (10 min max), running from 7:30 to 8:15 pm and 9:00 to 9:45 pm. In between the Open Mic Sessions we will have a 45-minute set by our feature performer, Chartier & Checora. A full sound and lighting system and refreshments are provided. Donations are accepted and go to the VCA.



Honey Sturdy



Chartier & Checora

Varsity Pickleball Club

Are you interested in playing pickleball with others in your community in a fun, inclusive and non-competitive environment? If so, you are welcome to join a group of largely beginner pickleball players at VCA. Each session we will divide up according to available skill levels and try to include some skill training as well as fun games.

If you're interested, please contact vcapickleball@gmail.com and make sure you have a valid VCA membership.



Varsity Open Mic All Students Welcome!



7:00 to 10:00 pm,
Friday 09-May,
Friday 13-Jun

Varsity Community Centre
4303 Varsity Drive NW

Come out and enjoy live music/performances by local talent in an all-ages venue. Open mic sign-up sheet starts at 6:45 p.m. (format two songs each in a 10-minute slot). A full sound and lighting system are provided, as well as complimentary refreshments.



Beer and Wine Fest

Come join us May 10th, 2025, for our Beer and Wine Fest in honour of former board member Chris Steudler.

Catering Provided by the BRDGE (Burger Sliders, Mini Pizza, Bocconcini, Watermelon skewers, cake and pastries. Table crackers/bread sticks) for liquor samples. CO-OP Liquor Store-Professional Education from Cicerone and Sommelier and 4 samples of local craft beer and/or 4 samples of local wine. DJ Music Provide by Sonic Soundz.

More info and ticket purchase: www.vcacalgary.com



Downsizing Seminar

🏠 Downsizing with a Smile 🏠

Date: Thursday, May 22nd at 2:00 PM

Location: Rocky Ridge Retirement Community,
10715 Rocky Ridge Blvd NW

Thinking of the next step in your retirement?
Let's make downsizing easy! Come enjoy a lively presentation packed with helpful downsizing tips followed by drinks, snacks, and the chance to chat with current residents who've been there, done that!

For more info or to RSVP, give us a call at 403-930-4848. We can't wait to see you there!

www.RockyRidgeRetirement.com
Make sure to Follow us on Facebook!

Varsity Civic Affairs Committee Report News

South Shaganappi Local Area Plan

The South Shaganappi Local Area Plan was approved by Council on March 4, 2025. The SSLAP determines where future residential and commercial density can occur and repeals previous planning policies such as the Varsity Land Use Study. You can view the maps on the city's website.

Development Permits

If you want to view pending and approved development permits, go to <https://developmentmap.calgary.ca/> and click on the property in question.

Blanket Rezoning & New Setback Rules

Blanket rezoning came into effect on August 6, 2024. All residential lots in Calgary are now zoned R-CG which allows a wide range of building types including single detached, semi-detached, duplex, cottage clusters, rowhouses, and townhouses. Single and semi-detached housing has a maximum lot coverage of 45% and 10 metres in height, whereas rowhouses and townhouses have a maximum lot coverage of 60% and 11 metres in height. The average lot coverage in Varsity ranges from 25-35%. Rowhouses usually accommodate 8 dwelling units – 4 on the main level and 4 secondary suites. This much larger building footprint and height can overwhelm and overshadow neighbouring houses and create issues with on-street parking, waste disposal, and privacy. Rowhouses and townhouses are discretionary uses and can be appealed to the Subdivision and Development Appeal Board.

The contextual setback rules were not brought forward into the new bylaw. Previously, the character of a streetscape was maintained by requiring a consistent front setback (& rear setback). The contextual front setback established the average front setback of the 2 adjacent homes and allowed the new house (or renovation) to extend up to 1.5 metres beyond that average distance. This allowed for a gradual creeping forward of homes on a street but prevented a drastic change in the character of the street.

The new rule is a flat 3.0 metre setback from the property line for all housing types. This creates a very negative impact for the neighbours. The average front setback in Varsity is 10-15.0 metres so if a new home or renovation extends 7-12 metres in front of the adjacent homes it destroys peripheral views, overshadows, destroys the tree canopy, and disrupts the streetscape. It's a big concern that this change was never communicated at any of the open houses or on the

city's website so residents and community associations were unaware this was being proposed. We along with other community associations will be requesting Council re-implement contextual setback requirements.

Civic Elections

The civic election will be held on Monday, October 20, 2025. As Councillor Sharp will be running for mayor, Ward 1 will not have an incumbent. We have scheduled a Ward 1 Election Forum for October 6, 2025 at the Varsity Community Centre.

Restrictive Covenants

Restrictive Covenants are an agreement between neighbours that limit the type of development that can be built on their properties. Email me if you would like more information on this initiative.

Playgrounds

This has been on hold due to other pressing issues but I'm hoping to get the committee activated within the next few months.

For information regarding the Civic Affairs Committee, please contact JoAnne Atkins, Director of Civic Affairs, at joanneatkins@shaw.ca. Due to a large number of issues, there may be delays in responding to email inquiries. If you do not hear back from me within a few days, please email again.

DIY PEKING DUCK BEGINNER COOKING CLASS!

Eating Peking Duck is an event...
A live **DIY Peking Duck Cooking Class** is a

BUCKET LIST LIFE EXPERIENCE!

Right Before Your Eyes!
Duck Chef Philip teaches step-by-step how you can prepare and roast Peking Duck at home like a pro

When: Call Varsity Community Association or check website www.varsitycommunityassociation.ca

Where: Varsity Community Association
4303 Varsity Drive NW, Calgary

What you get:

- Learn secrets to making DIY Peking Duck at home
- See Multi-Function Vertical Roast Pan in action
- Freshly roasted DIY Peking Duck taster sample
- EXTRA BONUS** Learn 15mins Roast Pork recipe, includes taster sample

Rev4.2025

VCA Programs

Spring 2025
www.vcacalgary.com

CHILDREN'S PROGRAMS

- Chinooks Grassroots Soccer
- Loose Parts Kids Play
- Sportball

ADULT PROGRAMS

- Tai Chi
- Gentle Hatha Yoga
- Pumped Up Strength
- Qi Gong

SENIOR'S PROGRAMS

- Cardio Combo 55+
- Critical Alignment Therapy
- Senior Fit 55+
- Seniors Yoga 55+
- Silver Swans Ballet Fitness 55+

Children's Book Recommendation:

REVIEW: Easy, sing-songy read-aloud; richly coloured illustrations; fun for 2-4-year-olds.



BASICS: Published in 1999, 32 pages, author and illustrator have worked together on over 25 books spanning 30 years.

5-STAR QUALITIES: Clever main character, fun mid-story twist, engaging from start to finish.



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The 11th Annual Varsity
GARAGE SALE
In Partnership with VCA

Saturday, June 7, 2025 from 9 AM – 3 PM

Registration is a donation to the Calgary Interfaith Food Bank, to be collected the day of the sale.

Please register online by June 1st

www.colinongyerth.com

or call 403-690-9677

Email: colin.ongyerth@shaw.ca

- Maps of locations will be provided.

- Top producing agent in the Varsity Community for 2024
- For 2024, Top Agent for detached sales with 11 transactions totalling over \$9.2MM in value.
- Top 3 agent within Remax Mountain View office (130+ agents)
- Varsity resident for 35 years
- Current member of the Varsity Civic Affairs Committee
- Active volunteer in the Community (Varsity Annual Garage Sale & Scouts Canada)

Summer Day Camps

Varsity Out of School Care offers fabulous, full day summer camps for ages 6-12 years. Our days are full of arts/crafts, games, activities and amazing field trips. We go to many child friendly local attractions. Up to 4 field trips per week i.e. Calgary Zoo, Calaway Park, Wave Pool, Splash Parks and much much more. Reasonable weekly rates and professional transportation. Our qualified staff are trained in childcare, first aid and have obtained a police check. Check the website www.vcacalgary.com for more information.

SCHEDULE SUBJECT TO CHANGE...	JULY 2025				
	Mon	Tue	Wed	Thu	Fri
NO CAMP	30	1	2	3	4
Week One	7 Western Day @ Centre	8 Prairie Winds Park	9 Drumheller Tyrell Museum	10 Spark Science Centre	11 Library / Park
Week Two	14 Minute to Win It @ Centre	15 Bowness Park	16 ZOO	17 Calaway Park	18 Library / Park
Week Three	21 Carnival Games @ Centre	22 Prairie Winds Park	23 Movie @ Theatre	24 Riley Park	25 Library / Park
Week Four	28 Minute to Win It @ Centre	29 Valley View Splash Park	30 Heritage Park	31 Calaway Park	1 Library / Park

SCHEDULE SUBJECT TO CHANGE...	August 2025				
	Mon	Tue	Wed	Thu	Fri
NO CAMP	4	5	6	7	8
Week Five	11 Minute to Win it @ Centre	12 Edworthy Park	13 Movie @ Theatre	14 Riley Park	15 Library / Park
Week Six	18 Building Day @ Centre	19 Bowness Park	20 ZOO	21 Calaway Park	22 Library / Park
Week Seven	25 Sports Day @ Centre	26 Prairie Winds Park	27 Movie @ Theatre	28 Heritage Park	29 Year End BBQ @ Centre

Varsity Tennis Club

Interested in playing tennis? We are a group of Adult Varsity community Association members who are looking for people to practice with, or to play singles/doubles matches on VCA courts.

There will be a list of people who are interested in playing, so they can be contacted by others in the club. Depending on how many people want to join the club, and their range of skill levels and interests, we'll then decide whether to try to organize tennis socials or competitive events.

If you're interested, please contact Mike Wenig at vcatenisclub@gmail.com

Loose Parts Kids Play

Sign up for this free, outdoor, all-ages play program! Once you are signed up on the VCA website, your child can attend any of the free play days.

We're looking for more volunteers to get involved. If you'd like to find out more, please contact Devon at devonkarchut@gmail.com

Check out the website www.vcacalgary.com for upcoming play dates.



VCA Commercial Kitchen Rental

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Chris Steudler Commemorative Bench

The board of the Varsity Community Association is honored to recognize Chris Steudler for his years of service by dedicating a bench in his memory.



This commemorative bench will be located in Bowmont Park. If you would like to contribute, please consider making a donation.

You will find the link on the home page of the website: www.vcacalgary.com

Varsity Childcare

School Age Childcare at Varsity Out of School

We offer child care for children Gr. 1 to Gr. 5 attending Varsity Acres. The program is operated at the Varsity Community Centre. Our program is full of fun, games, various child friendly clubs, sewing, hockey and much, much more. We are an accredited and licensed program with the Alberta government. We offer full day care on professional days, teacher convention and Spring break for children enrolled in the Out of School programs.

We offer child care for children attending the A.M. Kindergarten program at the Varsity Acres School.

There is limited openings for the 25/26 term.

Information and Registration: www.vcacalgary.com
Contact: childinfo@vcacalgary.com 403-247-1145 ext 2

What We Are In Need of In Childcare...

Currently we are not accepting donations.

This Tender Land by William Kent Kruger

Published: 2019
444 pages

William Kent Krueger's *This Tender Land* is a beautiful, heartfelt tale of survival, friendship, and the search for home. Set against the backdrop of the Great Depression, it follows four orphaned children—brothers Odie and Albert, their mute Sioux friend Mose, and Emmy, a young girl with a mysterious gift—as they flee the harsh and oppressive Lincoln Indian Training School. Forced to escape after a tragic turn of events, the group embarks on a daring journey down the Mississippi River in a stolen canoe, hoping to one day reach an estranged family member in St. Louis and find a place where they can truly call home.

Krueger masterfully weaves together literary fiction, adventure, mystery, and even a touch of romance, creating a novel that is both a thrilling page-turner and a deeply introspective exploration of morality and forgiveness. As the four self-proclaimed 'vagabonds' make their way down the Mississippi River, they encounter a diverse cast of characters—struggling farmers, traveling faith healers, displaced families, and lost souls, each of whom leaves a mark on their journey. Yet, danger looms behind them and keeps them on the move as the ruthless Brinkmans, who run the school, are determined to retrieve Emmy at all costs.

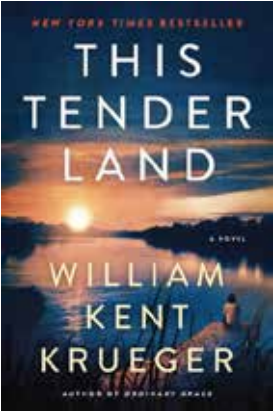
The novel vividly captures the historical struggles of the 1930s, as many characters in the book struggle through bankruptcies,

Contributions by MK

homelessness, and forced migration in hopes of a better future. The book also showcases the cultural beliefs of the time, such as the allure of traveling revival shows promising healing and prosperity, and the presence of Native American boarding schools. However, the crux of the book is about self discovery and the inherent human desire for belonging. Each of the children carries unique strengths and inherent personal burdens; through this voyage, they discover what it is they are truly running from, as well as what they are ultimately searching for.

With themes of hope, survival, loyalty, and forgiveness, the novel had me reflecting on profound questions such as where do I feel I most belong and how to navigate and persevere in spite of past trials. Most profound of all, I am left pondering where I am harboring unforgiveness in my life, and how overcoming this can lead to personal freedom. As Odie reflects, "Of all that we're asked to give others in this life, the most difficult to offer may be forgiveness."

Upcoming Read: The Housemaid by Freida McFadden



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VARSITY				
MLS Real Estate Stats				
SALES	VARSITY		CALGARY	
	12/15/2024 - 4/15/2025	Homes	Condos	Homes
Total Number of Sales	17	41	4041	3034
Average Sale Price	\$1,201,900	\$433,300	\$787,003	\$406,305
Highest Sale Price	\$3,250,000	\$1,050,000	\$7,525,000	\$3,025,000
Lowest Sale Price	\$700,000	\$182,000	\$230,000	\$99,950
Average Days on Market	26	38	31	38
Home Sq Ft Average	1,893	1,199	1683	1024
Sold Price per Sq Ft	\$657	\$368	\$482	\$384

Source: CREB December 15, 2024 - April 15, 2025 (last 4 months)



gather serve nourish

FRENCH SILK PIE

By: Family recipe
Servings: 8
Prep time: 25 minutes
Total time: 4.5 hours

INGREDIENTS

¾ cup butter, softened
 1 cup sugar
 1 Tablespoon vanilla extract
 3 ounces unsweetened chocolate, chopped and melted
 3 eggs
 9" pie crust of your choosing (pastry is traditional, graham is my favourite, chocolate graham or wafer is next level decadence)
 1 cup whipping cream
 3 Tablespoons powdered sugar
 Milk chocolate bar for curling or grating (a vegetable peeler works well for curling but grating is quick and easy)

INSTRUCTIONS

1. Cream room temperature butter and sugar. Add vanilla and melted chocolate. When fully incorporated, add eggs one at a time mixing for 5 minutes after each egg.
2. Pour into the pie crust of your choice and let set in the refrigerator for at least 4 hours.
3. Whip the cream with the powdered sugar on high for about 2 minutes or until soft peaks form. Spoon on top of the chilled pie and garnish with the chocolate curls/shavings.



A Curated Kitchen is a new monthly feature from our chief editor. She looks forward to sharing her favourite recipes, hosting ideas, and a sundry of kitchen tips and tricks to enrich your times of gathering.



Corporate Memberships

Our **Bronze Membership** will be for smaller businesses looking to get some initial exposure to VCA members and residents.

- \$50 annually, runs from September 1 to August 31
- Listed on our website as a Bronze Member, bulletin board at VCA
- Able to offer discounts to approximately 700+ VCA Members
- Listed on Corporate Member page in the Varsity Voice reaching 5600 residences.

Our **Silver Membership** for businesses

- \$125 annually, runs from September 1 to August 31
- Includes Bronze benefits plus
- 5% discount on Varsity Voice ads
- 1x per year corporate profile in Varsity Voice
- E-Newsletter profile 1x per year (VCA Members subscribed to e-newsletter)

Our **Gold Membership** for businesses

- \$250 annually, runs from September 1 to August 31
- Free tickets to one paid VCA event
- Includes all of silver and bronze benefits plus
- Onsite Advertising opportunities (Rink Boards, Tennis Court, Room Naming) *

*Some additional fees may apply to development of rink and tennis courts signs at member's expense.

We look forward to continuing working with our community partners and businesses to encourage members and residents to shop local in 2023/2024.

Featured Members

“The b. Class” & “Girl be YOU”

“The b. class” is an empowering all women movement to music dance class that leaves you feeling empowered and part of a community. We bring our heart rate up thru choreographed movements that are easy to follow and end the class with a unique savasana experience that leaves your soul feel refueled. We welcome all women (15+), all fitness abilities, and backgrounds. You do not need to be coordinated; you just let go and have fun!

The “Girl Be YOU program is a sister program to “The b. class”. It is a program for girls to be inspired to be their best selves, feel confident and empowered, all while feeling connected to a

Corporate Members

Gold Members

Colin Ongyerth – Realtor Remax
 Fit for Change
 Joyride Automotive
 Livia McCabe – Realtor Remax
 South West Chinooks Soccer
 Vaughan Mealey – Realtor Remax

Silver Members

ATB Brentwood
 Dance Fitness by Ruth Winnitoy
 Magnolia Cakery
 Minus One Club
 Rock U Canada
 Scary Bunny Fitness and Wellness

Sportball

The b. Class & Girl Be YOU
 The Calgary Dance Club
 Varsity Open Stage
 Zenith Music

Bronze Members

MRMB Services

More info at
www.vcacalgary.com

special community. We practice journaling at the end of class and will receive affirmation activities to remind the girls they are strong, beautiful, and worthy. The fitness component is upbeat, and the girls will gain strength, coordination, and conditioning.

Magnolia Cakery

Magnolia Cakery is a boutique bakery specializing in elegant wedding cakes, custom desserts, and handcrafted treats for all occasions. With a passion for artistry and flavour they create stunning cakes and pastries that are as delicious as beautiful. From classic flavours to keto friendly and no-sugar options, they offer something for everyone. Whether you're planning a wedding, celebration, or corporate event, Magnolia Cakery brings your sweetest visions to life. Check them out on the website.



Why I Call
Varsity Home



I look forward to continued advisement, on the real estate investments, of past and future clients in and outside the outstanding community of Varsity in 2025. If you are considering a sale, call anytime. On understanding your plans, I will provide you with sound advice on how you can best leverage the current and coming marketplace.

I have 25 years experience and hold the highest level of RECA licencing as a Broker in both Real Estate and Condominium Management.

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