

**Land Use Amendment in Varsity (Ward 1) at 3515, 3535, and 3553 – 31 Street NW,
 LOC2022-0067**

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2022-0582) to the 2022 July 05 Combined Meeting of Council to the Public Hearing portion of the Agenda; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 2.36 hectares \pm (5.83 acres \pm) located at 3515, 3535, and 3553 – 31 Street NW (Plan 8110138, Block 5, Lots 6, 7 and 8) from Special Purpose – University Research Park (S-URP) District to Direct Control (DC) District to accommodate a school, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGRY PLANNING COMMISSION, 2022 JUNE 2:

That Council give three readings to Proposed Bylaw **104D2022** for the redesignation of 2.36 hectares \pm (5.83 acres \pm) located at 3515, 3535, and 3553 – 31 Street NW (Plan 8110138, Block 5, Lots 6, 7 and 8) from Special Purpose – University Research Park (S-URP) District to Direct Control (DC) District to accommodate a school, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject property to a Direct Control (DC) District to allow for the additional discretionary uses of School Authority – School and School – Private.
- The proposal would allow for additional uses that are appropriate within the context of the existing adjoining development in the community, would foster further use of the site, and is in keeping with the *Municipal Development Plan* (MDP) and the *Brentwood Station Area Redevelopment Plan* (ARP).
- What does this mean to Calgarians? The proposal would allow reuse of a building that has been partially vacant in the recent past and would also address Calgary's under-supply of high school classrooms by allowing for a new public charter school.
- Why does this matter? This application would allow for additional opportunities through two uses that respond to a public need in the area.
- No development permit application has been submitted at this time.
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A prosperous city

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DISCUSSION

This land use amendment application was submitted by Carol McClary Consulting and TI Architecture on 2022 April 19, on behalf of the landowners, HOOP Realty Inc and University of Calgary Properties Group. The 2.36 hectare site comprises three parcels and contains The Alastair Ross Technology Centre and is located on University of Calgary lands in the northwest community of Varsity.

The applicant previously submitted a land use amendment application (LOC2021-0010) on 2021 January 21 to redesignate other properties nearby from the S-URP District to a Direct Control District with the additional uses of School Authority – School and School – Private. The application was approved by Calgary Planning Commission on 2022 March 24 and was slated to be heard by Council at the 2022 May 12 Public Hearing. However, due to ongoing lease negotiations and considerations of space availability and timing constraints, securing of an interim site was deemed necessary by all relevant parties. The Allistar Ross Technology Centre was deemed a suitable location for the 2022-2023 school year while negotiations continue between all stakeholders regarding a permanent location. However, for the school to operate from the subject site a land use amendment application is required.

This application along with LOC2021-0010 are both scheduled to be heard by Council at 2022 July 05 Public Hearing.

The Applicant Submission (Attachment 3) indicates the intent to add a School Authority – School and School – Private to the list of uses allowed in the current Special Purpose – University Research Park (S-URP) District. Currently, the subject site is occupied by two commercial research buildings that are two and three storeys in height respectively. The site is commonly referred to as the Alastair Ross Technology Centre. It is occupied by research and scientific laboratories and offices. A significant portion of the building is currently vacant.

The intention of the application is to allow the STEM Innovation Academy (Science, Technology, Engineering, and Mathematics), a public charter High School for 150 Grade 10 and 11 students, to occupy approximately 17,000 square feet of the existing building. STEM Innovation Academy's curriculum will align with provincial standards outlined in the [Education Act](#). However, it will also offer advanced subjects for students centered around science and technology. This includes, but is not limited to, artificial intelligence, medical technology, nanotechnology and robotics.

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

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders 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 public

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stakeholders was appropriate. In response, the applicant reached out to the Varsity Community Association to discuss details of the application. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's standard practices, the application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

Administration did not receive any responses from the public with regards to this application.

The Varsity Community Association provided a letter on 2022 May 13 (Attachment 4) stating their support of the application.

Following Calgary Planning Commission, notifications for 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 would allow for additional uses that may better accommodate the educational needs of different age groups and help to foster a more inclusive community.

Environmental

This application does not include any actions that specifically address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and/or implemented at the development permit and building permit stages.

Economic

The proposal would allow for two additional uses to take place on the subject parcel, which could support additional employment and educational opportunities in the technology sector for prospective students and staff.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 104D2022**
3. Applicant Submission
4. Applicant Outreach Summary

**Planning & Development Report to
Calgary Planning Commission
2022 June 2**

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5. Community Association Response

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform