

Applicant Submission

2020 August 13

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calgary alberta Canada T2G 0R3

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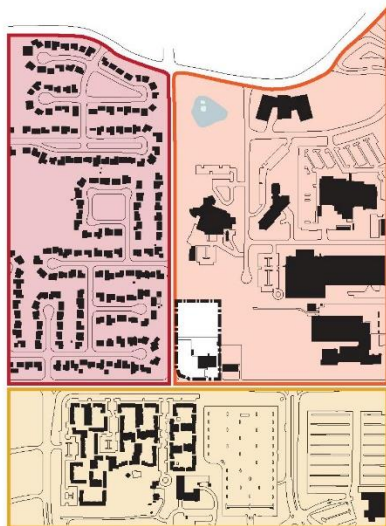
the marc boutin architectural collaborative inc.
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APPLICANT'S SUBMISSION

LOC2019-0189 | DP2019-6254

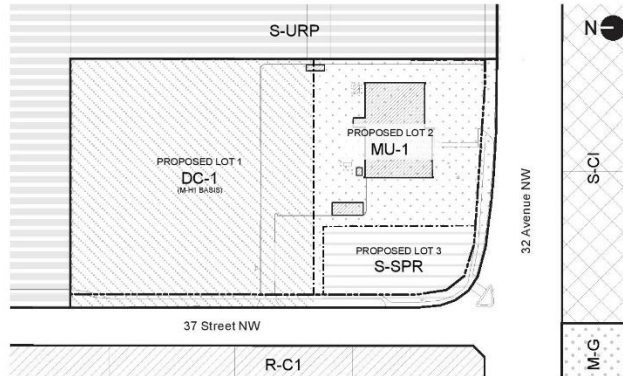
Subject Parcel: 3740 32 Avenue NW, Calgary, Alberta (Plan 1799GC Block 2 Lot 9)
Existing Land use: S-URP
Proposed Land use: LOT 1 - DC [M-X2 basis]
LOT 2 - MU-1
LOT 3 - S-SPR

The marc boutin architectural collaborative inc. (MBAC) was retained to submit a land use redesignation application on behalf of the City to redesignate the subject parcel located at 3740 - 32 Avenue NW into three separate lots under multiple districts as noted above. Located at the corner of 37 Street NW and 32 Avenue NW, the subject parcel is approximately 14,800 square meters (1.48 ha) and includes the existing Fire Station 17, the Household Hazardous Waste Drop-Off and on-site parking. Vehicular access to the site is currently from 32 Avenue NW and 37 Street NW. The site is directly adjacent to University Research Park properties to the north and east (S-URP), the Varsity residential community (R-C1) is to the west, across 37 Street NW, and the University of Calgary (S-CI) is to the south across 32 Avenue NW. The parcel is relatively flat with a slight increase in elevation north to the northwest edge of the site. The parcel is not proposed to be subdivided at this time, but is proposing three separate lots. Lot 1 will include the new Varsity Multi-Service Redevelopment and is pursuing a concurrent development permit, while Lots 2 and 3 are pursuing land use redesignation.



- Varsity Residential
- University of Calgary Campus
- University Research Park
- Varsity Parcel (Lots 1, 2, & 3)

CONTEXT DIAGRAM



- | | |
|---|---|
| DC-1 Direct Control District | R-C1 Residential - Contextual One Dwelling District |
| MU-1 Mixed Use - General District | S-CI Community Institution District |
| S-URP University Research Park District | M-G Multi-Residential - At Grade Housing District |
| S-SPR Special Purpose - School, Park and Community Reserve District | |

PROPOSED LAND USE PLAN

LOT 1 OVERVIEW:

THE VARSITY MULTI-SERVICE REDEVELOPMENT

Fire stations in Calgary have traditionally been planned and developed using a single use model which caters primarily to the performance requirements of the Calgary Fire Department. In 2015, Calgary City Council directed Administration to move to a coordinated approach for planning and delivering civic facilities that optimizes the use of City-owned land and better serves the community. The result of this direction is the Integrated Civic Facilities Planning (ICFP) Program. ICFP ensures City sites, where possible, are built with multiple purposes in mind, rather than single use sites. This approach enables greater consistency and accountability while increasing efficiencies, partnerships, innovation and investment.

Serving the community for over 45 years, the Varsity Fire Station 17 is at the end of its lifecycle and a new station is required to meet the increasing needs of a growing and redeveloping community. This provides the opportunity to develop a new integrated facility that aligns with Council's direction and the mandate of the ICFP Program. In addition to the new fire station, the proposed Varsity Multi-Service Redevelopment (VMSR) includes a

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Calgary Housing development, City office space, a Household Hazardous Waste Drop-off and a commercial use. In contrast to single-use facilities, the aspirations of this integrated facility includes the creation of flexible spaces with maximized efficiency through the avoidance of redundancy and duplication of effort. The proposed development is to be located on the northern portion of the subject parcel so that the existing Fire Station 17 can remain operational with no disruption in response time or service during the construction of the new building.

As an integrated facility, the project is dependent upon long-term development strategies, a holistic integration of sustainability, and an intelligent approach to urban living. This building initiative is dedicated to the improvement of the public realm and through the optimized and integrated use of facility assets, the future-proofing of City buildings.

THE PROGRAM:

The Calgary Fire Department (CFD) portion of the facility is to be the new upgraded Fire Station No. 17. The new fire station will provide 16 dorm rooms and increase the number of apparatus bays from the current three bays to five bays. CFD will occupy four out of the five bays and Alberta Health Services (AHS) ambulance service will occupy the fifth bay.

Calgary Housing (CH) administers safe and affordable housing to families and individuals throughout the City and as part of the VMSR, will provide 48 residential units which includes studio units, 1-bedroom units, 2-bedroom units, and 3-bedroom units with a specific focus on providing homes for multi-generational families. Also designed for flexibility and families with greater needs, 10 barrier free units are proposed and four of the three-bedroom units include direct interior access to adjacent studio units to allow for more convenient multi-generational living. The Calgary Housing program includes amenities for residential use, such as private balconies for each unit, a Resource Room with exterior deck and shared social spaces on each level of the Calgary Housing portion of the project to provide ease of access to people of all abilities.

The Corporate Accommodation (CA) program will act as satellite working spaces for City of Calgary employees and provide an efficient and sustainable alternative to having to travel to City Hall downtown. The spaces include individual offices, workstations, meeting rooms, and crush space. There is also the potential for the meeting rooms to be rented out and function as community spaces.

The Commercial Retail Unit (CRU) space is currently being designed to accommodate 60 children for a child care service. The space will be constructed to base-building requirements including services and systems infrastructure and the future tenant will be required to provide complete tenant improvement for the interior spaces. Embedded into the terraced landscape feature, exterior spaces are included to meet child care outdoor play space licensing requirements should a child care provider pursue the space.

A City-operated **Household Hazardous Waste Drop-Off (HHWD)** site is currently located on the Fire Station No. 17 property. This location is one of the most popular HHWD sites in Calgary and is a highly valued community service by surrounding residents. One of the project mandates arising out of public engagement was to maintain the HHWD on the integrated facility site with specific considerations for site circulation, access and assigned loading stalls to provide convenient use of the public amenity.

THE BUILDING

As an efficient stacked mass located in the centre of the site, the proposed development is sensitively setback from 37 Street NW to emulate the adjacent contextual condition of 'objects in a landscape' of the surrounding University of Calgary and University Research Park, to be a good neighbour to the single family residential homes across 37 Street NW, and to allow the CFD apparatus vehicles direct access to 37 Street NW for efficient and safe emergency response.

The six-storey building includes a dynamic two-storey podium consisting of a shared lobby and services on the main floor, the Calgary Fire Department on floors one and two, the Corporate Accommodation offices on the main floor, and the Commercial Retail Unit on the second floor with the four-storey Calgary Housing development situated above. This generates a vertical gradient of public to private with the most public program located on the ground floor of the building and the private residential program located on the highest floors. The podium's dynamic form is most fully realized in the overlapping of programmatic components that create enlivened spaces for people to inhabit, such as the unique Calgary Housing Resource Room deck situated overtop of the fire station and overlooking the public plaza and terraced outdoor spaces below, and the secure bicycle storage strategically tucked underneath the terraced spaces to minimize duplication and maximize usable site area.

THE SITE

Reflecting 37 Street NW's park-like quality and a desired result of the centrally located building, the project features a prominent sloped green space and public plaza intended for the use by building residents and the community. Located on the south west corner of Lot 1, these spaces include sodded green grass with moveable seating, canopy trees, concrete walking surfaces, linear integrated benching with lighting and planters, public bicycle parking, and covered, secured bicycle storage for all building tenants. The slopped sodded landscape extends upward towards the second storey to include the secured terraced outdoor spaces and provide exterior access to the commercial retail unit on the second floor. With proposed native species that require minimal maintenance and low irrigation, additional landscaping for the project includes public sidewalks and planting beds around the facility to accentuate the architecture and provide vegetated screens with coniferous and deciduous trees.

The site program includes the required HHWD program in the northeast corner; discreet shared, scramble and assigned on-site parking located behind the facility; a fire station apparatus apron along 37 Street NW; shared waste and recycling facilities; and two vehicular access points off of 37 Street NW with looping drive aisles around the rear of the facility designed to meet waste and emergency vehicle turning requirements. The proposed south drive aisle is also to be shared with the future development on the south portion of the subject parcel.

PROPOSED LAND USE: DC WITH M-X2 BASIS

Located on the north portion of the parcel, Lot 1 will include the VMSR project, and is proposed to be zoned as a Direct Control (DC) District with Multi-Residential - Medium Profile Support Commercial District (M-X2) land use as a base district. The DC is sought to allow the proposed permitted and discretionary uses to be integrated within the building to meet the project's mandate as a multiple use development on a single site, as well as meet the proposed height, allow for a lower density and tune the amenity rules as the total amenity area provided exceeds bylaw requirements.

HEIGHT:

Although the M-X2 use stipulates a maximum height of 16m, the DC is proposed to allow a maximum height of 23m. A total of six storeys (approximately 23m) is required to achieve all the program uses within the stacked building while meeting the required site programming and integrated mandate. Located centrally in the site, the proposed development includes a substantive setback from 37 Avenue NW which also functions to act as a good neighbour and limit shadow impact to the single family residences across 37 Street NW. As such, the proposed height is appropriate as it has limited impact to the lower density residential community while achieving an efficiently stacked integrated program.

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PARKING:

The proposed parking for the facility is congruent with the requirements of each program for a total of 89 parking stalls and 1 temporary loading stall. Although the bylaw does not stipulate required parking for the protective and emergency services uses, parking is a requirement of each program. Three assigned loading stalls are required for the HHWD and will allow ease of public use of the desired community amenity. The Calgary Fire Department has identified the requirement of 18 stalls for staff and 2 visitor stalls, and the City's office use requires 4 stalls; however, to align with the recommendation to utilize scramble parking as a way to reduce overall parking numbers, these City of Calgary programs are proposed to be scramble parking for a total of 24 stalls. The Calgary Housing parking requires a ratio of 1-1 parking per unit. Lower than the bylaw requirement of 60, Calgary Housing is proposing 48 assigned stalls. However, due to the type of demographic and lower income families targeted, Calgary Housing does not require typical market residential parking as many families do not have more than one vehicle and many utilize alternate forms of transportation such as the City's transit system. The Commercial Retail Unit (a potential day care program) is meeting the bylaw requirements of 8 stalls for staff and 6 assigned drop off / pick up stalls. To meet visitor requirements for Calgary Housing of 8 stalls per the bylaw, the 8 day care staff stalls will be made available to Calgary Housing visitors during evening hours and weekends. In lieu of one loading stall for Calgary Housing as required per the bylaw, the Applicant has proposed a temporary loading stall. A temporary loading stall was deemed appropriate due to Calgary Housings targeted demographic and seldom requirement to use larger loading stalls.

In summary, the proposal to scramble and share parking and reduce numbers per Calgary Housing's identified needs benefits not only meeting each use's functional requirements on-site, but also reduces the overall number of parking stalls. This allows the very compactly designed site to meet the integrated mandate, practice sustainable solutions and maximize the landscaping amenities for community use.

LOT 2 & LOT 3 LAND USE REDESIGNATION OVERVIEW:

While the Lot 1 VMSR project is pursuing a concurrent development permit and land use redesignation, the southern portion of the parcel is proposing land use redesignation to holistically consider the future development potential of the entire parcel. The marc boutin architectural collaborative inc. completed the South Site Concept Study at the request of The City in November 2019 to assess the future development potential on south portion of the site (Lot 2), the south site's connections to the proposed VMSR on the north portion of the site (Lot 1), and the future development opportunities of the municipal reserve (Lot 3).

The south portion of the site is proposed to be divided into two lots: Lot 2 and Lot 3. Importantly, the subject parcel is owing 10% of its area to municipal reserve at the time of subdivision. Although subdivision is not being pursued at this time, this area is being proposed to be set aside as a future park to strategically plan for the future and meet the requirements of the owed municipal reserve when subdivision takes place.

Arising out of the South Site Concept Study, the proposed locations for Lots 2 and 3 are based on a series of objectives:

- To situate the future development of Lot 2 to emulate the surrounding context condition of 'objects in a landscape',
- To create a setback to encourage future development of Lot 2 to act as a good neighbour to the single family residential homes to the west of 37 Street NW,
- To maintain 37 Street NW's park street identify with the proposed park use on Lot 3,
- To allow the continued operations of the existing fire station during the development of Lot 1, and
- To provide the highest development flexibility for Lot 2.

LOT 2 LAND USE: PROPOSED MU-1

Located on the southeast portion of the parcel, this part of the site is the current location of the existing Fire Station 17 and the Household Hazardous Waste Drop-Off. Lot 2 is proposed to zoned as a Mixed Use - General District (MU-1), which will provide a high degree of flexibility for its future development and allow for street oriented mixed-use development adjacent to 32 Avenue NW. Per the concept study conducted by the Applicant, a series of massing analysis resulted in the recommendation for a maximum height of 23m to reduce impact to single family residents to the west of 37 Street NW.

LOT 3 LAND USE: PROPOSED S-SPR

Located in the southwest corner of the parcel, Lot 3 is proposed to be redesignated as Special Purpose - School, Park and Community Reserve (S-SPR) District. As 10% of the parcel will be required to be dedicated as municipal reserve at the time of subdivision per the Municipal Government Act and the City's Municipal Development Plan, this land use is applicable as it is only to be applied to land dedicated as school reserve, municipal school reserve, community reserve, and reserve pursuant to the Municipal Government Act. As a future park, the municipal reserve is intended to become a new community amenity to serve the public as an active and passive recreation space, while also providing a convenient amenity to the adjacent families, City staff and future commercial retail use on Lot 1 and the future commercial and/or residential tenants of Lot 2.

SUMMARY REMARKS

Meeting the City of Calgary's ICFP Program, this new integrated facility will provide much needed purpose-built space for Fire Station 17 to continue to serve the community while bringing additional residential units to the ever growing demand for affordable housing. In line with the MDP and the South Shaganappi Community Area Plan as an activity centre with mixed uses and congruent with Location Criteria for Multi-Residential Infill and the Climate Resilience Strategy, this land-use redesignation is required to allow for the holistic development and planning of the entire subject parcel to improve the public realm, support higher density mixed-uses, encourage sustainable, affordable living, and to continue to improve upon the delivery of services to the citizens of Calgary.