



March 8, 2022

City of Calgary
Planning & Development #8076
P.O. Box 2100, Stn. M
Calgary, Alberta T2P 2M5

Attention: Allan Singh, File Manager, Circulation Control, Planning & Development

Re: LOC2021-0010 – 3536 Research Road N.W.

To Whom It May Concern:

The Varsity Community Association has reviewed the above-noted application and supports the change of land use to accommodate a school, The STEM Innovation Academy.

We have reviewed the Parking Study prepared by Bunt & Associates and have the following comments:

Section 3.2: We agree with the use of vehicle parking requirements that were previously part of Bylaw 1P2007 for analysis purposes.

Section 3.2: We agree with the recommendation in the report that if the demand for bicycle parking stalls exceeds supply, the building owner shall install additional stalls to meet the observed demand.

Section 3.5.2: We note that the hourly parking occupancy counts were conducted on December 7, 2021 when Covid work-from-home mandates were in place. It is likely the parking occupancy counts will increase as mandates are lifted and people return to work.

Section 4.1: The report notes 2 missing links in the sidewalks close to the site. We would like to see formal requests submitted to complete these missing links as soon as possible.

Section 4.1: The report notes a crosswalk is warranted for the south leg of the intersection of 36 Street and Research Road N.W. It also notes the crossing will require a curb cut on the west side of 36 Street N.W. We would request that the installation of the crosswalk and curb cut occur concurrently with development or as soon after development as possible.

Having a convenient and efficient drop-off/pick-up system is crucial. We look forward to more discussions regarding this aspect at the development permit stage.

Sincerely,

Jo Anne Atkins
Director of Civic Affairs, Varsity Community Association

c.c. Councillor S. Sharp, Ward 1
Carol McClary, Carol McClary Planning Solutions

Varsity Community Association 4303 Varsity Drive NW Calgary, AB T3A 0Z7 403-288-9001 www.vccalgary.com