

From: Ruth Winnitoy [mailto:jazzerruth@shaw.ca]

CPC2020-0926

Sent: Wednesday, September 30, 2020 11:35 AM

Attach 8

To: City Clerk <CityClerk@calgary.ca>

Letter 1

Cc: Bob Benson <benson@wbalaw.ca>; Jo Anne Atkins <joanneatkins@shaw.ca>

Subject: [EXT] Council Agenda Item 8.1.3 - Report CPC2020-0926 - Land Use Amendment in Varsity (Ward 1) at 3740 - 32nd Avenue NW

Dear Mayor Nenshi & Members of City Council,

Here is our input regarding the proposed fire hall changes as outlined in various documents.

Ruth and Robert Winnitoy, 14 Varbrook Place NW

We have lived in this home for 35 years. It has been a great place to raise my children, with great schools nearby including the University of Calgary; parks, shopping, all within walking distance.

I am attaching pictures from my back yard so that you can see the direct impact on my home.

I have attended several meetings regarding the proposed changes and it's beyond me why the City would go ahead with something that has had very few or no projection studies nor any real input from the neighbourhood.

The current firehall is well located on a major road, 32nd Avenue, which, due to expansion and construction of University Districts, has a large traffic flow at almost any time of day, while also having many stop lights and cross walks to mitigate any higher speeds on that road. 37th Street has bike lanes on both sides of the narrow road and these bike lanes are in constant use, feeding the University, the Research Park and the two hospitals. 37th Street only has the playground zone at one end which I have observed most people don't even slow down for it. So, having the main exit from the firehall exiting onto 37th would just add more peril to the situation.

As you can see in the attached pictures, moving the fire hall to be directly behind my house and also adding commercial and/or residential accommodation above the fire hall, would add an explosion of noise and traffic to my home. My privacy will be gone. The new structure would overlook my backyard.

As it is with the current firehall, I can hear most of their comings and goings, including the back-up beepers on their trucks. However, with the proposed changes the noise will be multiplied many times. We have installed triple pane windows on our house but even those will not be able to block the variable and very loud noises if their entrance and exit is directly behind me. And this will be at all hours of the day and night, sometimes several times a night. No more nice quiet barbecues or visits from my grandchildren in the backyard.

The lights from the proposed site of the firehall, plus the addition of the commercial/residential structure will be another huge problem. Over the years we have installed blinds in our home to block out any light from the area behind us. I have driven past the firehall at night on 32nd Avenue and the hall is lit up very brightly. I know that this will have a huge impact on my home and on my ability to sleep at night. My blinds won't cut it.

I have lived here for 35 years and I have seen the increase in vehicle, truck, bike and pedestrian traffic behind my house. To have the fire trucks, enter and exit into this situation would be just asking for tragedy. Add a daycare? That's just downright dangerous.

I was at one meeting where the representative from the City said there would be no impact on the traffic behind my home. I don't believe that for a minute. I have seen the increase in traffic the last few years. What has not been taken into consideration is the projected traffic of: the expansion of the university, the new Cancer Centre, the University Districts. It has already become a factor in traffic congestion.

in all the discussions I have attended, I have expressed my concern of the 6 storey height of the firehall and its proximity and overlooking of my back yard,

I think it would be a much more cost effective plan to renovate the current firehall. It can be done. I have seen over the years Calgary's propensity to tear down and build new. For what? I have visited and seen firehalls around the world. Some of them are very old, e.g., New York City. They have been renovated, they run efficiently and they have history.

Attached please find pictures taken from my back yard.

Sincerely,
Ruth and Bob Winnitoy
14 Varbrook Place NW







Colin & Irene MacDonald

3707 37 St NW

Calgary, AB

T2L 2J2

Dear Mayor Nenshi and City Councillors:

Re: October 5 Council Agenda item 8.1.3-Report CPC2020-0926, Varsity 3740-32AveNW

We have resided on 37 ST NW since August of 1986, more than 34 years. We are adamantly opposed to the Land Use proposal before you for the following reasons:

1. We have been active members of the Varsity Community Association in respect of the consultation with city administration for the past three years on this project. We along with our neighbours are extremely disappointed and stunned by the lack of impact our reasonable representations and suggestions have been received by City Administration. There seems to be an inordinate indifference and dismissive attitude by city officials to respond to legitimate concerns of long-term residents in our community.
2. Fire Station 17 and its firefighters have been good neighbours since we have moved into this neighbourhood more than 3 decades ago. Fire Trucks have entered onto 32 Ave NW in an orderly manner with minimal community impact for almost 50 years since the station was first established. The proposal from the City applicant has the entry of the emergency vehicles on to 37 ST NW. This is a residential street with two bike lanes and as we have shown with our experts retained by the community association and the submissions they have made, the egress on to 37ST from the proposed new fires station will have significant and negative impact (noise, lighting traffic congestion and safety concerns impacting both pedestrians and cyclists) on all residents facing directly and indirectly onto 37 ST.
3. For more than 3 years, Varsity community residents have made the simple request that the new station should continue to have its primary egress onto the wider and main east-west road- 32 Ave. No reasonable or convincing argument has been presented to residents why this should not continue to be the case. The weak and questionable positions of the City Administration have been carefully and, in our view, convincingly debunked by our experts. In addition, common sense would suggest why change what has worked well in our community and for the fire department for 50 years. Former firefighters who worked out of the station do not understand why this change is necessary and are unconvinced that it helps in any way the safe and reliable exit of fire trucks on their way to a critical call.
4. The new fire station and proposed affordable housing option is not opposed in our community but it boggles the mind why the proposed four story affordable housing units need to be situated on top of the fire station when there is ample room on the city owned site for a stand alone building. A safer, more liveable housing opportunity for those who would live in this building is available but City Administration seems intent on forcing this important housing project on top of what is being proposed- one of the largest fire stations in the City.

5. The community submissions and our retained expert's advice seems to have fallen on deaf ears in the City Administration and we ask you to send this back to Administration to prepare a more comprehensive and considered plan for this development. The community will support a more open and thoughtful discussion on how we can meet both the need for a new or refurbished fire hall and affordable housing options in our community.
6. At the recent CPC hearing both councillors Chahal and Woolley asked very substantive questions of the Administration which failed to convince them resulting in their negative vote on the Land use proposal. We ask each councillor to follow their lead and turn down this proposal and send it back to city officials for a more considered and community supported development.

Thank you for considering our comments,

Sincerely,



Colin & Irene MacDonald

403 831 2631

Gordon Miller
18 Varmoor Place N.W.
Calgary, AB T3A 0A1

September 30, 2020

Dear Mayor Nenshi and Members of Council:

**Re: Council Agenda Item 8.1.3 - Report CPC 2020-0926 - Land Use
Amendment in Varsity (Ward 1) at 3740 - 32 Avenue N.W.**

My name is Gordon Miller and my home address is 18 Varmoor Place NW, Calgary.

I have been following the proposal for redevelopment/development of Firehall #17 thru its history and have a serious issue with the proposed exit from the new firehall entering onto 37th Street as opposed to 32 Ave. which is currently the case.

At the public open houses that I attended I was told that accessing 37th Street as opposed to 32 Ave. will be safer. I think this is ridiculous! How can accessing a 2 lane road combined with a sidewalk to be crossed and 2 bicycle lanes be safer than a 4 lane road? No bicycles use 32 Ave. and very few pedestrians use the sidewalk on 32 Ave. in front of the present firehall. They all use the wide bike paths and sidewalks on the University lands south of 32 Ave., across 32 Ave. from the firehall.

Aside from the increased safety hazard of entering onto 37th Street instead of 32 Ave. an even bigger issue to me is the noise factor. I have lived here with my family since 2001 and it seems to me that noise (siren) pollution is more prevalent now than ever. I work in construction and leave my house by 5:00 AM. almost every weekday morning. There is little to no traffic on 32 Ave. at that time so I've never been able to figure out why the fire dept. rings their siren at 2,3,4 AM. on a much too often basis. I have been woken by this loud noise more times than I think is reasonable. I have been told at the public meetings that their policy is to sound the siren ONLY when there is a potential safety hazard. If this is the case(which is definitely not what happens) then will they ring the siren every time they enter 37 Street to warn the potential cyclists(that are very hard to see) that they are entering 37 Street and might run them over? This creates a huge problem for people like me who have trouble staying asleep thru the siren ringing process. There will be a HUGE increase in noise, which is a big concern to me and my family.

Another thought on this development is why does the structure have to be 23 meters high? Build the firehall separate and build the affordable housing separate. The townhouses in University District along 32 Ave. are only 3 stories high - why does the City have to build a 6 storey building when two separate buildings (one for the firehall, one for affordable housing) would be so much more reasonable? Elevators are expensive and building 3 storey accessible stacked townhouses like the City did in Wildwood as affordable housing would be excellent. The Wildwood buildings are attractive, much better than what is proposed here, which I find very dark and cold. Walkups are much more desirable than buildings with elevators and lobbies, especially during Covid.

Why not consider renovating what you have and save the taxpayers some money? I am a small business owner and am repairing my equipment instead of replacing it because of the current economy. Why should it be any different for the City of Calgary? These are tough economic times, we need to sharpen our pencils and reduce our expenditures.

Yours truly,


Gordon Miller



Public Submission

City Clerk's Office

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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Bob and Lorraine
* Last name	Benson
Email	benson@wbalaw.ca
Phone	(403) 999-9502
* Subject	Council Agenda Item 8.1.3 - Report CPC 2020-0926 - Land Use Amendment in Varsity (Ward 1) at 3740 -
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please see attached letter, photo and overview from Alberta Health describing sound levels. Thank you, Bob and Lorraine Benson

Bob & Lorraine Benson
16 Varmoor Place N.W.
Calgary, Alberta T3A 0A1

September 30, 2020

Dear Mayor Nenshi and Members of Council:

**Re: Council Agenda Item 8.1.3 - Report CPC 2020-0926 - Land Use
Amendment in Varsity (Ward 1) at 3740 - 32 Avenue N.W.**

We have owned our home and lived at 16 Varmoor Place NW, just west of Fire Station 17, for over 32 years. Varsity is generally a quiet, peaceful neighbourhood and has been a wonderful place to live and raise a family. We are terribly concerned at the impact on our quality of life by the proposed move of Fire Station 17 such that it will directly face our neighbours' homes and ours.

Noise and light concerns

When we purchased our home in 1988, we were certainly aware of Fire Station 17, its south-facing apron on 32 Avenue and the occasional trip the trucks make northbound on 37 Street. The trucks are noisy and their sirens intrusive, but the trips northbound on 37 Street have been relatively infrequent. They generally use 32 Avenue to travel east toward Crowchild Trail or west toward Shaganappi Trail.

The proposal to build the largest fire station in Calgary (5 bays) in a manner that projects very intrusive sound and light (headlights and flashing emergency lights) directly at residences, with 100% of trips taken by exiting and returning trucks on a two lane residential street, is an unreasonable use of the land. There is a much more acceptable alternative – continued use of 32 Avenue.

The current station is situated in an ideal location well east of the corner of 32 Avenue and 37 Street. It is set back as far east as possible from the residences on 37 Street, creating a good buffer between the station and the homes. As a result of what appears to be good planning 48 years ago, the station faces south onto 32 Avenue. South of 32 Avenue is a large parking lot on the University of Calgary campus. Exiting trucks leave the station heading south before turning east or west. Returning trucks access the station from either 32 Avenue or 37 Street. The noise created by returning trucks is not intrusive – they are decelerating rather than accelerating, their sirens and emergency lights are not on. When they back into the station, their back-up beepers are well distant from the homes on 37 Street and are not a concern. We have attached a photo showing the present fire station to be quite distant from our home. This photo was taken from our east property line.

However, we have experienced the dramatically different sound of a fire truck, with its siren on, directly approaching our back yard from the rear of the present fire station. Last summer, a fire truck and crew were using the 37 Street driveway for practice purposes, hoses connected, spraying water into the vacant north portion of the lands. The truck was facing west, toward our home.

As the practice session wrapped up, the firefighters received a call and the truck exited the station directly toward our home, using the 37 Street driveway, with its siren on. It turned south on 37 Street in order to turn onto 32 Avenue. The noise from the siren as it exited the station directly toward and as close as 3 metres from our property was absolutely earsplitting. Attached to our letter is an overview from Alberta Health describing sounds above 85 decibels as being harmful depending on how long and how often you are exposed to them and whether you are wearing hearing protection, and showing sirens at 100 feet at 140 decibels, the highest category on the chart.

There is good reason for fire truck sirens to be as loud and piercing as they are – to warn traffic and pedestrians ahead of the trucks that the truck is en route. We fully support the Calgary Fire Department and the valuable work the Department does, and we acknowledge the need to use sirens and flashing lights, but feel strongly that where a reasonable and feasible alternative exists that would minimize intrusive sound impacts, that alternative should be adopted. We know there are other stations in Calgary in close

proximity to residential housing, but no others are as large as proposed station 17, and few if any would have exiting trucks within 3 meters (10 feet) of residential properties.

We have on a number of occasions asked City representatives to arrange a demonstration of what we experienced so that others involved with this proposal, including City representatives, can experience first-hand the noise involved. We have been told that a truck cannot be taken out of service for a demonstration of that nature. We believe that no reasonable person with an understanding of the noise generated by fire sirens coming directly at you would chose such an alternative.

Also of concern from a noise standpoint is the proximity of the proposed daycare and residential uses to the proposed fire station. Separation of the structures would make a great deal of sense and should be analyzed by the proponent of this development. On occasion, our sleep is interrupted by fire trucks exiting the station, particularly if they turn north on 37 Street, past our backyard. No doubt families living directly above the fire station will have their sleep interrupted as well, by the diesel engines of the trucks, the sirens and the back-up beepers. Given a choice, we do not believe many would choose to place their homes directly above such a noise and light generating facility as a fire station.

Safety concerns

37 Street has bike lanes and sidewalks on both sides of the street, and parking on the west side. Pedestrians and cyclists use 37 Street extensively to get to and from the U of C, and cross 32 Avenue using the overhead pedestrian warning lights on 32 Avenue, on the west side of the intersection. There are wide sidewalks and bike paths on the University lands on the south side of 32 Avenue that are well used. The sidewalk on the north side of 32 Avenue east of the fire station ends at 37 Street and is little used. The potential for conflict between bikes and pedestrians and fire trucks is much greater on 37 Street than on 32 Avenue.

We are also concerned that the safety aspects of placing a daycare facility and housing complex right on top of a fire station have not been adequately analyzed. Is it sensible to place a childcare facility and residences for many families in such close proximity to such large, noisy vehicles emitting diesel exhaust whenever they enter or exit the station? Separation of the structures makes sense from this perspective as well.

Height concerns

Two other significant developments have taken place near Varsity Village in the last several years, the largest of which is University District. The other is the Smart Technologies building located at 3636 Research Road NW. Prior to commencing construction, management from West Campus Trust (University District) and Smart Technologies presented to the Varsity Community Association Board, and emphasized that their developments had been planned to minimize visual impact and overlooking concerns for Varsity Village residents on 32 Avenue and on 37 Street.

The townhomes on the northern border of University District (32 Avenue) face north toward existing residences backing onto 32 Avenue in Varsity Village. The University District townhomes on 32 Avenue are 3 storeys in height. Other structures further south in University District are taller. The structures step up in height as distance from 32 Avenue increases, in a manner sensitive to the existing homes backing onto 32 Avenue.

The Smart Technologies building was built in a manner that is stepped up as distance from existing homes on 37 Street increases, even though it is located on the corner of 36 Street and 40 Avenue, a full block east of 37 Street. Its height increases from 3 storeys to 4 then 5 storeys in an easterly direction, away from the homes on 37 Street.

The proposed mixed use fire station, day care and housing complex is 6 storeys plus a rooftop mechanical structure, over 26 metres above the present grade, and is not sensitive to existing residential development

directly across 37 Street. Due to the extremely wide concrete driveway needed by the 5 bay fire station, there can be no landscaped buffer between the development and 37 Street.

A much more attractive alternative would be duplicating the very appealing 48 unit three storey stacked townhouse Affordable Housing complex in Wildwood built by the City of Calgary in February 2019 at a cost of \$10.9 million.

Overall development

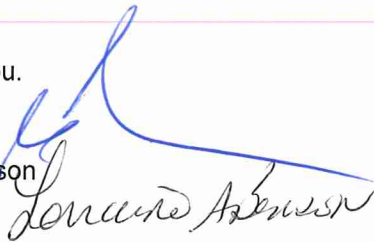
Varsity is a welcoming, diverse community, with many types of single and multi-family developments. We welcome the affordable housing component of this project, but feel future residents would be better served by having a building at ground level with some separation from the fire station, not placed immediately on top of the station with trucks and sirens operating 24 hours a day. We have similar concerns for the children and staff in the proposed daycare – surrounded by an island of concrete in an industrial setting with 5 large diesel trucks in immediate proximity is far from peaceful. The proposed park space should be integrated into the residential component so the families living there and the children in daycare can use it.

We do not object to redevelopment or renovation of the fire station, so long as it is done in a thoughtful, respectful manner.

There is opportunity here for a well-planned project that would be better for all concerned, including current and future residents and users of the proposed facility. We respectfully submit that the proposed development is not well planned in many respects and should be rejected.

Thank you.

Bob Benson



Lorraine Benson



MyHealth.Alberta.ca

Harmful Noise Levels

Topic Overview

The effects of noise on hearing vary among people. Some people's ears are more sensitive to loud sounds, especially at certain frequencies. (Frequency means how low or high a tone is.) But any sound that is loud enough and lasts long enough can damage hearing and lead to hearing loss.

A sound's loudness is measured in decibels (dB). Normal conversation is about 60 dB, a lawn mower is about 90 dB, and a loud rock concert is about 120 dB. In general, sounds above 85 are harmful, depending on how long and how often you are exposed to them and whether you wear hearing protection, such as earplugs or earmuffs.

Following is a table of the decibel level of a number of sounds.

Noise levels

Noise	Average decibels (dB)
Leaves rustling, soft music, whisper	30
Average home noise	40
Normal conversation, background music	60
Office noise, inside car at 60 mph	70
Vacuum cleaner, average radio	75
Heavy traffic, window air conditioner, noisy restaurant, power lawn mower	80–89 (sounds above 85 dB are harmful)
Subway, shouted conversation	90–95
Boom box, ATV, motorcycle	96–100
School dance	101–105
Chainsaw, leaf blower, snowmobile	106–115
Sports crowd, rock concert, loud symphony	120–129
Stock car races	130
Gun shot, siren at 100 feet	140

As loudness increases, the amount of time you can hear the sound before damage occurs decreases. Hearing protectors reduce the loudness of sound reaching the ears, making it possible to listen to louder sounds for a longer time.

Preventing damage to your hearing

An easy way to become aware of potentially harmful noise is to pay attention to warning signs that a sound might be damaging to your hearing. A sound may be harmful if:

- You have difficulty talking or hearing others talk over the sound.
- The sound makes your ears hurt.
- Your ears are ringing after hearing the sound.
- Other sounds seem muffled after you leave an area where there is loud sound.

Most cases of noise-induced hearing loss are caused by repeated exposure to moderate levels of noise over many years, not by a few cases of very loud noise. Wearing hearing protectors can help prevent damage from both moderate and loud noise.

If your workplace has harmful noise levels, plan ahead and wear hearing protection. People who may be regularly exposed to harmful noise because of their jobs include:

- Those who work with loud machines, vehicles, or power tools, such as construction workers, factory workers, farmers, truck drivers, mechanics, or airport ground crew workers.
- Military personnel.
- Police officers and firefighters.
- Musicians.



PRIVATE
PROPERTY
UNAUTHORIZED
VEHICLES WILL BE
TOWED AWAY AT
OWNERS EXPENSE

NO
THROUGH
TRAFFIC



Public Submission

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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Noel
* Last name	Hayden
Email	njhayden@gmail.com
Phone	4038638531
* Subject	Council Agenda Item 8.13 - Report CPC2020-0926 - Land Use Amendment in Varsity (Ward 1) at 3740 - 32
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Dear Mayor Nenshi & Members of City Council, Please find attached a signed letter on behalf of my wife and I with regard to the proposed Land Use Amendment in Varsity (Ward 1) at 3740 - 32nd Avenue NW.

Noel & Shannon Hayden
26 Varmoor Place N.W.
Calgary, AB T3A 0A1

September 30, 2020

Dear Mayor Nenshi and Members of Council,

**Re: Council Agenda Item 8.1.3 - Report CPC 2020-0926 - Land Use
Amendment in Varsity (Ward 1) at 3740 - 32 Avenue N.W.**

We write to you as concerned homeowners from Varsity Village. We understand that a driving factor behind this proposal is the expected future need of fire services and the need for a 5-bay station. It has been reported by City of Calgary that currently station 17 has on average 4 calls per day.

The Calgary Fire Department 2019 Annual Report indicates that the number of fire related calls has been dropping for the past five years. As per City of Calgary requirements the Fire Department should respond to a fire within 7 minutes (85% current success rate). For the sake of calculation assume 10 minutes to attend to a call, 1 hour addressing call and 20 minutes (half the speed) returning to the station. This would equate to 6 hours of out of station hours. That leaves 18 hours per day remaining of unaccounted time.

We would like to pose two questions:

- 1- Is there a need to increase the capacity of the firehall at all?
 - a. We are aware of no feasibility study to substantiate same
- 2- Is it appropriate to mix residential and developing infant children with the known noise of a firehall?
 - a. To date no environmental study has been provided to determine same

Noise with this development is a real concern of ours. The current firehall has emergency response access south onto 32nd Avenue and across the road from the firehall is University of Calgary parking lot number 10. When fire engines are preparing to exit the firehall, they generally activate their sirens as the engine starts accelerating. This sound is absorbed into the empty space of the University parking lot which is a sensible space for the sound to dissipate. 32nd Avenue also has clear lines of sight both left and right which enhances the driver's ability to make informed and speedy access onto same. Unfortunately, the new firehall is proposed to have emergency response access west onto 37th Street. This is directly across from residential dwellings and due to poor visual lines with lots of mature trees, a yielding intersection, bicycle lanes and a playground nearby, it is unlikely that a fire engine driver will feel confident enough to not use their sirens when preparing to exit the station. The siren noise will be absorbed into the proposed affordable housing units and the properties directly across from the station at all times of the day and night. This is a not a practical solution to the perceived need for a larger fire hall.

Emergency vehicle sirens wail at a minimum of 120 Decibels as per National and International code. They are an important and effective tool for informing those in front and around of them and we support that need. Alberta Occupational Health and Safety clearly state that exposure to 120

Decibels should be limited to zero (0) seconds. We understand that new technology is being promoted that results in louder sirens, due at least in part to many people using earbuds, and we have seen media reports that Winnipeg is investing in new louder sirens. Although our home is several properties away from 37th Street, the noise impact will be significant and detrimental to our quality of life.

I would also raise concern with fire engines having to yield almost immediately after exiting the proposed firehall and how this would improve on the City of Calgary's requirement to achieve a 7-minute response time. It seems clear that including additional junctions from a non-right of way route will cost time.

Furthermore, 37th Street is used by students and residents of the area to access the University of Calgary. Busy sidewalks and bicycle lanes are in constant use.

Finally, I would question the proposal's ability to achieve green building energy, LEED Silver, certification as per City's requirements of public spaces due to the adverse noise impacts it will undoubtedly have.

The original planning behind the location of the current 32nd Avenue firehall was prudent and places the present firehall as far as possible from nearby residents. In our view, to reverse this would be a mistake resulting in a negative impact on residential development, and would be disrespectful to the original planners, the City, and Varsity as a whole.

Yours Sincerely,



Noel Hayden



Shannon Hayden



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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Gordon
* Last name	Miller
Email	millerg@telusplanet.net
Phone	403-633-0564
* Subject	Council Agenda Item 8.1.3-Report CPC 2020-0926 - Land Use Amendment in Varsity (Ward 1)
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Attached Council Agenda Item 8.1.3 - Report CPC 2020-0926 - Land Use Amendment in Varsity (Ward 1) at 3740 - 32 Avenue N.W.

Gordon Miller
18 Varmoor Place N.W.
Calgary, AB T3A 0A1

September 30, 2020

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I have been following the proposal for redevelopment/development of Firehall #17 thru its history and have a serious issue with the proposed exit from the new firehall entering onto 37th Street as opposed to 32 Ave. which is currently the case.

At the public open houses that I attended I was told that accessing 37th Street as opposed to 32 Ave. will be safer. I think this is ridiculous! How can accessing a 2 lane road combined with a sidewalk to be crossed and 2 bicycle lanes be safer than a 4 lane road? No bicycles use 32 Ave. and very few pedestrians use the sidewalk on 32 Ave. in front of the present firehall. They all use the wide bike paths and sidewalks on the University lands south of 32 Ave., across 32 Ave. from the firehall.

Aside from the increased safety hazard of entering onto 37th Street instead of 32 Ave. an even bigger issue to me is the noise factor. I have lived here with my family since 2001 and it seems to me that noise (siren) pollution is more prevalent now than ever. I work in construction and leave my house by 5:00 AM. almost every weekday morning. There is little to no traffic on 32 Ave. at that time so I've never been able to figure out why the fire dept. rings their siren at 2,3,4 AM. on a much too often basis. I have been woken by this loud noise more times than I think is reasonable. I have been told at the public meetings that their policy is to sound the siren ONLY when there is a potential safety hazard. If this is the case (which is definitely not what happens) then will they ring the siren every time they enter 37 Street to warn the potential cyclists (that are very hard to see) that they are entering 37 Street and might run them over? This creates a huge problem for people like me who have trouble staying asleep thru the siren ringing process. There will be a HUGE increase in noise, which is a big concern to me and my family.

Another thought on this development is why does the structure have to be 23 meters high? Build the firehall separate and build the affordable housing separate. The townhouses in University District along 32 Ave. are only 3 stories high - why does the City have to build a 6 storey building when two separate buildings (one for the firehall, one for affordable housing) would be so much more reasonable? Elevators are expensive and building 3 storey accessible stacked townhouses like the City did in Wildwood as affordable housing would be excellent. The Wildwood buildings are attractive, much better than what is proposed here, which I find very dark and cold. Walkups are much more desirable than buildings with elevators and lobbies, especially during Covid.

Why not consider renovating what you have and save the taxpayers some money? I am a small business owner and am repairing my equipment instead of replacing it because of the current economy. Why should it be any different for the City of Calgary? These are tough economic times, we need to sharpen our pencils and reduce our expenditures.

Yours truly,


Gordon Miller



Public Submission

City Clerk's Office

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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Kimberly
* Last name	Dawson
Email	kdawsonlogue@gmail.com
Phone	4038746148
* Subject	Council Agenda Item 8.1.3 – Report CPC 2020-0926 – Land Use Amendment in Varsity (Ward 1) at 3740 –

October 1, 2020

Dear Mayor Nenshi and Members of Council:

Re: Council Agenda Item 8.1.3 – Report CPC 2020-0926 – Land Use Amendment in Varsity (Ward 1) at 3740 – 32 Avenue NW

Our homes are located at 18 and 20 Varbrook Place NW, near Fire Station 17. We believe our quality of life, and that of our children and grandchildren, will be harmed by the proposed redevelopment.

We understand this will be largest fire station in Calgary (5 bays) and is to face directly at our cul-de-sac. We expect greatly increased noise levels in our homes and yards, with noise of the trucks and sirens projecting directly toward our homes as the trucks leave the station. After every trip, we will hear the back-up beepers as the trucks back into the bays. We believe the fire station should stay where it has been for years – facing onto 32 Avenue. We hear the noise from the trucks and sirens now, but the noise levels are reasonable. Moving the trucks so much closer to us and having their sirens face directly at our homes will be very disturbing and will interrupt our sleep.

* Comments - please refrain from providing personal information in this field (maximum 2500)

The current station is located in a good location on 32 Avenue just west of the Enmax

ISC:

1/2

Unrestricted

Oct 1, 2020

11:00:54 AM



Public Submission

City Clerk's Office

characters)

substation. It should remain there so that the trucks continue to exit onto 32nd Avenue. There are no homes across from the driveway and having the station there has never been a concern to us. Moving the station to 37th Street will be a great concern. The sidewalks and bike lanes on 37th Street get a lot of use. Very rarely are there bikes on 32nd Avenue and very few pedestrians use the sidewalk in front of the present fire station. Almost all bike and pedestrian use is on the large bike path and sidewalks on the University property on the south side of 32nd Avenue.

We are also concerned about placing a daycare and affordable housing right above the proposed fire station. We believe the fire station and housing units should be built separately. We would not like to live directly above a fire station and don't think many other people would like to either if they had a choice.

Sincerely,

Rick and Linda Dawson

Sean Logue and Kim Dawson

October 1, 2020

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The current station is located in a good location on 32 Avenue just west of the Enmax substation. It should remain there so that the trucks continue to exit onto 32nd Avenue. There are no homes across from the driveway and having the station there has never been a concern to us. Moving the station to 37th Street will be a great concern. The sidewalks and bike lanes on 37th Street get a lot of use. Very rarely are there bikes on 32nd Avenue and very few pedestrians use the sidewalk in front of the present fire station. Almost all bike and pedestrian use is on the large bike path and sidewalks on the University property on the south side of 32nd Avenue.

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Rick and Linda Dawson

Sean Logue and Kim Dawson



Public Submission

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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Anna

* Last name Dagnall

Email ingrida100@gmail.com

Phone (403) 288-1443

* Subject Firehall #17.

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I have lived in Varsity Village at different times in my life for over 40 years and I am very familiar with my neighbors and as a group, myself included have stated many, many times that we have concluded that we do not want 37 st. used as the main entrance to this new fire hall and therefor have had concerns over the new fire hall proposal over this issue. We have a park (backing onto 37 street) which is well used and I now have small children living next door to me who use and cross 37 street frequently. I do not see this being an unreasonable request upon our neighborhood's safety concerns.



Public Submission

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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Reza

* Last name Mohammadirouhi

Email rezamrouhi@gmail.com

Phone 4033992726

* Subject Council Agenda Item 8.1.3

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We please ask you to view the letter we have attached and get back to us. There is also two photos for your reference.
Thank you for your time and consideration.



September 30, 2020

c/o cityclerk@calgary.ca

Dear Mayor Nenshi and Councillors:

**Council Agenda Item 8.1.3 - Report CPC 2020-0926 - Land Use
Amendment in Varsity (Ward 1) at 3740 - 32 Avenue N.W.**

We have lived and worked in Calgary for over 12 years and are excited to be moving into Varsity Village. We will soon move into our new home at 12 Varbrook Place N.W. We are very concerned about the proposal to build a 6 storey building directly across 37th Street from our new home, with a huge fire station occupying the main floor. If built, the 5 bays, fire trucks and very wide driveway of the fire station will face directly at our back yard and walk-out basement. When the trucks leave the station and turn south to go onto 32nd Avenue, they will be within 10 feet of our property.

The noise of the sirens and trucks will be extremely loud and the lights at night will be very bright. We fear this will interrupt our sleep and greatly reduce the enjoyment of our new home, deck and yard. We also feel that the affordable housing project would be a much nicer place for families to live if it is not placed directly on top of a fire station. Home should be a quiet, peaceful place with some green space or landscaping in front of it, not a wide concrete driveway with fire trucks operating 24 hours a day.

We are very opposed to this development as proposed and would be very happy if the fire station exit remains on 32nd Avenue. We fully support affordable housing and we like the idea of 3 storey townhouses instead of a large imposing 6 storey building directly across the street. We feel very strongly that the fire station should remain on 32nd Avenue. The affordable housing should be built facing 37th Street, with landscaping in front of the building facing our home and parking in the rear facing east.

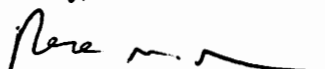
We have attached a photo taken from our east property line showing the proximity of the street to our property. The fire truck apron for the proposed new fire station will be just left of the trees, which will be cut down.

We have also attached a second photo that shows the back of our new home and deck. The deck is visible above the fence. Our walkout basement is hidden by the fence. This photo was taken from the sidewalk on the east side of 37th Street, where the fire trucks will enter onto 37th Street if the fire station is built there.

We regret we are not able to participate in the public hearing due to work commitments, and thank you for considering our views.

Thank you.

Yours truly,



Reza Mohammadirouhi, M.D.



Behnaz Dobakhti





Public Submission

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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Ed
* Last name	Rha
Email	eddierha@gmail.com
Phone	4034732409
* Subject	"Council Agenda Item 8.1.3 – Report CPC2020-0926 – Land Use Amendment in Varsity (Ward 1) at 3740 –
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please see attached PDF.

To: Mayor Nenshi & Members of City Council,

Subject: "Council Agenda Item 8.1.3 – Report CPC2020-0926 – Land Use Amendment in Varsity (Ward 1) at 3740 – 32 Avenue NW".

My family and I have lived at 14 Varmoor Place NW since 1974 (46 years). We are extremely concerned about the impact this proposal will have on the enjoyment of our home.

Noise and safety are our primary concerns:

- The change to 37th Street brings a higher level of danger to both cyclists, pedestrians given the type of road (residential vs. major)
- Sirens and back-up warning sounds will be significantly increased given the proximity to homes in the area. In addition, these sounds can and will occur during hours when most residents are asleep. This is a major health concern.
- Height of the proposed structure obstructs our view and is a significant change to how we enjoy our property. The beauty of Varsity is the landscape and the abundance of sunlight that has been unobstructed in the 46 years that we have lived in our home. These views are very important to us and the obstruction would lead us to feel like we are exposed to others that live in higher elevation dwellings.

We feel like the existing firehall is the best place going forward. Do we need to increase the number of bays from 3 to 5? What is the cost (both financial and non-financial) and benefit (again, both financial, and non-financial) of making these changes vs. renovating what has been in place and accepted by the community since inception?

Varsity has been a great place to live and to raise kids. The changes that are proposed are major and will have a significant impact on the well being of those that are directly impacted by the proposed changes. I urge you to reconsider.

Sincerely,



Ed Rha



Public Submission

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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Walter
* Last name	Thorson
Email	wallythorson@shaw.ca
Phone	5875766317
* Subject	Oct 5 2020 Council Agenda Item 8.1.3. - Report CPC2020-0926 Land Use Amendment at 3740 - 32 Ave NW

Dear Mayor and Councillors,

I am writing as a concerned resident of the Varsity Village neighborhood regarding the proposed land use amendments for the re-development of Fire Station #17 in Varsity. I have lived nearby the existing fire hall for over 20 years.

Many aspects of the proposed development have not been well thought through in terms of the negative impacts they will have on our community, especially in regards to traffic, safety, noise and overall fit with the neighborhood. My primary concern is that 37th Street NW is an inappropriate choice for all of the fire station and housing access given that it is completely feasible to build a new fire station so that heavy vehicle access via 32 Ave NW (a divided 4 lane road) is maintained per the existing Fire Station 17.

37th Street NW has already been developed as a major feeder bike route and is a residential street. It includes a playground zone just a few hundred meters north of the proposed fire hall access. The current proposal includes a significant capacity increase in the fire station (3 bays to 5 bays) so it is clear that more fire and EMS traffic will be generated as the University District and surrounding developments are built out. The street width does not appropriately support the turning radius required for large vehicles to enter and exit the station without generating a lot of excess noise from backup beepers as vehicles will likely need to reposition on the apron in order to enter the station bays.

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

ISC:

1/2

Unrestricted

Oct 1, 2020

11:47:03 AM



Public Submission

City Clerk's Office

The proposed relocation of the fire hall to the North of its existing location will greatly increase heavy vehicle traffic (at speed) on 37th ST NW, with all of the accompanying noise, traffic and safety risks accreting to nearby residents, pedestrians and bike lane users. The move to the north will also bring all of the additional noise and traffic significantly closer to affected residences.

All of this could be avoided by requiring the fire hall access to be maintained on 32nd Ave, but the planning to date has not seriously considered how to approach the development in this manner because it started with either an assumption or constraint that development on the existing fire hall site was not economically feasible due to the interim logistics of maintaining Station 17 services during construction. Given the scope and lifecycle of the proposed redevelopment, I would challenge the wisdom of that decision in terms of long term community impacts. Long term

Palaschuk, Jordan

From: Dong, May C. on behalf of City Clerk
Sent: Thursday, October 01, 2020 7:48 AM
To: Public Submissions
Subject: FW: [EXT] Council Agenda Item 8.13-Report CPC2020-0926 Land Use Amendment in Varsity (ward 1) 3740 -32 Avenue NW

From: HAVA HIT [mailto:havahit@shaw.ca]
Sent: Wednesday, September 30, 2020 4:23 PM
To: City Clerk
Subject: [EXT] Council Agenda Item 8.13-Report CPC2020-0926 Land Use Amendment in Varsity (ward 1) 3740 -32 Avenue NW

Mayor Nenshi & Members of City Council,

I have numerous concerns related to this Varsity Firehall redevelopment proposal:

- The site should be developed comprehensively and not split into 2 parcels.
- It is essential that access for fire trucks and ambulances be maintained on 32 Avenue to avoid an increase in noise and lights from headlights for the houses across from 37 St.
- With 3 major access points onto 37 St. safety concerns are serious.
- The playground zone on 37 St. will be one of the major safety concerns when fire trucks are speeding through.
- 37 St. is not appropriate for EMS vehicles due to greater conflicts with pedestrians and cyclists and biking lanes.
- Throughout the winter snowy days, 37 St. is very narrow and will compromise the vehicles traveling south and north when emergency vehicles are racing down 37st.
- The total height of the building cannot exceed 6 storeys as it will cause overshadowing.
- A day care is not compatible with a fire hall due to noise generated by the fire hall and possible conflicts with vehicles accessing the site right next to the driveway for the firehall.
- It is essential that the property owners in Varsity Village receive fair and substantial information on the City's studies on traffic, safety and feasibility of this proposal.
- I'd like a summary of the Varsity citizens' input on this proposal.
- I'm very concerned about depreciation of Varsity Village properties, our safety, noise and increase of crime in our community.
- Furthermore, I'm concerned about whether the Mayor and City Council are sincere in their intentions to listen to us, the taxpayers of Varsity Village East.

We have lived on Varsville Place, Varsity Village East for over 37 years.

Sincerely,

Margaret Heslop

Palaschuk, Jordan

From: Dong, May C. on behalf of City Clerk
Sent: Thursday, October 01, 2020 8:17 AM
To: Council Clerk
Cc: Public Submissions
Subject: FW: Re Council agenda Item 8.1.3 CPC 2020-0926-Varsity- 3740 32 avenue NW
Attachments: Colin2020[8207].pdf

From: Colin P. MacDonald [mailto:colinpatrickmacdonald@gmail.com]
Sent: Thursday, October 1, 2020 4:44 AM
To: City Clerk
Cc: Bob Benson ; Jo Anne Atkins
Subject: [EXT] Re Council agenda Item 8.1.3 CPC 2020-0926-Varsity- 3740 32 avenue NW

Sir

Please find attached our letter in response to the above note item scheduled for discussion at city council next Monday October 1. Please let me know if you have any questions.

Thanks ,

Colin

Colin P. MacDonald Q.C.

Colin & Irene MacDonald

3707 37 St NW

Calgary, AB

T2L 2J2

Dear Mayor Nenshi and City Councillors:

Re: October 5 Council Agenda item 8.1.3-Report CPC2020-0926, Varsity 3740-32AveNW

We have resided on 37 ST NW since August of 1986, more than 34 years. We are adamantly opposed to the Land Use proposal before you for the following reasons:

1. We have been active members of the Varsity Community Association in respect of the consultation with city administration for the past three years on this project. We along with our neighbours are extremely disappointed and stunned by the lack of impact our reasonable representations and suggestions have been received by City Administration. There seems to be an inordinate indifference and dismissive attitude by city officials to respond to legitimate concerns of long-term residents in our community.
2. Fire Station 17 and its firefighters have been good neighbours since we have moved into this neighbourhood more than 3 decades ago. Fire Trucks have entered onto 32 Ave NW in an orderly manner with minimal community impact for almost 50 years since the station was first established. The proposal from the City applicant has the entry of the emergency vehicles on to 37 ST NW. This is a residential street with two bike lanes and as we have shown with our experts retained by the community association and the submissions they have made, the egress on to 37ST from the proposed new fires station will have significant and negative impact (noise, lighting traffic congestion and safety concerns impacting both pedestrians and cyclists) on all residents facing directly and indirectly onto 37 ST.
3. For more than 3 years, Varsity community residents have made the simple request that the new station should continue to have its primary egress onto the wider and main east-west road- 32 Ave. No reasonable or convincing argument has been presented to residents why this should not continue to be the case. The weak and questionable positions of the City Administration have been carefully and, in our view, convincingly debunked by our experts. In addition, common sense would suggest why change what has worked well in our community and for the fire department for 50 years. Former firefighters who worked out of the station do not understand why this change is necessary and are unconvinced that it helps in any way the safe and reliable exit of fire trucks on their way to a critical call.
4. The new fire station and proposed affordable housing option is not opposed in our community but it boggles the mind why the proposed four story affordable housing units need to be situated on top of the fire station when there is ample room on the city owned site for a stand alone building. A safer, more liveable housing opportunity for those who would live in this building is available but City Administration seems intent on forcing this important housing project on top of what is being proposed- one of the largest fire stations in the City.

5. The community submissions and our retained expert's advice seems to have fallen on deaf ears in the City Administration and we ask you to send this back to Administration to prepare a more comprehensive and considered plan for this development. The community will support a more open and thoughtful discussion on how we can meet both the need for a new or refurbished fire hall and affordable housing options in our community.
6. At the recent CPC hearing both councillors Chahal and Woolley asked very substantive questions of the Administration which failed to convince them resulting in their negative vote on the Land use proposal. We ask each councillor to follow their lead and turn down this proposal and send it back to city officials for a more considered and community supported development.

Thank you for considering our comments,

Sincerely,



Colin & Irene MacDonald

403 831 2631



Public Submission

City Clerk's Office

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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name Reza

* Last name Mohammadirouhi

Email rezamrouhi@gmail.com

Phone 4033992726

* Subject Council Agenda Item 8.1.3

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We please ask you to view the letter we have attached and get back to us. There is also two photos for your reference.
Thank you for your time and consideration.

September 30, 2020

c/o cityclerk@calgary.ca

Dear Mayor Nenshi and Councillors:

**Council Agenda Item 8.1.3 - Report CPC 2020-0926 - Land Use
Amendment in Varsity (Ward 1) at 3740 - 32 Avenue N.W.**

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The noise of the sirens and trucks will be extremely loud and the lights at night will be very bright. We fear this will interrupt our sleep and greatly reduce the enjoyment of our new home, deck and yard. We also feel that the affordable housing project would be a much nicer place for families to live if it is not placed directly on top of a fire station. Home should be a quiet, peaceful place with some green space or landscaping in front of it, not a wide concrete driveway with fire trucks operating 24 hours a day.

We are very opposed to this development as proposed and would be very happy if the fire station exit remains on 32nd Avenue. We fully support affordable housing and we like the idea of 3 storey townhouses instead of a large imposing 6 storey building directly across the street. We feel very strongly that the fire station should remain on 32nd Avenue. The affordable housing should be built facing 37th Street, with landscaping in front of the building facing our home and parking in the rear facing east.

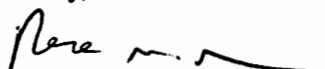
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We regret we are not able to participate in the public hearing due to work commitments, and thank you for considering our views.

Thank you.

Yours truly,



Reza Mohammadirouhi, M.D.



Behnaz Dobakhti







Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Personal information provided in submissions relating to Matters before Council or Council Committees is collected under the authority of Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636, for the purpose of receiving public participation in municipal decision-making. Your name, contact information and comments will be made publicly available in the Council Agenda. If you have questions regarding the collection and use of your personal information, please contact City Clerk's Legislative Coordinator at 403-268-5861, or City Clerk's Office, 700 Macleod Trail S.E., P.O Box 2100, Postal Station 'M' 8007, Calgary, Alberta, T2P 2M5.

* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Ed
* Last name	Rha
Email	eddierha@gmail.com
Phone	4034732409
* Subject	"Council Agenda Item 8.1.3 – Report CPC2020-0926 – Land Use Amendment in Varsity (Ward 1) at 3740 –
* Comments - please refrain from providing personal information in this field (maximum 2500 characters)	Please see attached PDF.

To: Mayor Nenshi & Members of City Council,

Subject: "Council Agenda Item 8.1.3 – Report CPC2020-0926 – Land Use Amendment in Varsity (Ward 1) at 3740 – 32 Avenue NW".

My family and I have lived at 14 Varmoor Place NW since 1974 (46 years). We are extremely concerned about the impact this proposal will have on the enjoyment of our home.

Noise and safety are our primary concerns:

- The change to 37th Street brings a higher level of danger to both cyclists, pedestrians given the type of road (residential vs. major)
- Sirens and back-up warning sounds will be significantly increased given the proximity to homes in the area. In addition, these sounds can and will occur during hours when most residents are asleep. This is a major health concern.
- Height of the proposed structure obstructs our view and is a significant change to how we enjoy our property. The beauty of Varsity is the landscape and the abundance of sunlight that has been unobstructed in the 46 years that we have lived in our home. These views are very important to us and the obstruction would lead us to feel like we are exposed to others that live in higher elevation dwellings.

We feel like the existing firehall is the best place going forward. Do we need to increase the number of bays from 3 to 5? What is the cost (both financial and non-financial) and benefit (again, both financial, and non-financial) of making these changes vs. renovating what has been in place and accepted by the community since inception?

Varsity has been a great place to live and to raise kids. The changes that are proposed are major and will have a significant impact on the well being of those that are directly impacted by the proposed changes. I urge you to reconsider.

Sincerely,



Ed Rha



Public Submission

City Clerk's Office

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* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

* First name	Walter
* Last name	Thorson
Email	wallythorson@shaw.ca
Phone	5875766317
* Subject	Oct 5 2020 Council Agenda Item 8.1.3. - Report CPC2020-0926 Land Use Amendment at 3740 - 32 Ave NW

Dear Mayor and Councillors,

I am writing as a concerned resident of the Varsity Village neighborhood regarding the proposed land use amendments for the re-development of Fire Station #17 in Varsity. I have lived nearby the existing fire hall for over 20 years.

Many aspects of the proposed development have not been well thought through in terms of the negative impacts they will have on our community, especially in regards to traffic, safety, noise and overall fit with the neighborhood. My primary concern is that 37th Street NW is an inappropriate choice for all of the fire station and housing access given that it is completely feasible to build a new fire station so that heavy vehicle access via 32 Ave NW (a divided 4 lane road) is maintained per the existing Fire Station 17.

37th Street NW has already been developed as a major feeder bike route and is a residential street. It includes a playground zone just a few hundred meters north of the proposed fire hall access. The current proposal includes a significant capacity increase in the fire station (3 bays to 5 bays) so it is clear that more fire and EMS traffic will be generated as the University District and surrounding developments are built out. The street width does not appropriately support the turning radius required for large vehicles to enter and exit the station without generating a lot of excess noise from backup beepers as vehicles will likely need to reposition on the apron in order to enter the station bays.

* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

ISC:

1/2

Unrestricted

Oct 1, 2020

11:47:03 AM



Public Submission

City Clerk's Office

The proposed relocation of the fire hall to the North of its existing location will greatly increase heavy vehicle traffic (at speed) on 37th ST NW, with all of the accompanying noise, traffic and safety risks accreting to nearby residents, pedestrians and bike lane users. The move to the north will also bring all of the additional noise and traffic significantly closer to affected residences.

All of this could be avoided by requiring the fire hall access to be maintained on 32nd Ave, but the planning to date has not seriously considered how to approach the development in this manner because it started with either an assumption or constraint that development on the existing fire hall site was not economically feasible due to the interim logistics of maintaining Station 17 services during construction. Given the scope and lifecycle of the proposed redevelopment, I would challenge the wisdom of that decision in terms of long term community impacts. Long term

Palaschuk, Jordan

From: Dong, May C. on behalf of City Clerk
Sent: Thursday, October 01, 2020 7:48 AM
To: Public Submissions
Subject: FW: [EXT] Council Agenda Item 8.13-Report CPC2020-0926 Land Use Amendment in Varsity (ward 1) 3740 -32 Avenue NW

From: HAVA HIT [mailto:havahit@shaw.ca]
Sent: Wednesday, September 30, 2020 4:23 PM
To: City Clerk
Subject: [EXT] Council Agenda Item 8.13-Report CPC2020-0926 Land Use Amendment in Varsity (ward 1) 3740 -32 Avenue NW

Mayor Nenshi & Members of City Council,

I have numerous concerns related to this Varsity Firehall redevelopment proposal:

- The site should be developed comprehensively and not split into 2 parcels.
- It is essential that access for fire trucks and ambulances be maintained on 32 Avenue to avoid an increase in noise and lights from headlights for the houses across from 37 St.
- With 3 major access points onto 37 St. safety concerns are serious.
- The playground zone on 37 St. will be one of the major safety concerns when fire trucks are speeding through.
- 37 St. is not appropriate for EMS vehicles due to greater conflicts with pedestrians and cyclists and biking lanes.
- Throughout the winter snowy days, 37 St. is very narrow and will compromise the vehicles traveling south and north when emergency vehicles are racing down 37st.
- The total height of the building cannot exceed 6 storeys as it will cause overshadowing.
- A day care is not compatible with a fire hall due to noise generated by the fire hall and possible conflicts with vehicles accessing the site right next to the driveway for the firehall.
- It is essential that the property owners in Varsity Village receive fair and substantial information on the City's studies on traffic, safety and feasibility of this proposal.
- I'd like a summary of the Varsity citizens' input on this proposal.
- I'm very concerned about depreciation of Varsity Village properties, our safety, noise and increase of crime in our community.
- Furthermore, I'm concerned about whether the Mayor and City Council are sincere in their intentions to listen to us, the taxpayers of Varsity Village East.

We have lived on Varsville Place, Varsity Village East for over 37 years.

Sincerely,

Margaret Heslop

Palaschuk, Jordan

From: Dong, May C. on behalf of City Clerk
Sent: Thursday, October 01, 2020 8:17 AM
To: Council Clerk
Cc: Public Submissions
Subject: FW: Re Council agenda Item 8.1.3 CPC 2020-0926-Varsity- 3740 32 avenue NW
Attachments: Colin2020[8207].pdf

From: Colin P. MacDonald [mailto:colinpatrickmacdonald@gmail.com]
Sent: Thursday, October 1, 2020 4:44 AM
To: City Clerk
Cc: Bob Benson ; Jo Anne Atkins
Subject: [EXT] Re Council agenda Item 8.1.3 CPC 2020-0926-Varsity- 3740 32 avenue NW

Sir

Please find attached our letter in response to the above note item scheduled for discussion at city council next Monday October 1. Please let me know if you have any questions.

Thanks ,

Colin

Colin P. MacDonald Q.C.

Colin & Irene MacDonald

3707 37 St NW

Calgary, AB

T2L 2J2

Dear Mayor Nenshi and City Councillors:

Re: October 5 Council Agenda item 8.1.3-Report CPC2020-0926, Varsity 3740-32AveNW

We have resided on 37 ST NW since August of 1986, more than 34 years. We are adamantly opposed to the Land Use proposal before you for the following reasons:

1. We have been active members of the Varsity Community Association in respect of the consultation with city administration for the past three years on this project. We along with our neighbours are extremely disappointed and stunned by the lack of impact our reasonable representations and suggestions have been received by City Administration. There seems to be an inordinate indifference and dismissive attitude by city officials to respond to legitimate concerns of long-term residents in our community.
2. Fire Station 17 and its firefighters have been good neighbours since we have moved into this neighbourhood more than 3 decades ago. Fire Trucks have entered onto 32 Ave NW in an orderly manner with minimal community impact for almost 50 years since the station was first established. The proposal from the City applicant has the entry of the emergency vehicles on to 37 ST NW. This is a residential street with two bike lanes and as we have shown with our experts retained by the community association and the submissions they have made, the egress on to 37ST from the proposed new fires station will have significant and negative impact (noise, lighting traffic congestion and safety concerns impacting both pedestrians and cyclists) on all residents facing directly and indirectly onto 37 ST.
3. For more than 3 years, Varsity community residents have made the simple request that the new station should continue to have its primary egress onto the wider and main east-west road- 32 Ave. No reasonable or convincing argument has been presented to residents why this should not continue to be the case. The weak and questionable positions of the City Administration have been carefully and, in our view, convincingly debunked by our experts. In addition, common sense would suggest why change what has worked well in our community and for the fire department for 50 years. Former firefighters who worked out of the station do not understand why this change is necessary and are unconvinced that it helps in any way the safe and reliable exit of fire trucks on their way to a critical call.
4. The new fire station and proposed affordable housing option is not opposed in our community but it boggles the mind why the proposed four story affordable housing units need to be situated on top of the fire station when there is ample room on the city owned site for a stand alone building. A safer, more liveable housing opportunity for those who would live in this building is available but City Administration seems intent on forcing this important housing project on top of what is being proposed- one of the largest fire stations in the City.

5. The community submissions and our retained expert's advice seems to have fallen on deaf ears in the City Administration and we ask you to send this back to Administration to prepare a more comprehensive and considered plan for this development. The community will support a more open and thoughtful discussion on how we can meet both the need for a new or refurbished fire hall and affordable housing options in our community.
6. At the recent CPC hearing both councillors Chahal and Woolley asked very substantive questions of the Administration which failed to convince them resulting in their negative vote on the Land use proposal. We ask each councillor to follow their lead and turn down this proposal and send it back to city officials for a more considered and community supported development.

Thank you for considering our comments,

Sincerely,



Colin & Irene MacDonald

403 831 2631

Palaschuk, Jordan

From: Dong, May C. on behalf of City Clerk
Sent: Wednesday, September 30, 2020 10:24 AM
To: Public Submissions
Subject: FW: Council Agenda Item 8.1.3 – Report CPC2020-0926 – Land Use Amendment in Varsity (Ward 1) at 3740 – 32 Avenue NW

Follow Up Flag: Follow up
Flag Status: Flagged

From: Janet Boswell [mailto:rossbos@shaw.ca]
Sent: Wednesday, September 30, 2020 9:38 AM
To: City Clerk
Subject: [EXT] Council Agenda Item 8.1.3 – Report CPC2020-0926 – Land Use Amendment in Varsity (Ward 1) at 3740 – 32 Avenue NW

Dear Calgary City Council:

I am writing with concerns regarding the proposed Varsity Land Use Amendment. In January 2018 when I first learned of this proposal, I attended an Engagement session regarding same. I came away from that meeting very concerned and disheartened that it appeared the die was cast, and the engagement might only be the appearance of going through the steps required to ultimately build what was being proposed.

For example, I attempted to ask questions to the many COC reps regarding the rationale for redevelopment of the station in the first place, to which their only answer was that it was approved in 2015 Council's budget. When I inquired as to why our community had not been informed of this decision when it first occurred, I was told the Budget is always available for the public to read. There was no real reason for the need provided, other than the building had aged out. I explained that my home was the same age, and I simply renovated as things got dated, to which I was told it "wasn't the same". I asked the Fire Rep what area the current station serves on the map vs. future areas served (they had marked in red) with the stated anticipated population increase of 24 000 in 25 years, and they did not know. I asked if it was a need for more bays and they didn't know. I asked Ward Sutherland where we were getting 24 000 people from (shown on the same graph indicating how many people the fire station serves or will serve), and he didn't know, and brought in the University District land developer to speak to me, who just said the increase will be [15-17 000](#) people from their development. I also asked Councillor Sutherland about the Affordable Housing, and he simply referred me to the Affordable Housing Rep. I spoke with her and she indicated that with the new dual purpose policy for any new COC building in every community, that "affordable housing always has to be considered". She implied that "considered does not mean built". She went on to wax poetic about how this was a prime locale for a 6 storey 60 unit affordable housing development since Transit was in place (I advised her CT no longer runs on 37 St), grocery stores were nearby (only available by bus transport) and since most residents wouldn't have a car, this would be paramount. Further, I informed her the only school within walking distance was now Francophone, meaning one parent has to be Francophone for a child to be enrolled. I was then told by other neighbours that this is an incredibly large affordable housing development, with the one on Shaganappi and Varsity only being 18 units. I advised her that with the proposed Brentwood Co-op development, the University District

development, and the still under-utilized University City Towers, that we were saturated with apartment-style housing, to which she replied that it wasn't "affordable housing", implying that therefore it didn't matter. As you can imagine, this circular reasoning and passing on of my questions, had me very disappointed.

In 2019, I had occasion to visit Fire Station 17 to ask them to turn off the outside speaker overnight, as it had inadvertently been left on for 3-4 days running, disturbing sleep with a number of alarms in the night. In the course of speaking to the Firefighter who answered the door, I asked whether the Firefighters felt that they needed a new station as proposed. He laughed, and patted the brick exterior of the building and said: "this station could have lasted forever. The only thing we need is a renovation to the bathrooms, as this station was built before there were female firefighters." I went on to ask about the need for more bays, and received the response that it was "overkill."

This was interesting to me. If the people who actually work in the building and serve the public do not feel an expanded station is necessary, and the only need is for some renovations, I question why this is still being pushed through? Was the Fire Dept even queried as to their needs? In these times of fiscal restraint, does it make sense to tear down a well-located building with appropriate access to/from 32 Ave, to build one that instead is causing major concerns amongst the neighbourhood? My view, is that one does not always have to build new, to make things better. Renovations are possible. I would ask Council to please consider whether a new Fire Station is actually indicated, or are there other more cost-effective routes that could be considered? Starting with the people who work in the building, requirements should be canvassed. Just because something has already been passed in the Budget a few years ago when economic times were better, does not mean that that decision is still appropriate for now.

Sincerely,

Janet Boswell
4 Varsville Place N.W.
Calgary, AB T3A 0A8
My parents owned the home since 1974, I've been the homeowner since 1993.

Sent from Janet's iPad

Varsity Community Association
4303 Varsity Drive N.W.
Calgary, Alberta T3A 0Z7

September 30, 2020

Mayor Nenshi and Members of Council
City of Calgary
P.O. Box 2100, Stn. M
Calgary, Alberta T2P 2M5

Emailed via City Clerk's Office

Re: Agenda Item 8.1.3 - Report CPC 2020-0926 - Land Use Amendment at 3740 – 32 Ave. N.W. in
Varsity (Ward 1)

The Varsity Community Association is opposed to the proposed land use amendment, LOC2019-0189, and development permit, DP2019-6254, at 3740 – 32 Avenue N.W. The main reason for this opposition is the relocation of the access for Fire Station #17 from 32 Avenue to 37 Street N.W. which will have a very negative impact on the single family homes directly to the west of the site.

This is the first application under the integrated facilities model and will be setting a precedent for subsequent applications. It is important to get this right and have a successful outcome for all parties.

Affordable Housing

The Varsity Community Association is supportive of affordable housing on this site and we look forward to welcoming these new residents to our community. The Varsity Board of Directors has committed to providing free memberships to all residents for their first year. We want the environment to be as pleasant and attractive as possible for the future residents and believe more consideration should be given to constructing the affordable housing as a separate building on the north part of the site as opposed to stacking it on top of the fire hall. This would allow for a landscaped boulevard between the housing and 37 Street with a parking lot behind the building to the east. It is possible that more units could be accommodated by separating the structures.

We also believe it is crucial that the park land be dedicated in such a way that it is a usable and valuable amenity space for the use of the residents and a possible day care. Its current proposed location will be directly adjacent to two roadways creating a noisy and unpleasant patch of land that won't be readily accessible to residents or a day care.

We know affordable housing is desperately needed in the city and believe it could be constructed at a lower cost, in a more attractive manner, and more quickly as a standalone building on the northern half of the parcel.

Varsity Community Association – September 30, 2020
Item 8.1.3 – CPC2020-0926

Concept Plan

We had asked for a concept plan when the redevelopment of the site was first proposed, however, that was only recently provided prior to the CPC meeting. The concept plan was thrown together at the last minute and does not meet the minimum requirements. We feel it makes sense to consider the parcel in its entirety and in fact, the MDP states that sites greater than 1 hectare in size require a comprehensive plan. To the greatest extent possible, new development should be integrated into the fabric of the surrounding communities. The site has not been examined in a comprehensive manner as required by the MDP and as such a valuable piece of land warrants.

The arrangement of uses on the site is not desirable and needs further review. In particular, the location of the park makes no sense. This is clearly not the highest and best use of the corner parcel. No linkages are provided to nearby pedestrian and bicycle corridors. The park is much needed to provide amenity space for the housing and possible day care but not in this location.

We note that if the uses are accommodated in two separate buildings on the same parcel, there would be no need to use a DC District which is strongly discouraged by the City. (Please refer to our letter to CPC dated August 20 for more detail.)

Access

The location of the fire hall on the south part of the site and retaining access onto 32 Avenue N.W. is the single most important issue for the community.

Relocating the building and access onto 37 Street would create a significant increase in noise and light for the homes backing and fronting onto 37 Street. There is no question this will damage the quality of life for these residents.

The Fire Department has operated safely for 50 years with access onto 32 Avenue and in early meetings with the community, their representative stated they could make either access work safely. Later, the applicant advised they considered 37 Street a safer access point but did not provide evidence as to what had changed. We retained a professional transportation engineer to evaluate the matter and he concluded that while both accesses have issues, one is not significantly operationally better or safer than the other and both can be used.

There are important differences between 32 Avenue and 37 Street. 32 Avenue is a four lane urban boulevard with a median. 37 Street is a two lane residential collector road with heavily used bicycle lanes in each direction and high levels of pedestrian traffic. There are fewer conflicts with pedestrians and cyclists on 32 Avenue.

The applicant has mentioned that eventually 37 Street may be extended south of 32 Avenue, however, there are no short-term plans for this and it may never happen. If the road is extended in the future, signalization could ensure the continued safe operation of the fire hall.

Varsity Community Association – September 30, 2020
Item 8.1.3 – CPC2020-0926

The proposal relocates the fire hall much closer to the homes to the west of the site. Currently, emergency vehicles exit perpendicularly to these houses on the eastern edge of the property, southbound onto 32 Avenue. The new location would have the emergency vehicles facing the homes directly across a 2 lane roadway. Most sirens are rated at around 124 dB when measured 10 feet in front of the siren. As the distance from the siren doubles, the sound pressure of the siren will drop by approximately 6 dB. It is clear that distance is a key factor in mitigating the negative impact of the very loud and intrusive noise from sirens.

Different sources and types of noise can affect communities in different ways. Ambient noise refers to background noise and is the composite of noise from all sources that impact a given location and represents the normally existing noise environment at a particular place. Nuisance noise refers to sounds that are intentionally created, but are of relatively short duration. Sirens clearly qualify as nuisance noise. What's worse is the fact that a fire hall can generate nuisance noise anytime of the day or night, 7 days a week. Most people, and particularly children, find it difficult to go back to sleep if woken up in the night.

We have found the applicant's attitude towards the noise generated by emergency vehicles to be very dismissive. They have compared it to the sound of a hair dryer which is not correct. According to the decibel charts we have reviewed (see attached), it is more comparable to a chain saw and is considered extremely loud. It is also a variable noise and not a steady noise. After all, its purpose is to alert others of its presence.

The Canadian Mortgage and Housing Corporation (CMHC) developed the noise impact guidelines which Calgary still uses as a template. The CMHC standards specifically measure noise impacts at the outdoor amenity space on the main floor of the back of a home. Future noise impact to adjacent residents due to the proposed egress will be continual and intensify over time.

We have been told there are other fire halls located in close proximity to residential housing. We have taken a look at some of these fire halls and there are differences between sites that vary the impact on the housing. The most important difference, however, is the intensity of use as most of these locations have 1, 2, or 3 bay fire halls. What is proposed here is 5 bays located in a large building and it is in very close proximity and facing directly towards residents' homes.

We have attached a letter from FDI Acoustics, dated March 2, 2020. Their report notes that single event situations when the siren is activated result in predicted sound levels of over 100 dBA at the property line. The noise impact of emergency vehicles with the siren activated is considered significant with experience indicating complaints would most likely occur.

Their conclusion states *"The results of the noise modelling indicate the redevelopment of Station 17 with the egress/entrance onto 37 Street NW will significantly impact residences abutting 37 Street when the sirens of the emergency vehicles are activated."*

The City has an obligation to its citizens to do no harm and to ensure sensitivity and compatibility in planning. It is understandable and reasonable that the residents would request access to be maintained on 32 Avenue. We urge Council to support maintaining access onto 32 Avenue N.W.

Varsity Community Association – September 30, 2020
Item 8.1.3 – CPC2020-0926

Day Care

We remain concerned that a day care is not a compatible use with a fire hall due to the disruptive sounds generated by alarms and sirens. This is particularly true for infants. We note that when commercial space was offered to various City departments, none were interested in participating except for affordable housing. A day care is currently a proposed use, however, to date there is no business confirmed for that space. We believe the location of the day care with a separate affordable housing building should be examined.

Renovation vs New Fire Hall

Residents have questioned the need for a new, expanded fire hall. Given that the boundaries of the district that Station #17 serves isn't changing (population is increasing only with redevelopment of lands within the district), we question the need for expansion from 3 bays to 5 bays which would make this the largest fire hall in Calgary. This seems excessive in regards to capacity and cost. The applicant has stated that calls have actually decreased over the past few years. Perhaps this is worth another look?

We understand the preference for the convenience of building new first and then removing the old building but it is possible to use a temporary fire hall during construction and maintain the existing location which provides the best outcome in this case. This has been done successfully for other fire hall renovations and new builds. This would resolve the community's concern regarding access and noise. The benefits of maintaining the current location outweigh the negatives.

Massing & Height

By constructing two separate buildings on the parcel, the height and massing would be more compatible with the surrounding uses including the low profile commercial development in the Research Park and the single family housing directly to the west.

Architecture & Visual Impact

We find the proposed building massive and overwhelming in relation to the surrounding land uses, particularly the residential to the west. It is dark, institutional, and unwelcoming. A massive concrete driveway faces the homes to the west and eliminates any possibility of a landscaped buffer. Residents had indicated they preferred a traditional, brick look but this building features glass, sharp angles, and dark colours. The parking would be less imposing and the overall visual impact improved if the uses were separated into two buildings on the parcel.

Development Permit

Calgary Planning Commission did not approve the associated development permit for the site and referred the matter back to the applicant to resolve issues regarding access, separation of uses, etc. They recognized the significant problems arising from the current proposal. Approval of the land use should be delayed as well.

Varsity Community Association – September 30, 2020
Item 8.1.3 – CPC2020-0926

Conclusion

We respectfully request that Council table this land use application and provide clear direction to the applicant to maintain access for the fire hall on 32 Avenue, rethink the concept plan, and explore the separation of uses on the site. This work would be done concurrently with the work on the development permit as directed by the Calgary Planning Commission.

There is a rare opportunity for a thoughtful and outstanding redevelopment of this site. We look forward to working together with the applicant to make it a reality.

Thank you for your consideration of the matters outlined above.

Sincerely,



Jo Anne Atkins
Co-Director of Civic Affairs
Varsity Community Association

Attachments:

FDI Acoustics Letter dated March 2, 2020
Decibel Chart



March 2, 2020

Mr. Robert Benson, President
Ms. Darlene Feil, Chair, VCA Civic Affairs Committee
Varsity Community Association
4303 Varsity Drive NW
Calgary, Alberta T3A 0Z7

**Re: City of Calgary Fire Department Station 17 Redevelopment
Environmental Noise Impact Assessment**

Dear Mr. Benson and Ms Feil:

The City of Calgary is proposing to redevelop the Calgary Fire Department (CFD) Station 17 site at 3740 – 32 Avenue NW. The current redevelopment plans include the construction of a new station on the north undeveloped portion of the property with the decommissioning of the existing station to occur after the new station is commissioned. The redevelopment will result in a change of the point of egress for fire trucks from 32 Avenue NW to 37 Street NW. The proposed development will also include a childcare facility and apartment style housing development atop the fire station. The Varsity Community Association retained FDI Acoustics to examine the environmental noise impacts related to the current proposed redevelopment plans for Station 17.

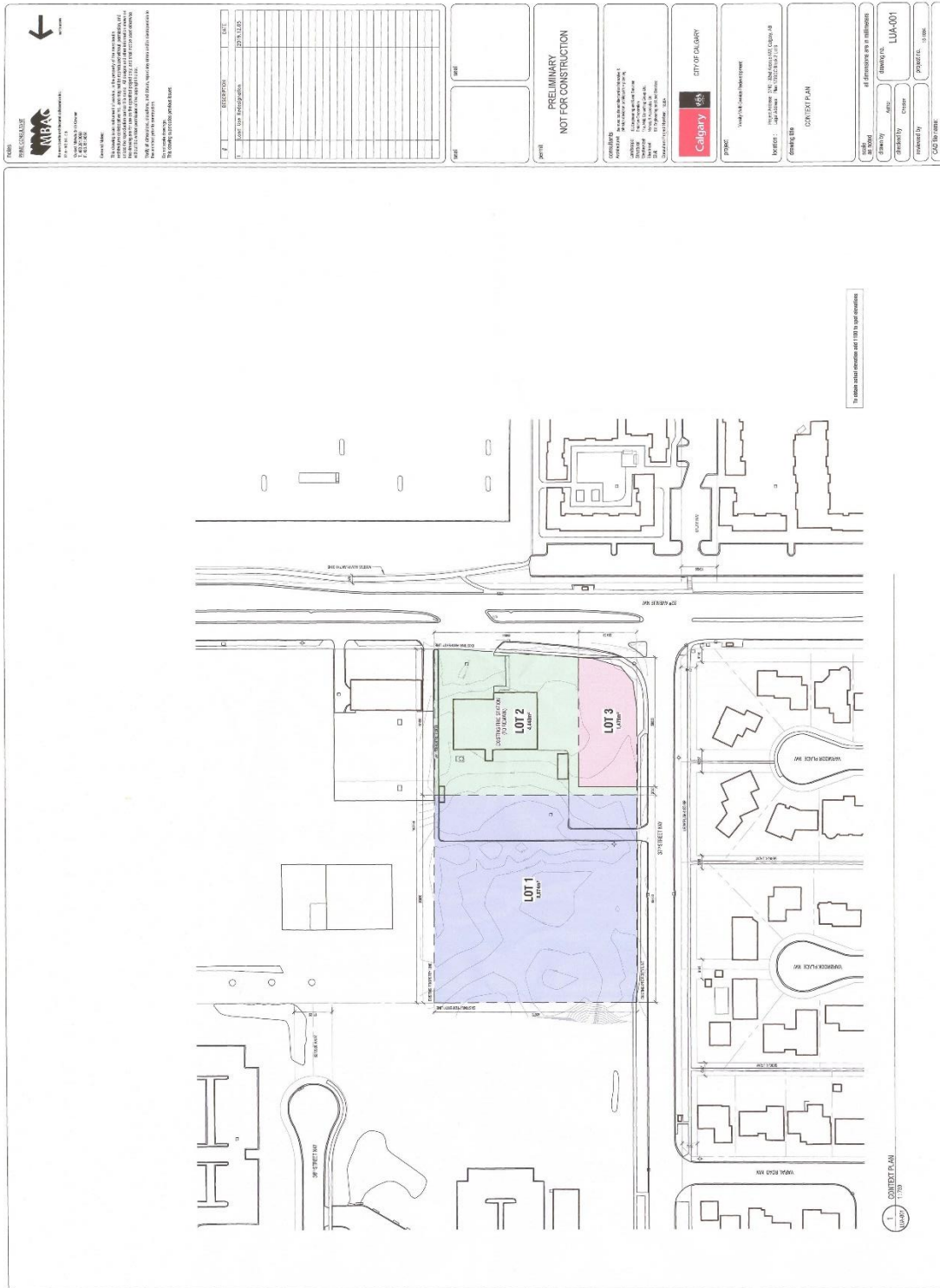
Redevelopment Plans

The VCA has indicated The City of Calgary has presented plans to the community regarding the proposed redevelopment of Station 17 at engagement sessions (February 7, 2019 and February 9, 2019), through written correspondence (April 2, 2019, Memo), and filed Application Notice LOC2019-0189 with respect to the project. Application Notice LOC2019-0189 contains preliminary plans for the development indicating the location of the new Station 17 and a proposal to subdivide the existing lot into three (3) lots. The proposed subdivision of the lands will result in the proposed development being accommodated on Lot 1 with the existing Station 17 on Lot 2. Traffic access to the proposed new Station 17, the childcare facility and the housing development will utilize a series of aprons connecting to 37 Street NW.

Figure 1 is a copy of Page 6 of Application Notice LOC2019-0189 indicating the proposed Context Plan (subdivision) of the existing property. Figure 1 also indicates the outline of single-family residences on Varmoor Place NW, Varbrook Place NW, Varal Road NW, and the University of Calgary multi-family student housing located south of 32 Avenue NW. Figure 2 is a copy of Page 10 of Application Notice LOC2019-0189 indicating the proposed site plan for Lot 1.



Figure 1
 Context Plan Station 17





Traffic

The City of Calgary provided details in the April 2, 2019, Memo with respect to historical call volumes associated with the operations at Station 17. The Calgary Fire Department (CFD) reported that in 2018 (the most recent year) there were 1492 callouts at Station 17. CFD also reported Station 17 houses one engine, one aerial, one bush buggy, and a hazmat unit. For the purposes of the noise evaluation FDI Acoustics has assumed in this assessment that two CFD Station 17 vehicles respond to each call and that those vehicles return to Station 17 prior to responding to the next call.

Macolm Logan, P.Eng. of Maplehawk, traffic consultant to the VCA, provided summarized City of Calgary traffic volume and mix data for 37 Street NW and 32 Avenue NW in a memo dated February 10, 2020. The Maplehawk correspondence indicated that 32 Avenue NW between Crowchild Trail NW and Shaganappi Trail NW has an average volume of approximately 15,500 vehicles per day. The memo also indicated 37 Street NW north of 32 Avenue NW has an average volume of approximately 2,150 vehicles per day. The information supplied also indicated the proposed redevelopment of Station 17 will add 100 vehicles per hour during the AM peak and 103 vehicles per hour during the PM peak with emergency vehicles representing 4% of the total.

Noise Model

Predictor™ 7810 v12.01 environmental noise assessment software package from Brüel & Kjær Sound & Vibration Measurement A/S was employed to determine the environmental noise impact. The noise prediction program completes complex sound propagation calculations that include the effects of the environment, terrain, and topography. The model was structured to complete the propagation calculations following the International Organisation for Standardization (ISO) *9613 Acoustics – Attenuation of sound during propagation outdoors – Part 1: Calculation of the absorption of sound by the atmosphere 7, Part 2: General method of calculation, Part 3: Recommendations for quality assured implementation of ISO 9613-2 in software according to ISO 17534-1*.

The propagation algorithms of ISO 9613 consider a downwind condition from each noise source to each receiver. The ISO 9613 method claims to couple the downwind condition with a mild temperature inversion. The ground absorption coefficient ranges between 0.0 – 1.0 where a value of 0.0 (the lowest) depicts reflective (hard) ground with a value of 1.0 (the highest) depicting porous (absorptive) ground. The model was structured to reflect favourable conditions for the propagation of sound.

The calculated individual source sound power level complete with information regarding the location of the facilities, equipment layout, and the reception locations were entered in the model. The meteorological conditions selected favoured the transmission of sound from the facility site to each point of reception.



Table 1 lists the selected environmental parameters of the noise propagation model.

Table 1
Noise Model Environmental Parameters

Environmental Parameter	Model Input Value
Ground Absorption (Between Facility & Receiver)	0.4 (suitable value for vegetation)
Ground Absorption (Roads, Parking)	0 (suitable value for asphalt)
Receiver Height Above Ground	1.5m
Relative Humidity	70%
Temperature	+15°C
Wind Conditions	1 to 5 m/s (default ISO 9613 – moderate inversion condition, downwind in all directions)
Topography	CDEM (Canadian Digital Elevation Model) 14m x 23m height points

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FDI Acoustics used the environmental noise propagation model to calculate the existing noise impact of the roadways and the noise impacts associated with the proposed Station 17 redevelopment.



Results

The modelling was completed for residences that abut 37 Street NW and 32 Avenue NW. The modeling was completed to examine existing impacts and for the Station 17 redevelopment. Table 2 presents the results of the modelling for the residences examined.

**Table 2
 Noise Model Results**

Residence & Placement	Predicted Sound Level Contribution (dBA)											
	Daytime (07:00–22:00)				Nighttime (22:00-07:00)				Day		Night	
	Proposed Development Traffic & Existing Roads	Existing Development & Roads	Existing Fire Hall 17 Contribution	Proposed Fire Hall 17 Contribution	Proposed Development Traffic & Existing Roads	Existing Development & Roads	Existing Fire Hall 17 Contribution	Proposed Fire Hall 17 Contribution	Existing Fire Hall 17 w/Siren	Proposed Fire Hall 17 w/Siren	Existing Fire Hall 17 w/Siren	Proposed Fire Hall 17 w/Siren
10 Varbrook PI NW – Rear yard	54.1	53.4	27.6	39.0	42.8	42.4	23.7	35.1	55.7	66.8	51.9	63.0
10 Varbrook PI NW - Bedroom Windows	52.2	51.6	26.8	36.8	41.2	40.9	22.9	33.0	55.1	64.5	51.3	60.7
12 Varbrook PI NW – Rear yard	56.5	55.7	29.1	40.2	44.8	44.5	25.2	36.4	57.4	68.0	53.6	64.2
12 Varbrook PI NW - Bedroom Windows	55.0	54.1	28.1	39.3	43.4	43.1	24.2	35.4	56.4	67.0	52.6	63.2
14 Varbrook PI NW – Rear yard	56.2	55.4	28.6	38.6	44.5	44.2	24.7	34.7	56.6	66.2	52.8	62.4
14 Varbrook PI NW - Bedroom Windows	54.4	53.7	27.4	36.9	42.7	42.6	23.5	33.0	68.2	74.2	64.4	70.4
16 Varbrook PI NW	50.3	49.9	20.2	27.7	38.5	38.7	16.3	23.9	48.0	55.5	44.2	51.7
12 Varmoor PI NW – Rear yard	65.7	65.6	44.5	45.5	55.5	55.4	40.6	41.6	72.8	73.7	69.0	69.9
12 Varmoor PI NW - Bedroom Windows	63.4	63.3	42.2	42.3	53.2	53.1	38.3	38.4	70.0	70.3	66.2	66.5
14 Varmoor PI NW – Rear yard	62.2	62.0	40.3	46.5	51.7	51.6	36.4	42.6	55.2	64.6	51.4	60.8
14 Varmoor PI NW - Bedroom Windows	60.7	60.5	39.0	44.2	50.2	50.2	35.2	40.3	66.7	71.8	62.9	68.0
16 Varmoor PI NW – Rear yard	58.7	57.9	34.1	45.2	47.5	47.0	30.2	41.3	62.0	72.8	58.2	69.0
16 Varmoor PI NW - Bedroom Windows	57.1	56.4	32.2	44.1	45.9	45.5	28.3	40.3	60.4	71.8	56.6	68.0
3528 Varal Rd NW - Bedroom Windows	52.9	52.3	25.6	33.9	41.2	41.2	21.7	30.0	53.8	61.3	50.0	57.5
3528 Varal Rd NW – Rear yard	55.8	55.1	26.8	35.0	43.9	43.8	22.9	31.1	55.0	62.6	51.2	58.8

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Table 2 presents the results as the “A” weighted energy equivalent sound level (L_{eq}). For residences with a second story the modelling reflects the second story window height.



FDI Acoustics also examined the short-term noise impact of an emergency vehicle leaving the proposed new Station 17 with the siren of the vehicle activated. The City of Calgary reported in their Memo dated April 2, 2019 that they measured the sound level of an engine with the siren activated. The memo reports a measured value of 112.6 dB at a location on the south side of 32 Avenue NW with the engine on the apron of the existing Station 17. The estimated distance from the engine to the measurement point is 30 metres. The proposed redevelopment of Station 17 would result in the emergency vehicles egressing on to 37th Street NW a narrower street as compared with 32 Avenue. Calculations indicate a predicted sound level of 115 dBA at the rear property line of 12 Varbrook Place NW when an emergency vehicle (engine) with the siren activated leaves the new Station 17 site and enters 37th Street NW.

Discussion of Results

The proposed redevelopment of Station 17 results in increased sound levels for all residences abutting 37 Street NW. The traffic related noise impact of the proposed Station 17 redevelopment is approximately 1 dB or less when the emergency sirens are off. When the sirens are activated the noise impact is more pronounced with increase being greater than 10 dB for the reception points on an energy equivalent basis over the period of a full day. Single event situations when the siren is activated result in predicted sound levels of over 100 dBA at the property line when an engine leaves the proposed new Station 17 on a call with the siren activated.

Noise impacts of less than 3 dB fall into a category of not perceivable to barely perceivable according to widely accepted research. Generally, an increase of 3 - 5 dB is required for effected parties to report an audible change in the sound environment. The noise impact of increased vehicle traffic on 37 Street due to the redevelopment is within the not perceivable to barely perceivable level over the longer-term. The noise impact of emergency vehicles with the siren activated is considered significant with experience indicating complaints would most likely occur.

FDI Acoustics has not considered the noise impact of vehicle reverse alarm systems (back-up beepers) that the CFD emergency vehicles may have. Experience indicates that regular occurrences of reversing alarms during the nighttime period is often a cause of concern from residents residing near locations where equipment fitted with these devices regularly operates.



Conclusion

The results of the noise modelling indicate the redevelopment of Station 17 with the egress/entrance onto 37 Street NW will significantly impact residences abutting 37 Street when the sirens of the emergency vehicles are activated. Redevelopment of Station 17 using the existing positioning of the station with the egress/entrance onto 32 Avenue NW would result in no change in noise impact to the residential receptors in the area except for callout frequency related changes. The development of housing and a childcare facility with an increase in traffic to 37 Street NW would be within an acceptable level of noise impact.

FDI Acoustics thanks Mr. Malcom Logan, P.Eng. of Maplehawk for his assistance in obtaining traffic related information and the Varsity Community Association for their assistance in the completion of this assessment. Contact the undersigned at your earliest opportunity with any questions regarding this assessment.

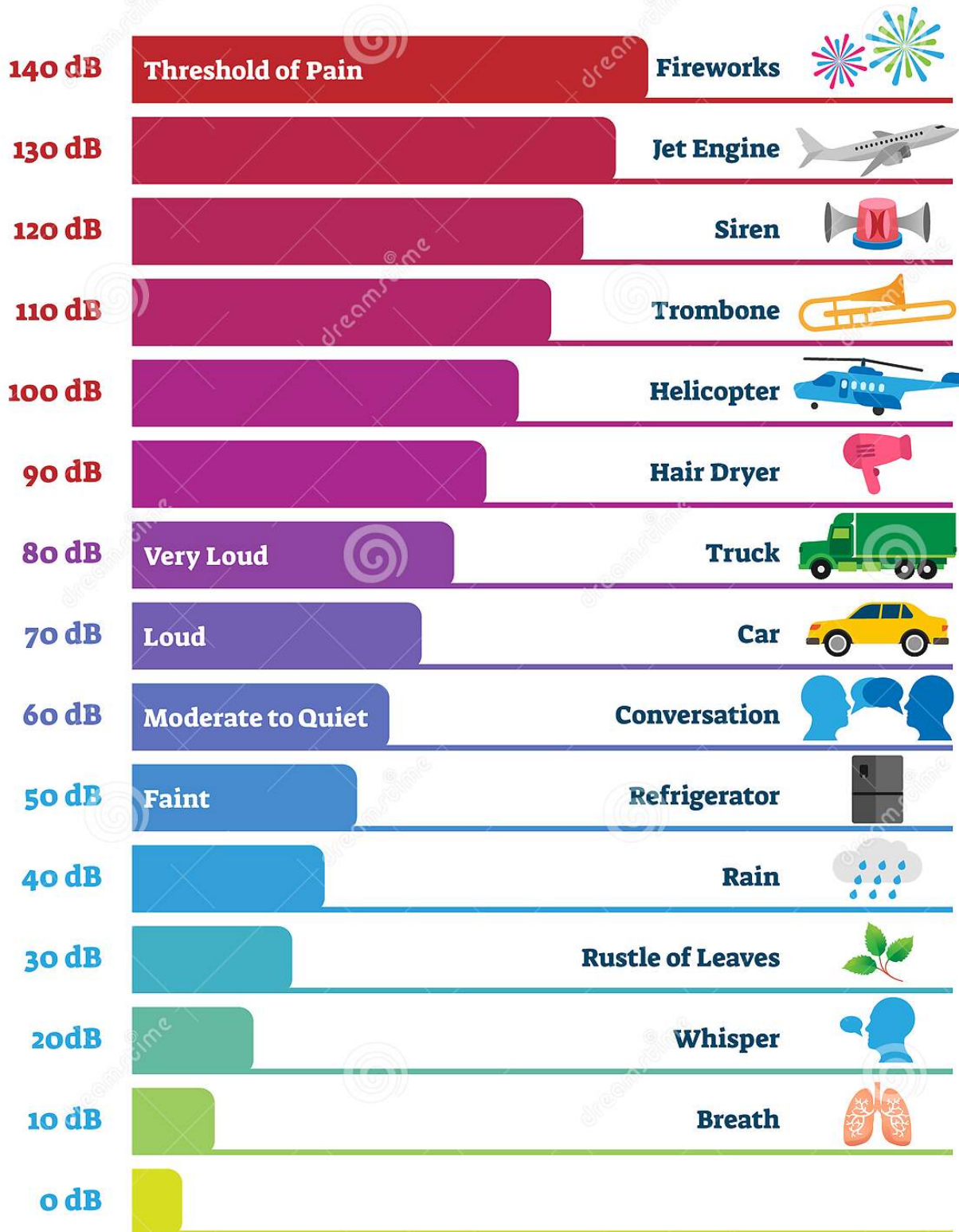
Sincerely,

FDI Acoustics Inc.

A handwritten signature in blue ink, appearing to read "James Farquharson", with a long, sweeping horizontal line extending to the right.

James Farquharson, CET, INCE

DECIBEL SCALE



Ian Robinson
18 Varsville Place NW
Calgary, Alberta
T3A 0A8

October 1, 2020

Mayor Nenshi & Members of City Council
City of Calgary

Dear Sir or Madam:

Re: Item 8.1.3 – CPC2020-0926 – Varsity” or “Council Agenda Item 8.1.3 – Report CPC2020-0926 – Land Use Amendment in Varsity (Ward 1) at 3740 – 32 Avenue NW

Varsity Multi-Service Redevelopment

Thank you for the opportunity to comment on the proposed development of the proposed new Fire Hall and housing at the corner of 32 Avenue and 37 Street NW Calgary. My name and address is above. We have lived in our home for 24 years.

The City has a number of successful developments. I am hoping that the proposed development can build on the best features of past successful developments and provide a development that is pleasing that we (the new residents and the existing community) will enjoy.

Traffic Flow – Recommendations:

- **32 Ave Main Access:** Focus the emergency vehicle traffic flows from the proposed Fire Hall Development on 32 Ave NW. This is the current traffic pattern and should be maintained. It would seem to be clear that a traffic light will be required at the corner of 37 Street and 32 Avenue NW. There is a controlled crosswalk there currently. If necessary a second light (at the east edge of the Fire Hall) could be installed and controlled as required by the Fire hall.
- **36th Street Access:** The information distributed by the City indicates that access to the residential development and Fire Hall from 36 Street NW is not possible as there are private (undeveloped) properties between the Fire Hall and 36 Street. This seems to be weak rationale. Given the significance of this development and the huge increase in the density in the area overall it would seem that this should be an avenue that is addressed and presented as part of the next proposal.
- Traffic should be focused on 32 Avenue and 36th Street (not 37th Street). I note that 36 Street has a traffic light for access to 40th Avenue; and faster access to Crowchild. Also I expect that pedestrian traffic will flow in this direction to the LRT station. The problem with 37th street is the increased vehicle traffic will have a negative impact on well used pedestrian and bicycle paths along these established routes as well as the residences currently on that street.
- **Integrated updated proposal:** It would be helpful to have an updated proposal for all traffic in the area given the new developments. What is the long term plan for pedestrian bike and vehicle traffic along 32 Avenue. Same for 37 Street. Are additional residential developments expected on the west side of Crowchild trail at the Brentwood LRT station? Would it be appropriate to move the proposed Fire Hall to 40th Avenue close to Crowchild Trail?

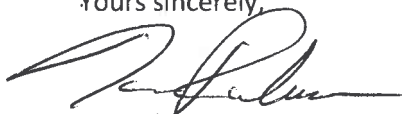
Site Development Recommendation:

- The site should be developed as one site rather than two.
- The site is part of the University Research Park. The Research Park has reasonably consistent building designs. I hope that the design which is implemented will be consistent with the existing structures and community. My observations are:
 - The buildings are earth tones and often brick. A variety of earth tones are used on each building.
 - The buildings do not exceed 4 stories in height.
 - the buildings are landscaped, grass, and trees.
 - There is adequate parking provided for each building.
- Parking needs to be a priority, while there is public transit available, it is certain in my view that vehicles will be very important to the owners / tenants of the housing development.
- I find the design samples for the residential development on the website unsatisfactory. Too modern and not consistent with the existing community. I would prefer a sign similar to the design of the new condos west of 29 Street NW on Memorial Drive – Brick with large windows..
- Landscaping is important to add to the residential nature of the complex. If children will be resident (as appears to be the case given the day care comments on the website) play structures and seating for parents is important.
- The daycare facility on the U of C campus provides a good example of a design that would be appropriate for this site. That is comfortable access to grassed park areas for play.
- The greenspace examples on the website are not appropriate in my view. Rather I would prefer a design consistent with the “Duck Pond” at 37 Street and 40th Avenue. That is no stairs, limited concrete, trees and grass to enjoy. Any seating should be solid benches and not the green chairs shown as an example on the website.
- The objective needs to be green space for the community to enjoy and to make it comfortable for the community to walk by and visit the development. It is not sufficient to have a minor amount of greenspace.
- I prefer pole lighting to the bollards and ambient lighting alternatives on the website. It is softer and more consistent with the existing community.

Fire Station Design Recommendation: I prefer the design of the 16th Avenue and 17 Street NW Fire Hall. That is a basic brick structure as compared to any of the designs provided on the website. It would more consistent with the existing infrastructure in the Research Park and community design.

I understand that my name, contact information and comments will be made publicly available in the Council Agenda as provided for in Bylaw 35M2017 and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act of Alberta, and/or the Municipal Government Act (MGA) Section 636.

Yours sincerely,



Ian Robinson

Resident of Varsity Village for 24 years