

**VARSITY CIVIC AFFAIRS COMMITTEE  
APRIL 2022 REPORT**

**University Innovation Quarter (formerly University Research Park)**

The site known as University Research Park was transferred from the Province of Alberta to the University of Calgary in 2020. It has since been renamed as University Innovation Quarter. The 76 acre site is located north of the U of C main campus with Crowchild Trail to the east, 37 Street to the west, 32 Avenue to the south, and 40 Avenue to the north. The University of Calgary Properties Group (UCPG) will be taking on the management and redevelopment of the site. U of C has entered into a 130-year head lease agreement with the University Innovation Quarter Trust to operate, manage, and develop UIQ lands to support an innovation ecosystem.

As the developer, UCPG will serve as Trustee for the UIQ Trust. There are currently 12 buildings with 1.24 million square feet of office or lab space. The university tends to establish an innovation and research cluster and believes these lands have significant capacity for growth, change, and densification. U of C states that UCPG will be reaching out to existing tenants and key stakeholders to understand the site conditions and determine how the site can be transformed into a dynamic and thriving hub to fuel the U of C's innovation agenda.

We will be meeting with the UCPG will coordinate open houses for Varsity residents to pass along information as it is available.

**Proposed STEM School, SMART Technologies Building**

An application has been made to redesignate the SMART Technologies Building at 3536 & 3636 Research Road NW to allow the STEM (Science, Technology, Engineering, & Math) Innovation Academy, a public charter school, grades 10-12, to occupy 85,000 square feet of the existing building previously used for an office. The school anticipates an enrolment of approximately 1000 students with 55 full time equivalent staff. The application will go to Calgary Planning Commission in March.

**Restrictive Covenants**

Just a reminder to residents to check your land title before constructing fences, etc. There are restrictive covenants on many properties in Varsity restricting the type of fence that can be built. In general, solid fences are not allowed along pathways behind or beside houses as they overshadow these public walkways and create icing. Chain

link fencing allows sunlight to shine on these pathways and improves visibility and safety for pedestrians and cyclists.

### **New Committee Members Welcome**

The Civic Affairs Committee meets as required to review applications for development permits and land use redesignations as well as other planning, transportation, and parks issues, however, most reviews are conducted by email. If you would be interested in joining the Civic Affairs Committee, please call JoAnne Atkins, Director of Civic Affairs, at 403-247-5225.