



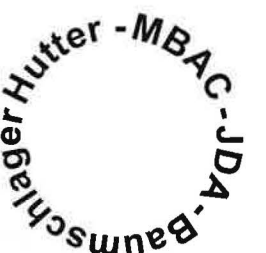
# CALGARY CITY COUNCIL PUBLIC HEARING

## Varsity Multi-Service Redevelopment

LOC2019-0189 | CPC2020-0926

3740 32 Ave NW, Varsity [Ward 1]

2020.10.05



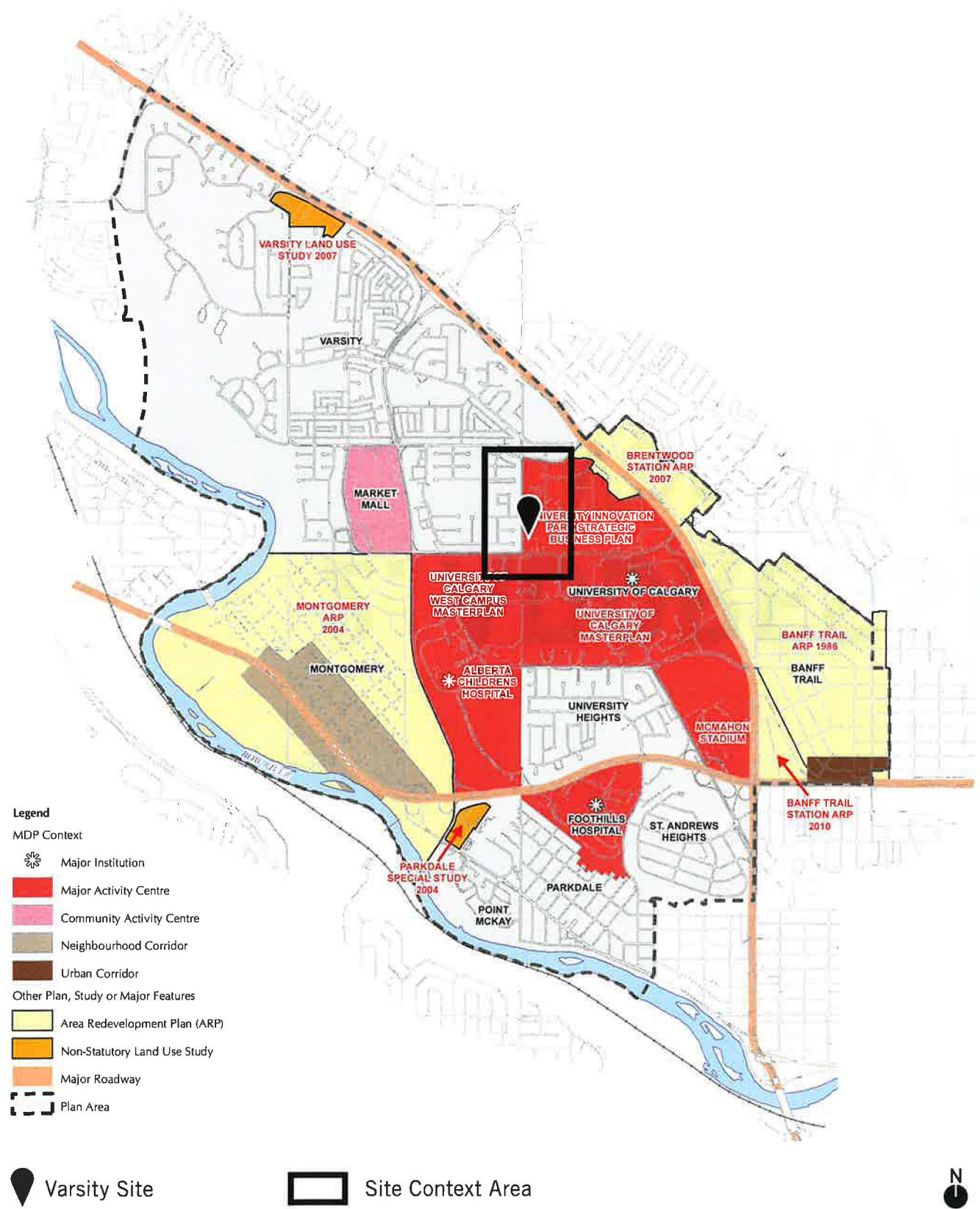
# **1. ANTICIPATING THE FUTURE**

## Building Complete Communities



# 1. ANTICIPATING THE FUTURE

## The South Shaganappi Communities Area Plan + Major Activity Centre



- SUPPORT COMPLETE COMMUNITIES**  
1 Encourage affordable residential housing in a variety of forms, and incorporate commercial and employment opportunities within MACs
- MIXED-USE REDEVELOPMENT WITH COMPACT URBAN FORM**  
2 Where people want to live, work, play and invest
- HIGH QUALITY, SUSTAINABLE DEVELOPMENT**  
3 Minimize impact on air, water and land
- SENSITIVE INCREASE IN DENSITY**  
4 Consideration for adjacent surrounding context and neighbours

## **2. ADDRESSING THE PRESENT**

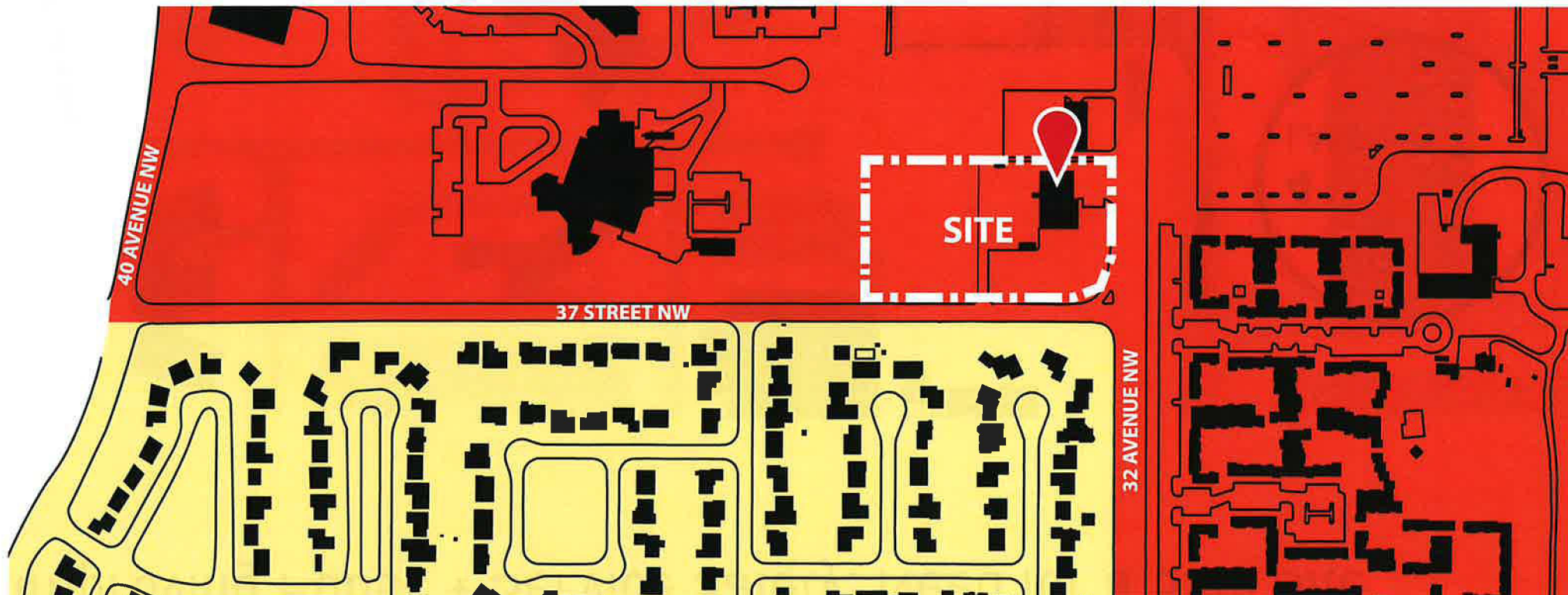
### Varsity Fire Station 17



## 2. ADDRESSING THE PRESENT

### 45+ Year Station in a Major Activity Centre

SLIDE 5



Major Activity Centre

Established Residential

Varsity Fire Station 17



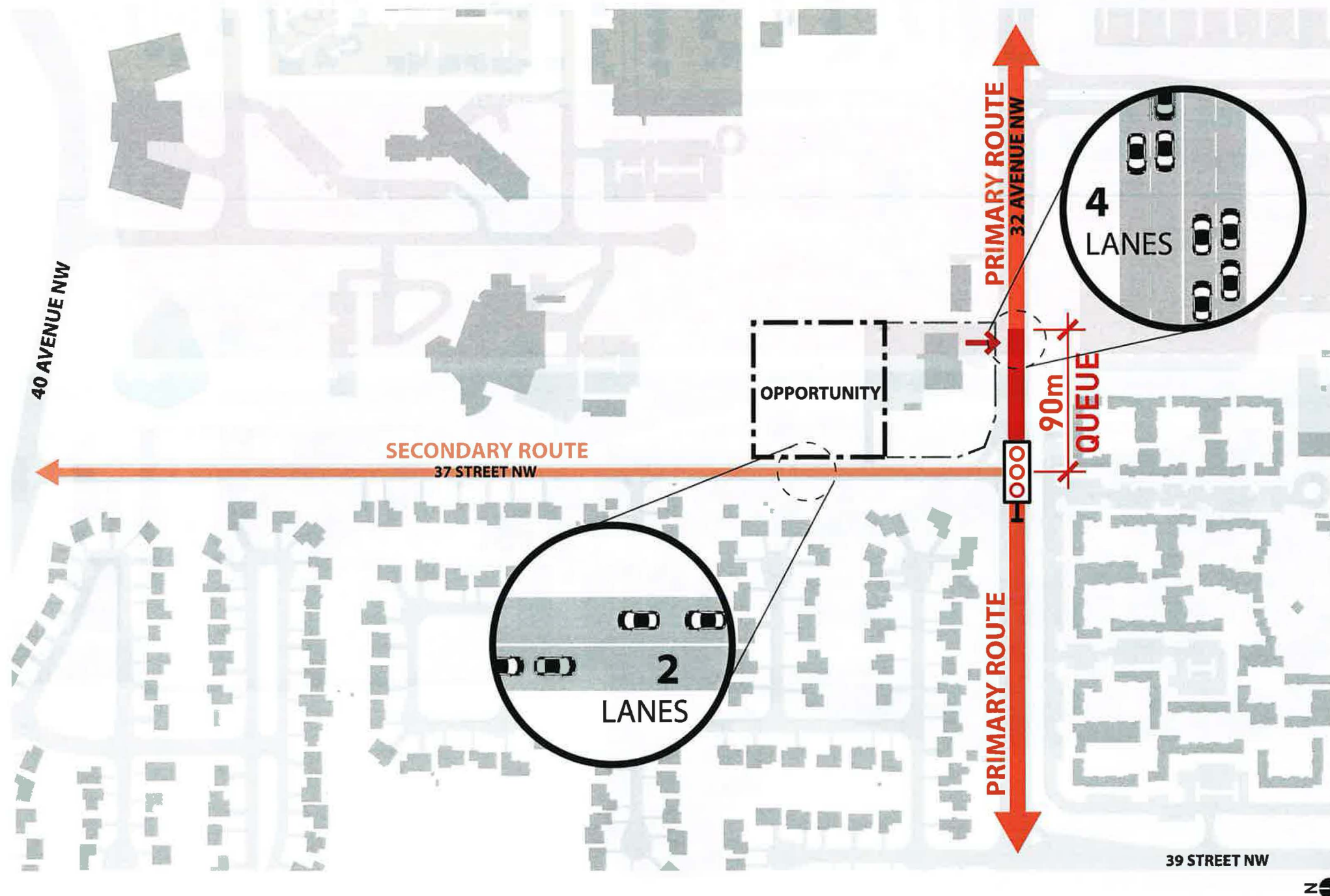
- 45+ YEARS OF SERVICE**  
Fire Station 17 is an integral part of the community
- END OF LIFE**  
The existing station requires replacement to continue providing quality emergency response services to citizens
- SINGLE USE SITE**  
Not in alignment with major activity centre goals



## 2. ADDRESSING THE PRESENT

SLIDE 6

Improving Public + Service Safety: Need for a Safe Site



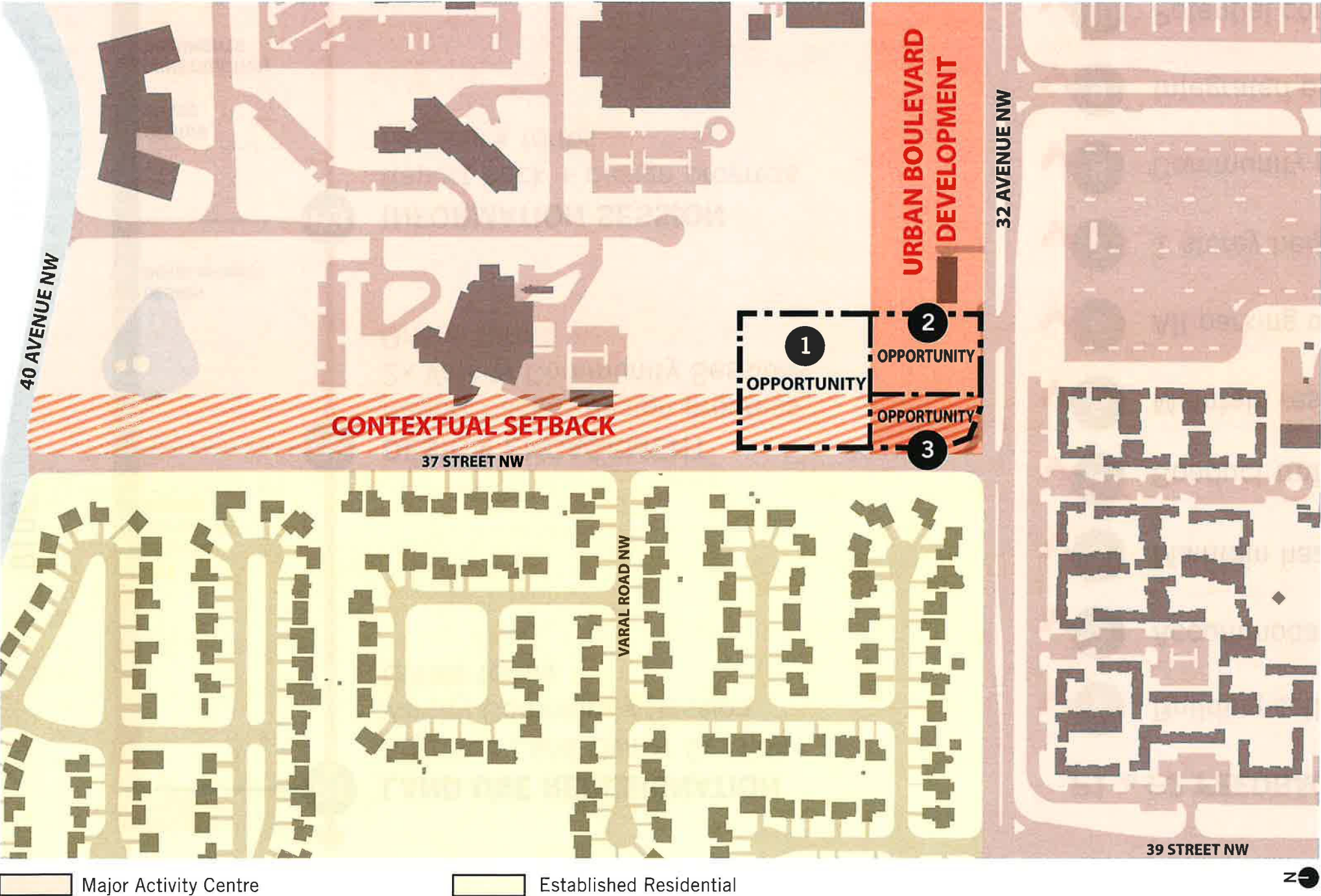
### SAFER EXITING ON 37 ST NW

- 1 LESS RISK OF ACCIDENTS
- 2 CONTINUED EMERGENCY RESPONSE SERVICES DURING DEVELOPMENT
- 3 HIGHER QUALITY RESPONSE ROUTE ACCESS
  - Less queuing
  - Lower volume + lower speeds
- 4 PROTOCOL USE OF SIRENS + LIGHTS
  - Public safety
  - Limit resident disruption



# 2. ADDRESSING THE PRESENT

Responding to the Municipal Development Plan + Shaganappi Area Plan



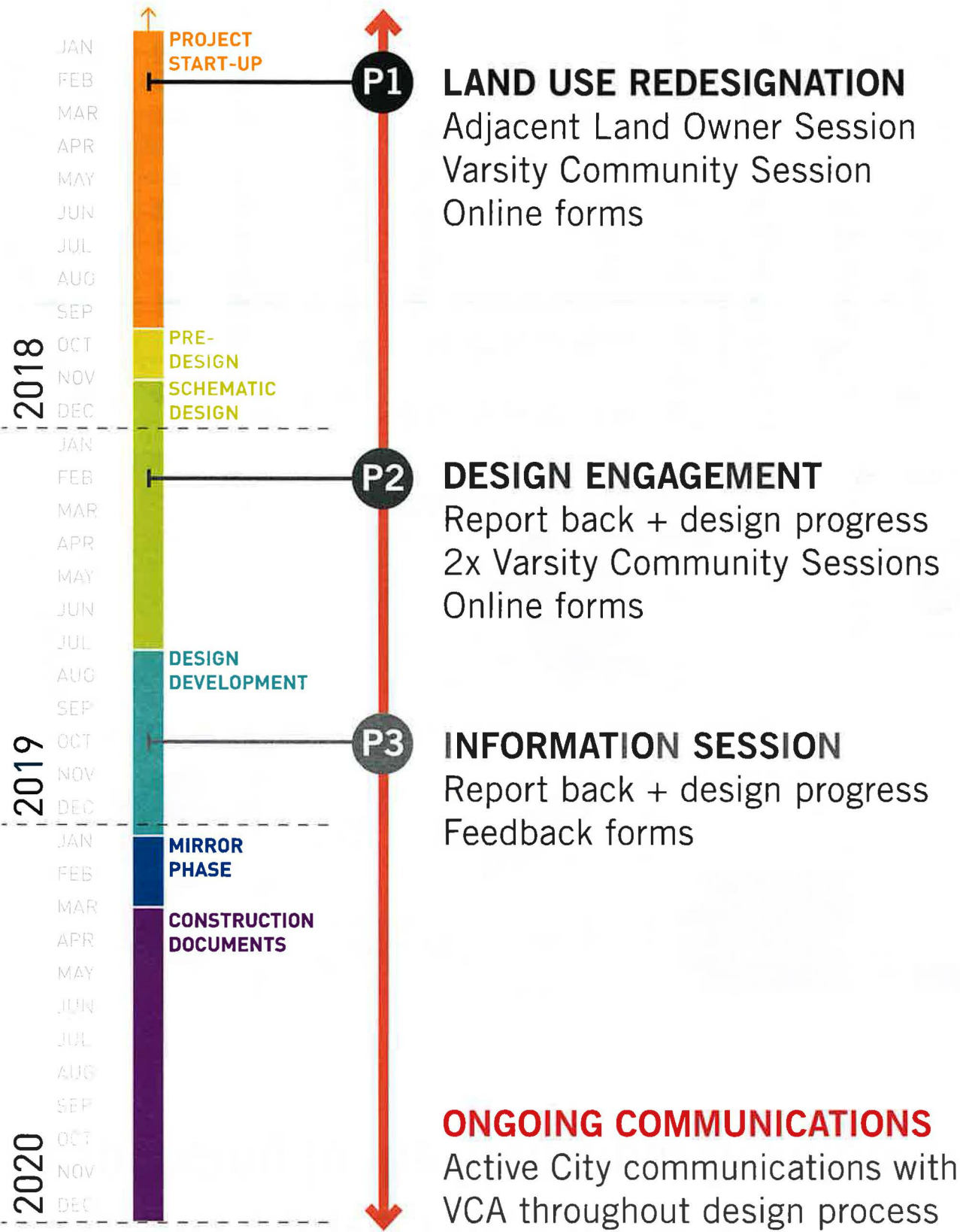
## GOALS

- 1 INTEGRATED MULTI-SERVICE FACILITY DELIVERED THROUGH THE COUNCIL MANDATED ICFP**
  - Provide shared spaces + efficient use of resources [ICFP]
  - Expanded + upgraded Station 17 with effective emergency response [SSCAP CC5]
  - Multi-generational affordable housing [SSCAP PE1 + CC1]
  - Potential day care [SSCAP CC4]
  - Hazardous waste amenity [PE FEB2018]
- 2 CREATE OPPORTUNITY FOR URBAN BOULEVARD DEVELOPMENT**  
[SSCAP PE1]
- 3 CREATE OPPORTUNITY FOR FUTURE GREEN COMMUNITY AMENITY**  
[SSCAP GSS1 + MDP 225e]



# 2. ADDRESSING THE PRESENT

## Three Phases of Public Engagement



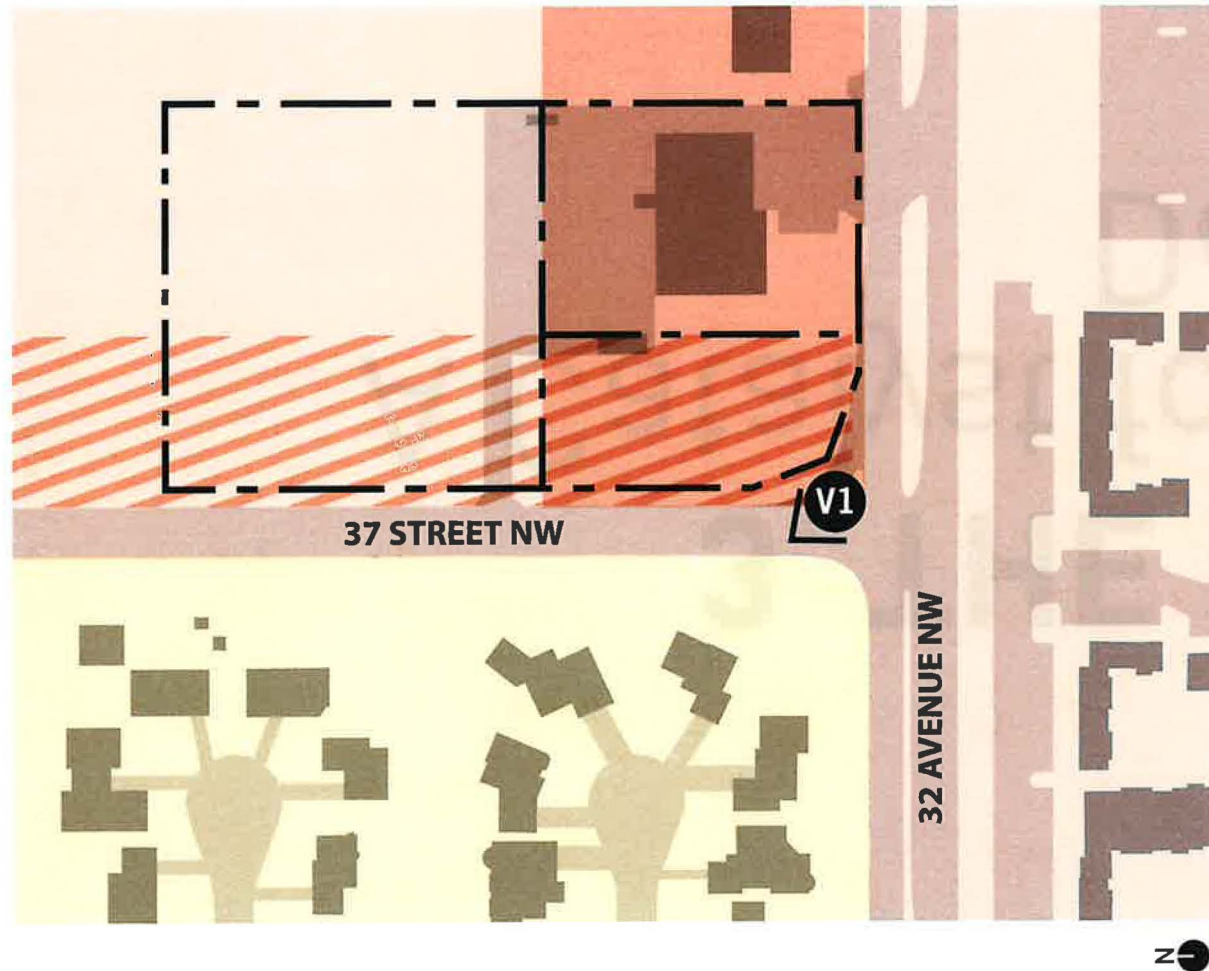
### P1 + P2 FEEDBACK INCORPORATED

- ✓ 1 Building setback
- ✓ 2 Accommodate amenities, such as child care
- ✓ 3 Maintain hazardous waste drop-off
- ✓ 4 Conduct traffic assessment
- ✓ 5 Maintain response times
- ✓ 6 All parking on-site
- ✓ 7 1 storey height reduction
- ✓ 8 Community greenspace for unstructured activities
- ✓ 9 Integrated public seating + site lighting
- ✓ 10 Potential community garden
- ✓ 11 Brick exterior as historic reference
- ✓ 12 Warm earthen colours

## 2. ADDRESSING THE PRESENT

SLIDE 9

### Listening + Responding to Key Community Concerns



- ✓ 1 **37 ST EXITING IS NOT SUITABLE**  
2 lanes is safer than 4 lanes [TIA OCT 2019]  
Established residential rear facing + mature treed screen
- ✓ 2 **MIX OF USES QUESTIONED + MASSING IS TOO LARGE**  
Appropriate for a Complete Community + Major Activity Centre  
Successful local, national and international integrated facilities
- ✓ 3 **FIRE LIGHTS + SIRENS DISRUPTION**  
CFD follows protocols for public safety  
Current + proposed condition typical in Calgary  
Robust design to reduce noise impact
- ✓ 4 **MASTER PLANNING QUESTIONED**  
Conceptual Exploratory Master Plan: Integrated facility baseline + south site potential [JULY 2018]; South Site Concept Study: Proof of concepts [NOV 2019]
- ✓ 5 **32 AVE IS BETTER FOR A STATION**  
New Station + Integrated Program on north lot is best:  
Safest + Quality Services + Urban Boulevard Amenities + Park + Savings
- ✓ 6 **INCREASED TRAFFIC ON 37 ST UNDESIRABLE**  
Increase will be due more to natural area growth than VMSR [TIA OCT 2019]
- ✓ 7 **LAND USE NOT WELL CONSIDERED**  
Creating Complete Communities + Integrated Development + Urban Boulevard



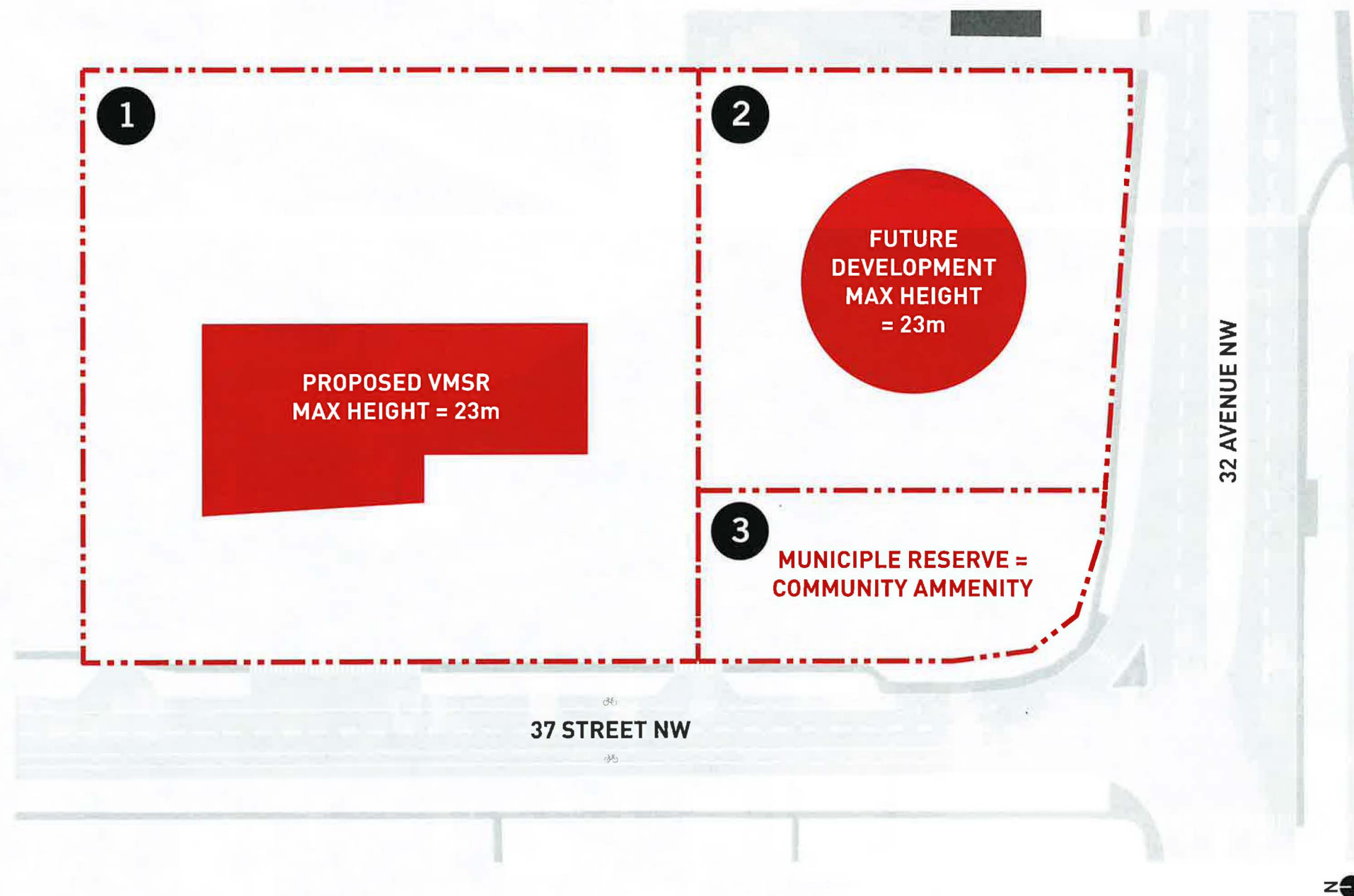
# **3. THE RIGHT LANDUSE**

## A Catalyst for Community-Centric Development

### 3. THE RIGHT LAND USE

#### Creating Complete Communities

SLIDE 11



- 1 LOT 1: DC [DIRECT CONTROL]**
  - Allows for integration on single site**M-X2 [MULTI-RESIDENTIAL - MEDIUM PROFILE SUPPORT COMMERCIAL DISTRICT]**
  - Closest base district + encourages medium height and density with mix of multi-residential and commercial uses
- 2 LOT 2: MU-1 [MIXED USED - GENERAL DISTRICT]**
  - Provides flexibility for a mix of uses + strengthens urban boulevard
  - Allows either/both residential and commercial uses
- 3 LOT 3: S-SPR [SPECIAL PURPOSE - SCHOOL, PARK AND COMMUNITY RESERVE]**
  - Appropriate for dedicated municipal reserve (0.15 ha) + park use

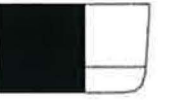


# LOT 1

## 3. DEVELOPMENT OPPORTUNITY

### A Proposed Multi-Service Facility to Better Serve Citizens

SLIDE 12



- 1 48 AFFORDABLE HOUSING UNITS**
  - Multi-generational housing creates balanced + sustainable communities [SSCAP PE1 + CC1]
- 2 IMPROVES EMERGENCY RESPONSE**
  - Expanded + upgraded Station 17 with safe emergency response [SSCAP CC5 + TIA OCT 2019]
- 3 PROVIDES COMMUNITY AMENITIES**
  - Hazardous waste drop-off [PE FEB2018]
  - Potential day care [SSCAP CC4 + PE FEB2018]
  - Green space, plaza + potential community garden [SSCAP GSS1 + PE FEB2019]
- 4 ACHIEVES CAPITAL + OPERATIONAL SAVINGS**
  - Shared spaces + efficient use of resources [ICFP]
- 5 GOOD NEIGHBOUR**
  - Contextual setback + lowered storey [PE FEB2018 + FEB2019]

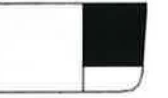


# LOT 2

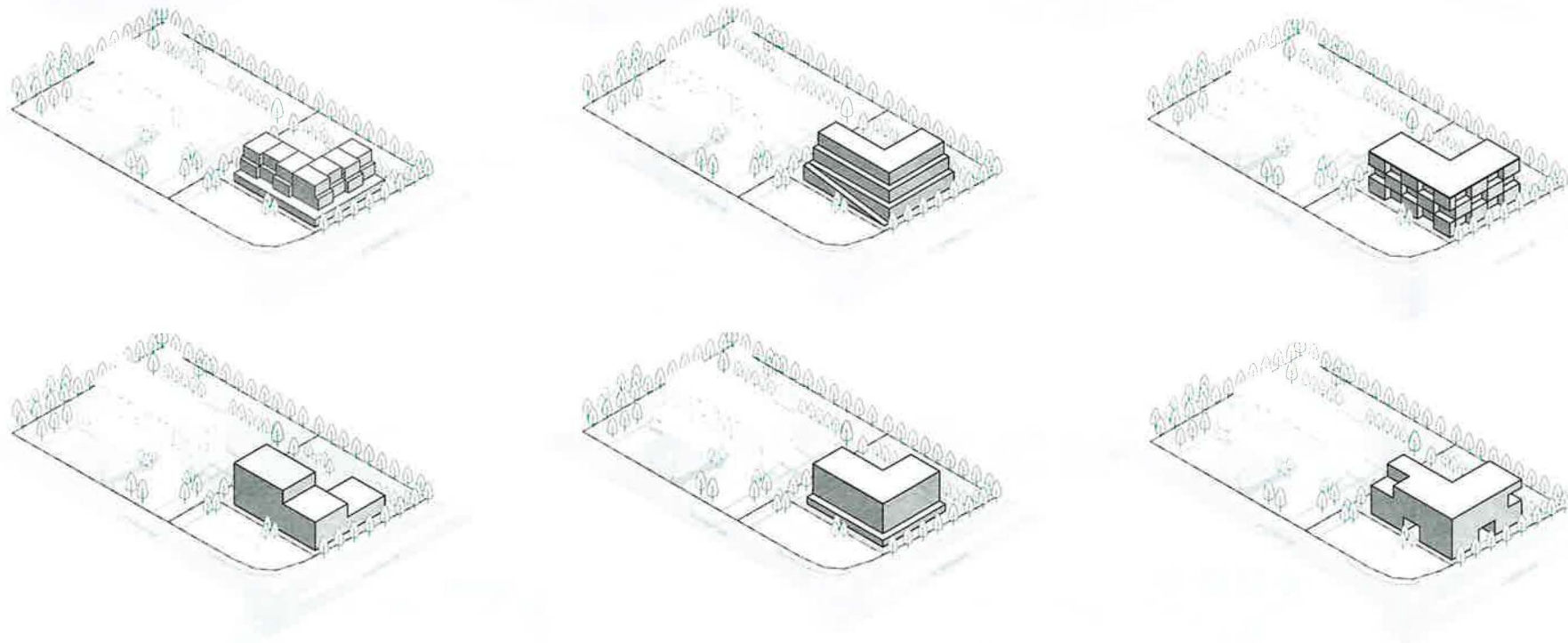
## 3. DEVELOPMENT OPPORTUNITY

### A Future Street-Oriented Development for Urban Living

SLIDE 13



MASSING STUDIES



- 1 REINFORCES URBAN BOULEVARD
- 2 SHARES EXISTING ACCESS POINT
- 3 ACTIVATES ADJACENT PARK
- 4 GOOD NEIGHBOUR





# LOT 3

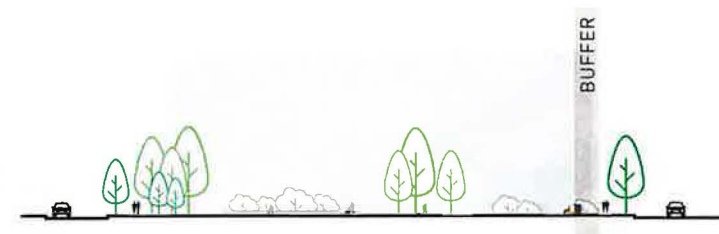
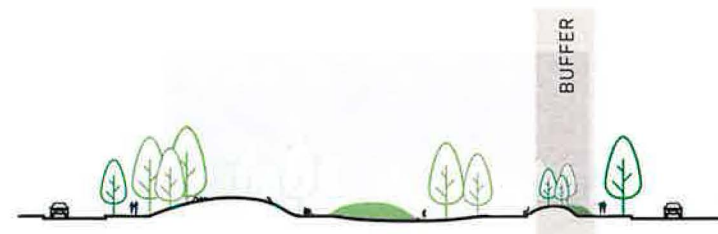
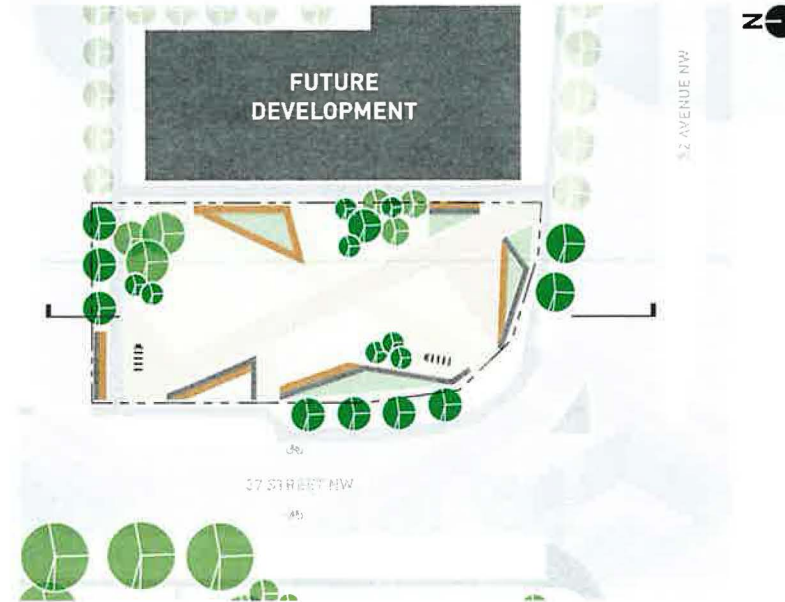
## 3. DEVELOPMENT OPPORTUNITY

### A Future Park to Support Community Recreation + Healthy Living

SLIDE 14



#### DESIGN STUDIES



- 1 HIGHLY VISIBLE COMMUNITY AMENITY
- 2 NEAR TO MULTI-MODE TRANSPORTATION
- 3 SAFETY THROUGH DESIGN
- 4 ACTS AS A BUFFER FOR WEST RESIDENCES

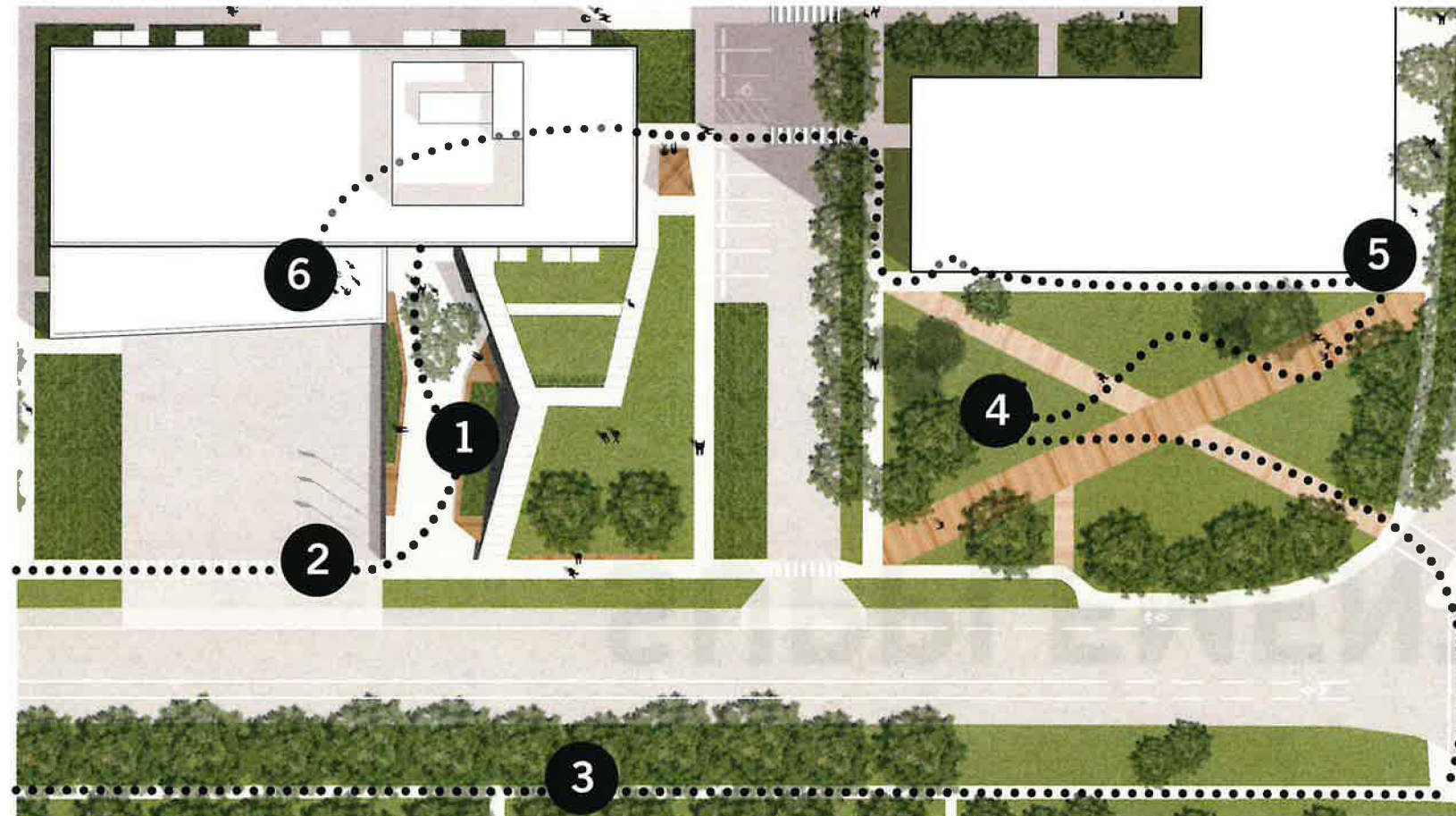




# DAY IN THE LIFE

SLIDE 15

## A Memorable Summer's Day with Family, Friends, Ice Cream and a Fire Truck!



### 1 GARDENING WITH GRANDMA

I went downstairs with Grandma to pick tomatoes in the garden. I found the biggest one!

### 2 I SAT IN A FIRE TRUCK!

We met dad in the plaza and the fire fighters invited us over to check out the truck. It was awesome!

### 3 NEIGHBOURHOOD STROLL

We took our dog Felix for a walk and saw my daycare teacher Sheila and her cute new puppy Arlo.

### 4 PICNIC IN THE PARK

We walked to the park for a picnic. Sam from daycare and his mom were there!

### 5 PLAYTIME + ICE CREAM!

Dad, Grandma and Sam's mom had coffee while Sam and I played pirates. Then we stopped for ice cream.

### 6 PIZZA ON THE PATIO

Dad got pizza and we met Sam's brother and Grandpa for dinner. We watched the sun set from the community deck. *It was the best day ever!*



# SUPPLEMENTAL SLIDES

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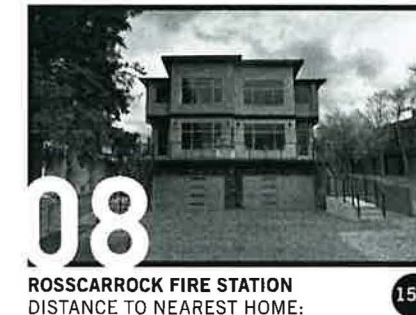
# THE RIGHT LOCATION: Fire Stations in Residential Communities



of Calgary's fire stations are located in close proximity to residential homes across the city.

As an integral part of Calgary's communities, the Calgary Fire Department (CFD) prides itself on being a good neighbour and follows protocol-based use of lights and sirens.

Committed to public safety and meeting emergency response council mandates, the CFD puts citizens first.

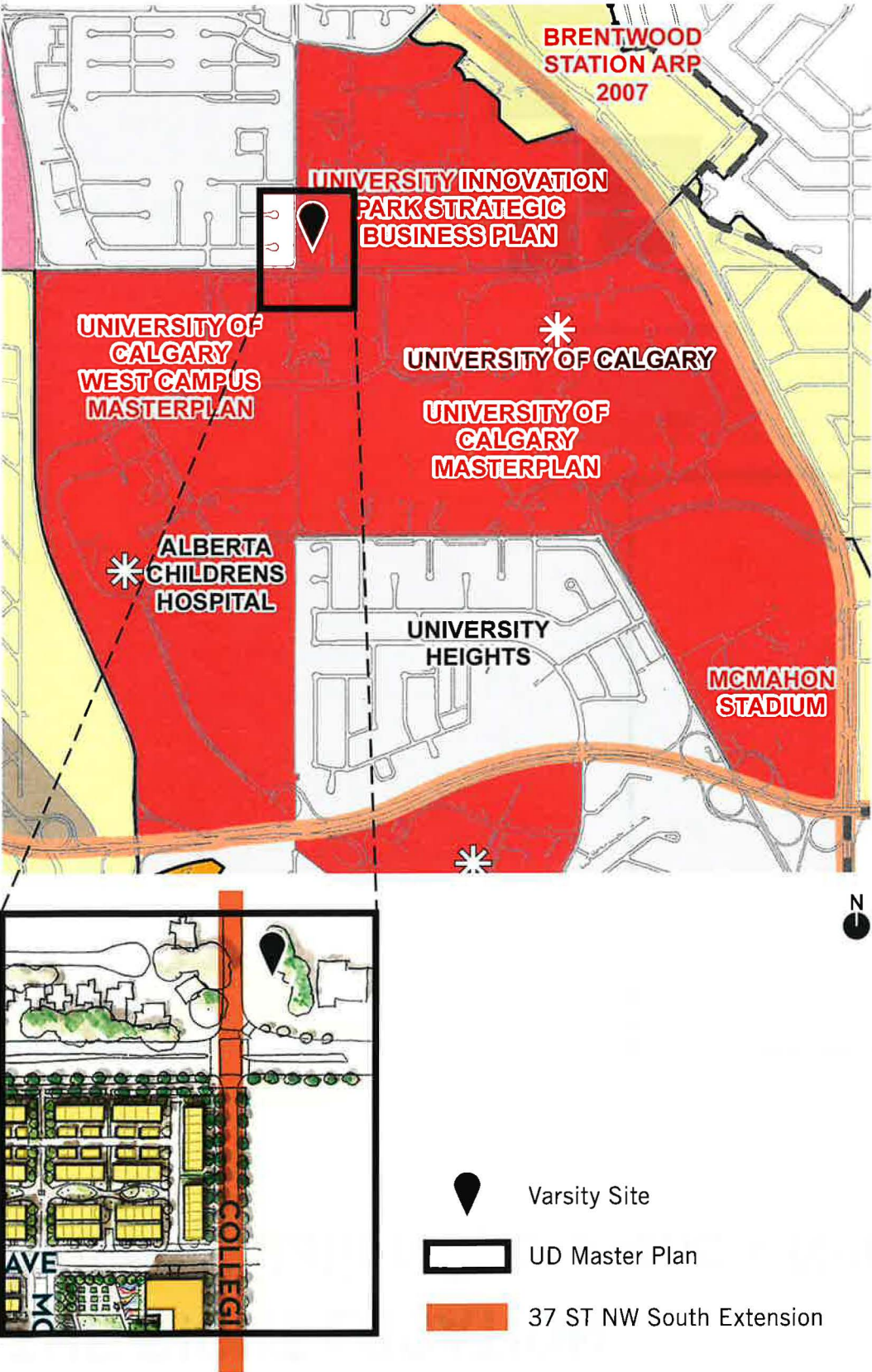


*Note: Measurements are approximate and are taken from closest exterior building face to closest exterior building face.*



# THE RIGHT LOCATION

## Alignment with Major Activity Centre: UofC + UIP Visions



### UNIVERSITY INNOVATION PARK (UIP) PLANNING VISION:

The vision for UIP is for the existing research park to become a bridge between community and research, where flexibility will allow for evolution over time and a strong sense of community will create an environment where people will want to work, learn, discover and live.

### POLICY PE2: UNIVERSITY OF CALGARY MAJOR ACTIVITY CENTRE

Continue to evolve as high quality mixed use campus, incorporating education-led mixed use development with active ground floor uses, which will contribute to the street level vibrancy of the campus together with areas of student accommodation.

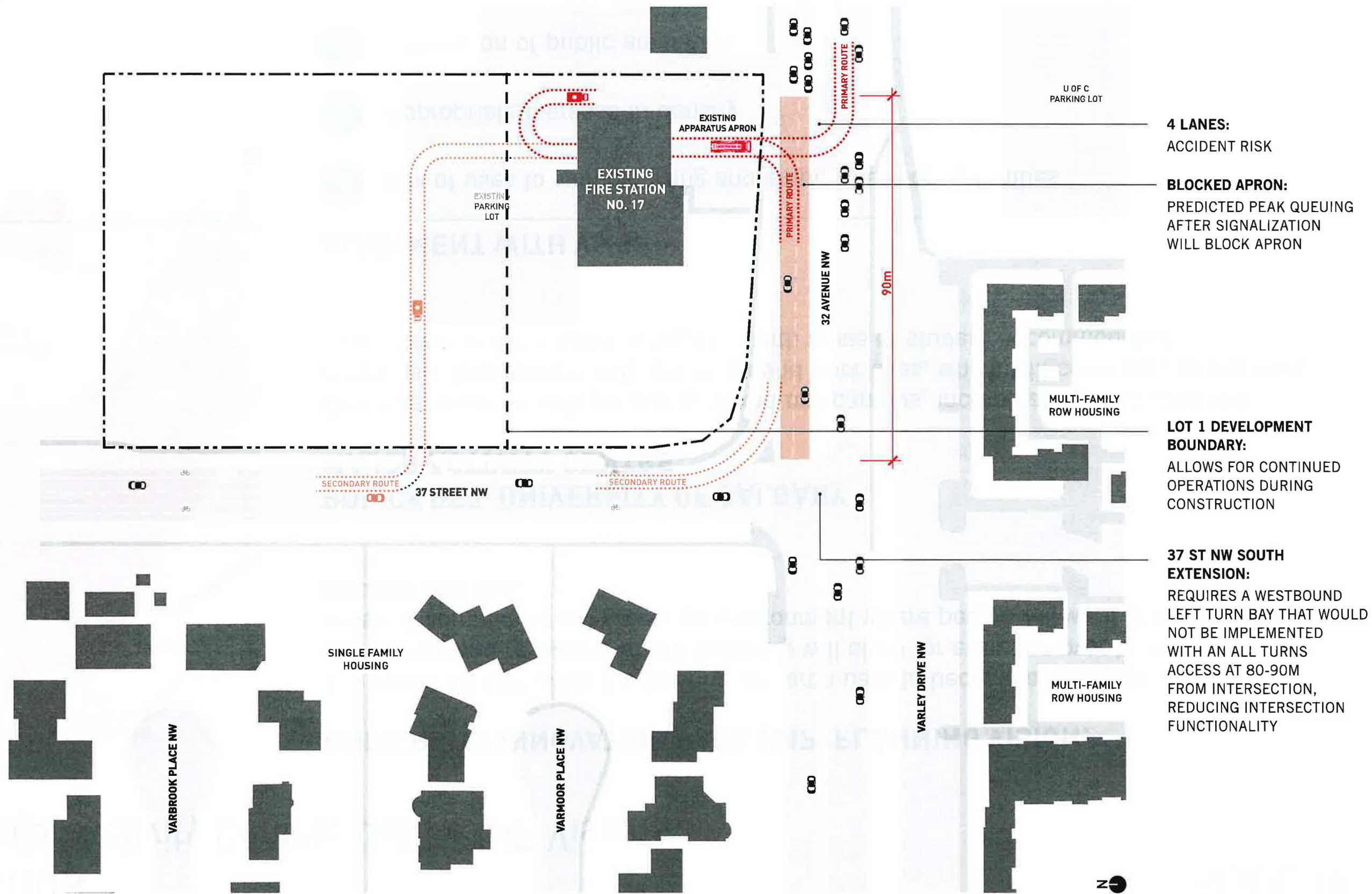
### ALIGNMENT WITH VMSR:

- 1 Mix of uses to support living and employment opportunities
- 2 Appropriate increase in density
- 3 Integration of public amenities
- 4 Promote street-oriented development along 32 Avenue NW



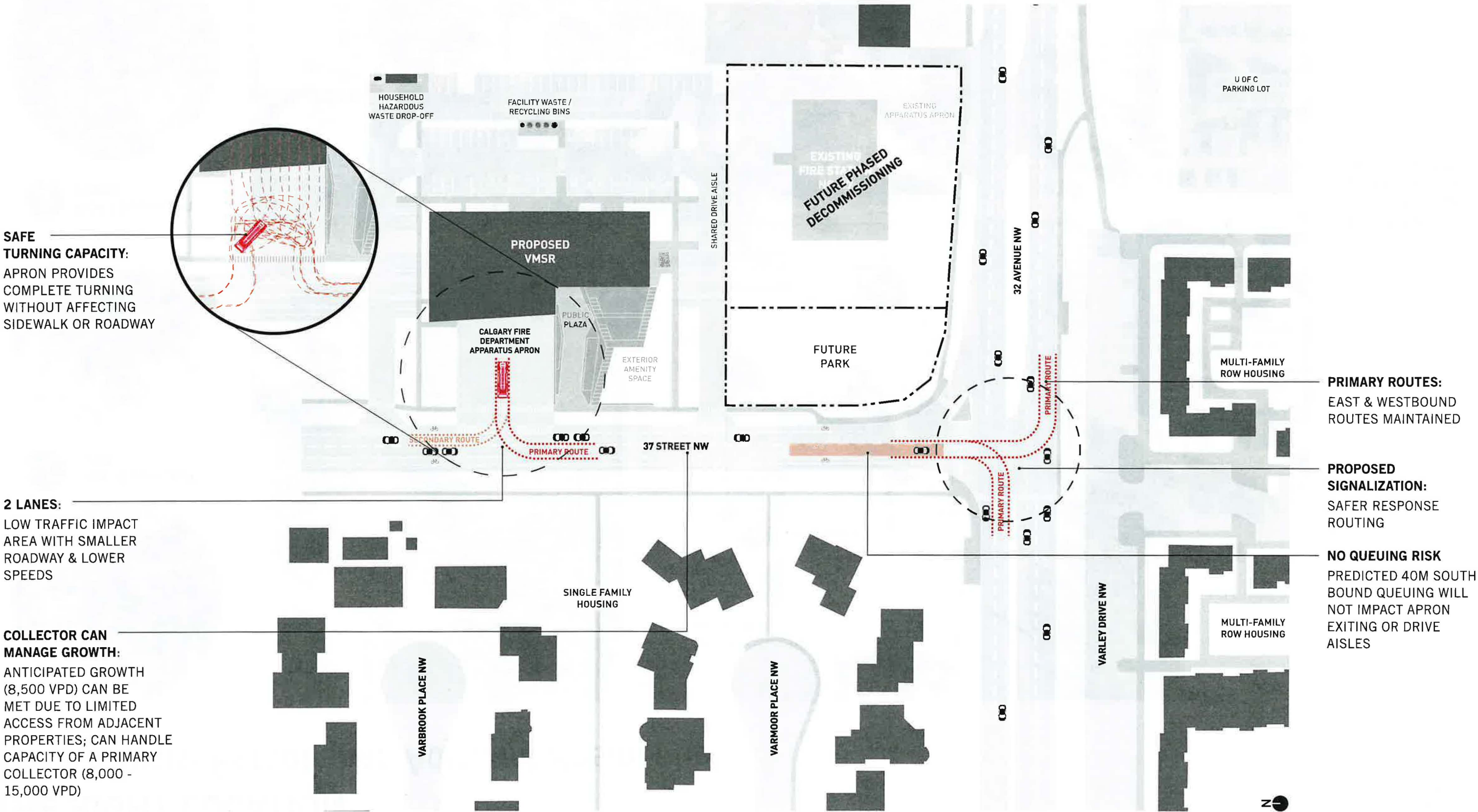
# THE RIGHT LOCATION

## Existing Station Operations + Need for New Site



# THE RIGHT LOCATION

## Proposed Station Operations + Improved Safe Service Delivery





# THE RIGHT LOCATION

## Site Analysis: Established Adjacent Residential



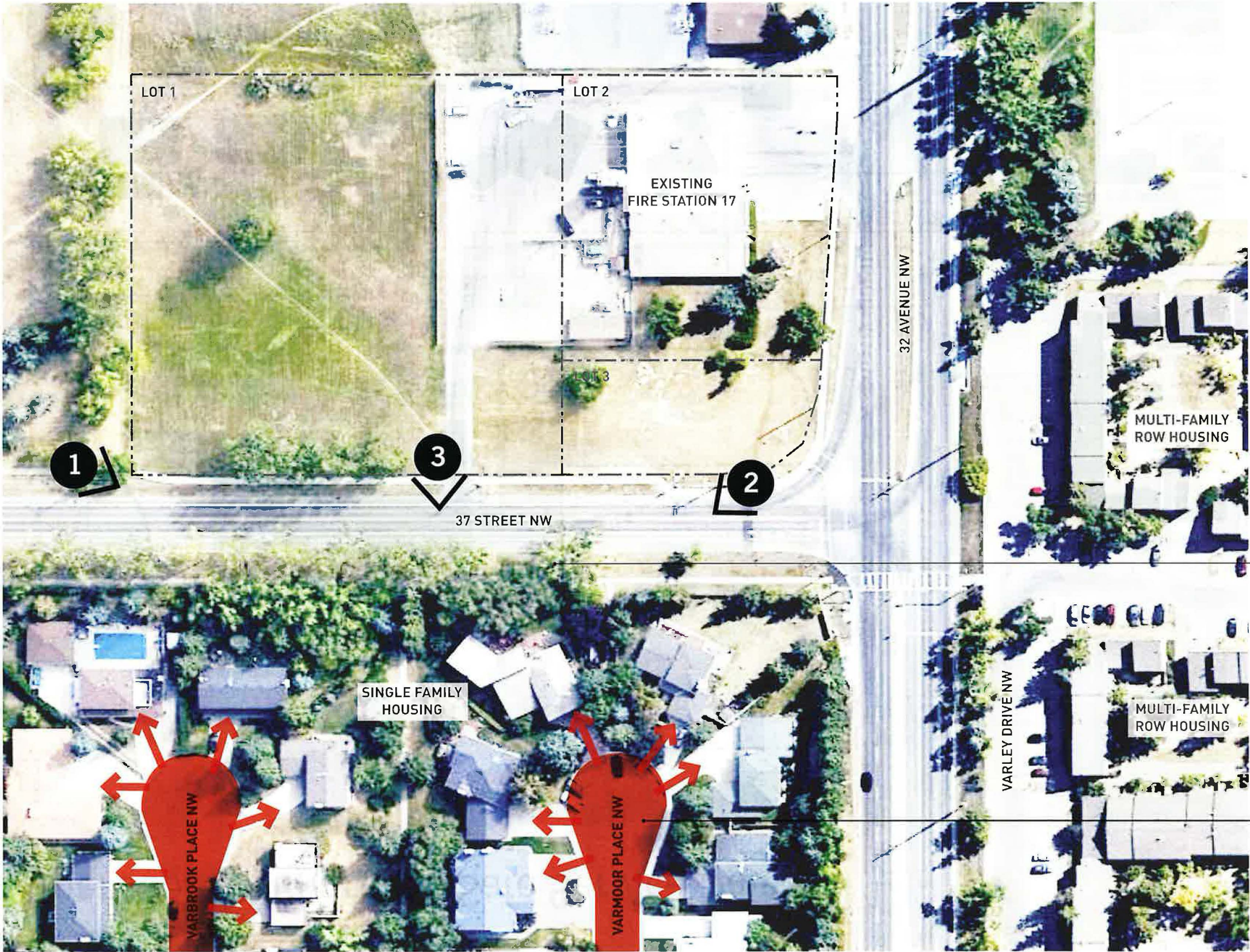
1 VIEW TO ADJACENT HOMES



2 VIEW TO ADJACENT HOMES



3 VIEW TO ADJACENT HOMES



MATURE TREES:  
PRIVACY COVERAGE  
OF CONIFEROUS +  
DECIDUOUS TREES

REAR FACING:  
ADJACENT HOMES DO  
NOT HAVE VEHICLE  
ACCESS FROM 37 ST NW



# DELIVERING INTEGRATED FACILITIES

SLIDE 23

## Citizen Focused Facilities to Serve Communities Better

### WHAT IS THE ICFP?

In 2015, Council initiated the Integrated Civic Facility Planning (ICFP) program to transform the way the City plans and delivers facilities. The ICFP encourages City sites to be built with multiple purposes in mind, enabling greater consistency and accountability while increasing efficiencies, partnership, innovation and investment.

### VMSR GOALS UNDER THE ICFP

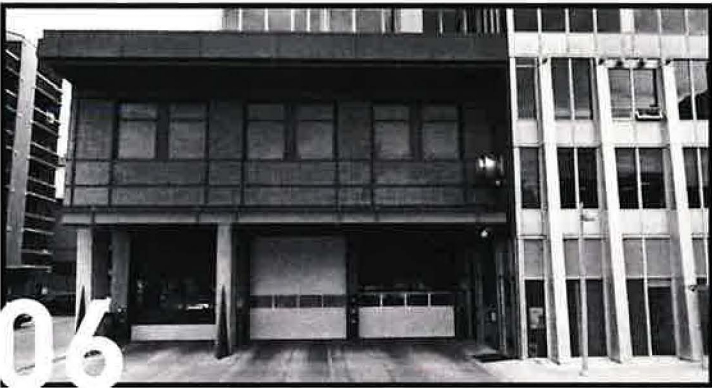
- 1 Reduce duplication of physical space
- 2 Efficient use of land
- 3 Optimize capital and operational dollars
- 4 Cooperative and innovative delivery of facilities and services
- 5 Enhance service delivery to citizens
- 6 Align with the goals of the Municipal Development Plan







**05**  
VANCOUVER FIRE HALL  
3090 E 54 AVE, VANCOUVER BC



**06**  
EAU CLAIRE FIRE STATION  
360 8 ST SW, CALGARY AB



**42**  
TUSCANY FIRE STATION  
275 TUSCANY WAY NW, CALGARY AB



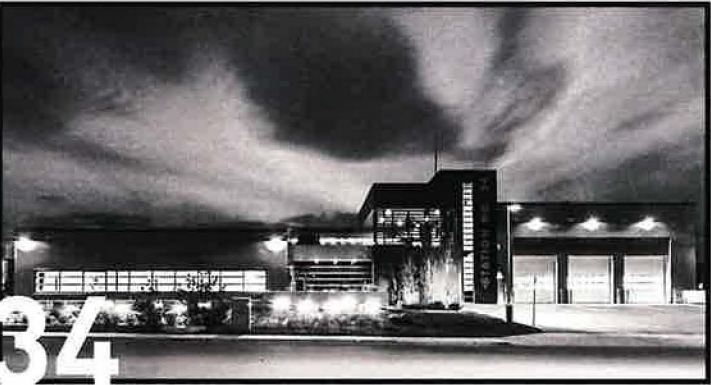
**44**  
SETON MULTI  
SERVICE FACILITY  
3790 SETON DR SE, CALGARY AB



**39**  
DOUGLAS GLEN FIRE STATION  
4199 114 AVE SE, CALGARY AB



**32**  
SADDLE RIDGE FIRE STATION  
800 SADDLETOWNE CIR NE, CALGARY AB



**34**  
ROYAL VISTA FIRE STATION  
16 ROYAL VISTA WAY NW, CALGARY AB



**30**  
MCKENZIE TOWNE FIRE STATION  
6 MCKENZIE TOWNE GATE, CALGARY AB



**19**  
MIRAMAR FIRE STATION AND  
MULTI-USE SERVICE CENTER  
MIRAMAR, FLORIDA, USA



**209**  
CITY OF ALEXANDRIA FIRE  
STATION  
800 MAIN LINE BLVD, ALEXANDRIA, USA



**01**  
PROPOSED VICTORIA FIRE STATION  
HEADQUARTERS REPLACEMENT  
1025 JOHNSON ST., VICTORIA, BC



**VMSR**  
VARSITY MULTI-SERVICE  
REDEVELOPMENT  
3740 32 AVE NW, CALGARY AB



FIRE



HOUSING



COMMUNITY SPACE



DAY CARE



POLICE



CORPORATE



BYLAW



RETAIL



PARKS

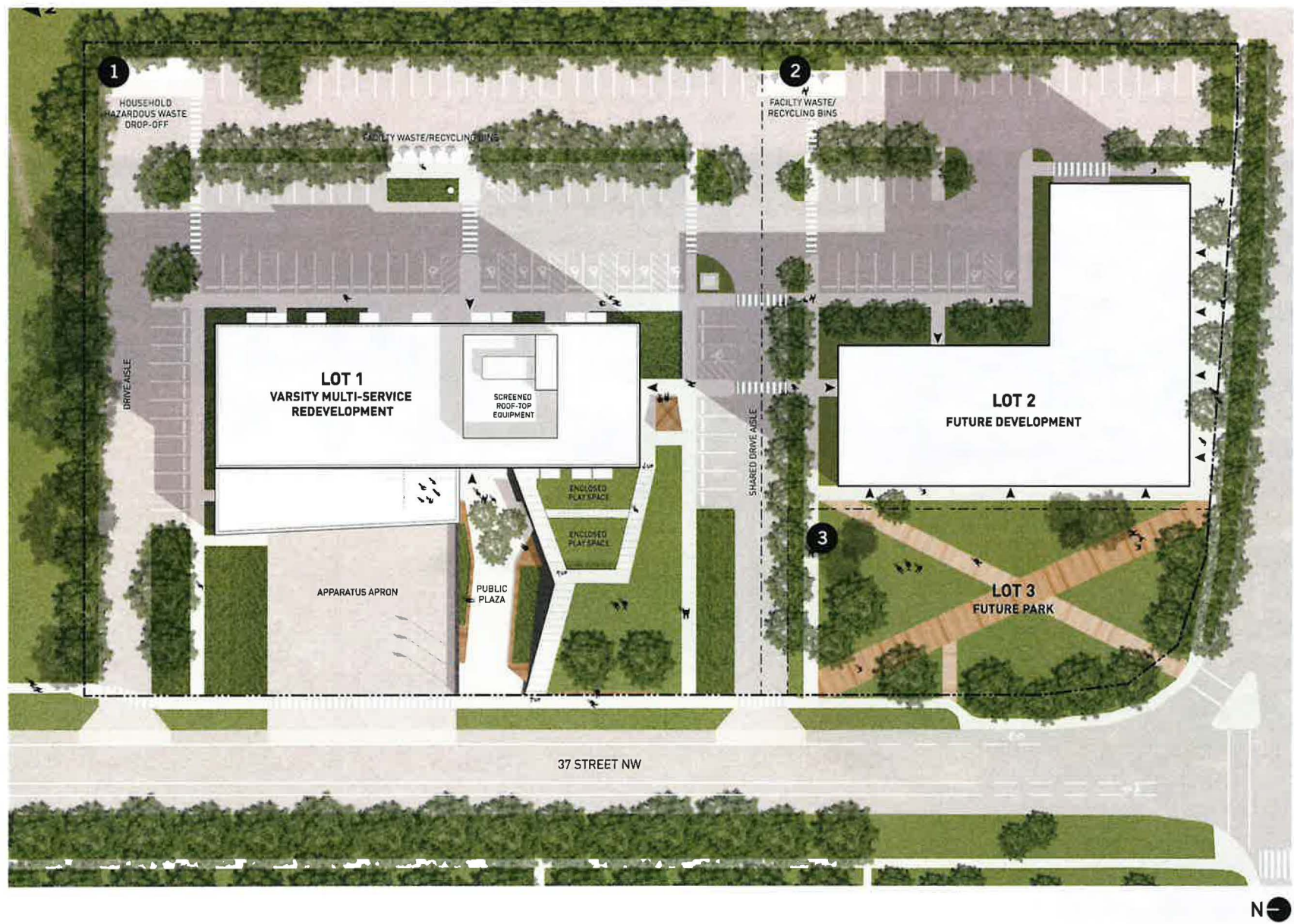


HOUSEHOLD HAZARDOUS  
WASTE DROP-OFF



# THE FUTURE PLAN

## A Catalyst for Community-Centric Development



- 1 **AN INTEGRATED MULTI-SERVICE FACILITY:**  
To better serve the citizens of Calgary
- 2 **A FUTURE STREET-ORIENTED DEVELOPMENT:**  
A community destination with amenities
- 3 **A FUTURE PUBLIC PARK:**  
To support healthy living & community recreation







**BACKDROP:** Durable, high quality, unified - a background for life to take place



**B1** BRICK PODIUM

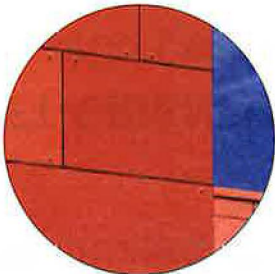


**B2** FIBRE CEMENT BOARD CLADDING

**ANIMATION:** Moments that create unique sense of place



**A1** TERRA-COTTA CLADDING + SOFFIT



**A2** HIGH PRESSURE LAMINATE PANELS



**A2** HIT & MISS BRICK FEATURE



**A4** WOOD CLAD LINEAR SEATING



**A5** COLOURED ANODIZED WINDOW FRAMES





NORTH ELEVATION



EAST ELEVATION

HOUSING  
4 STORIES  
21.8m

FIRE STATION  
2 STORIES  
8m



SOUTH ELEVATION

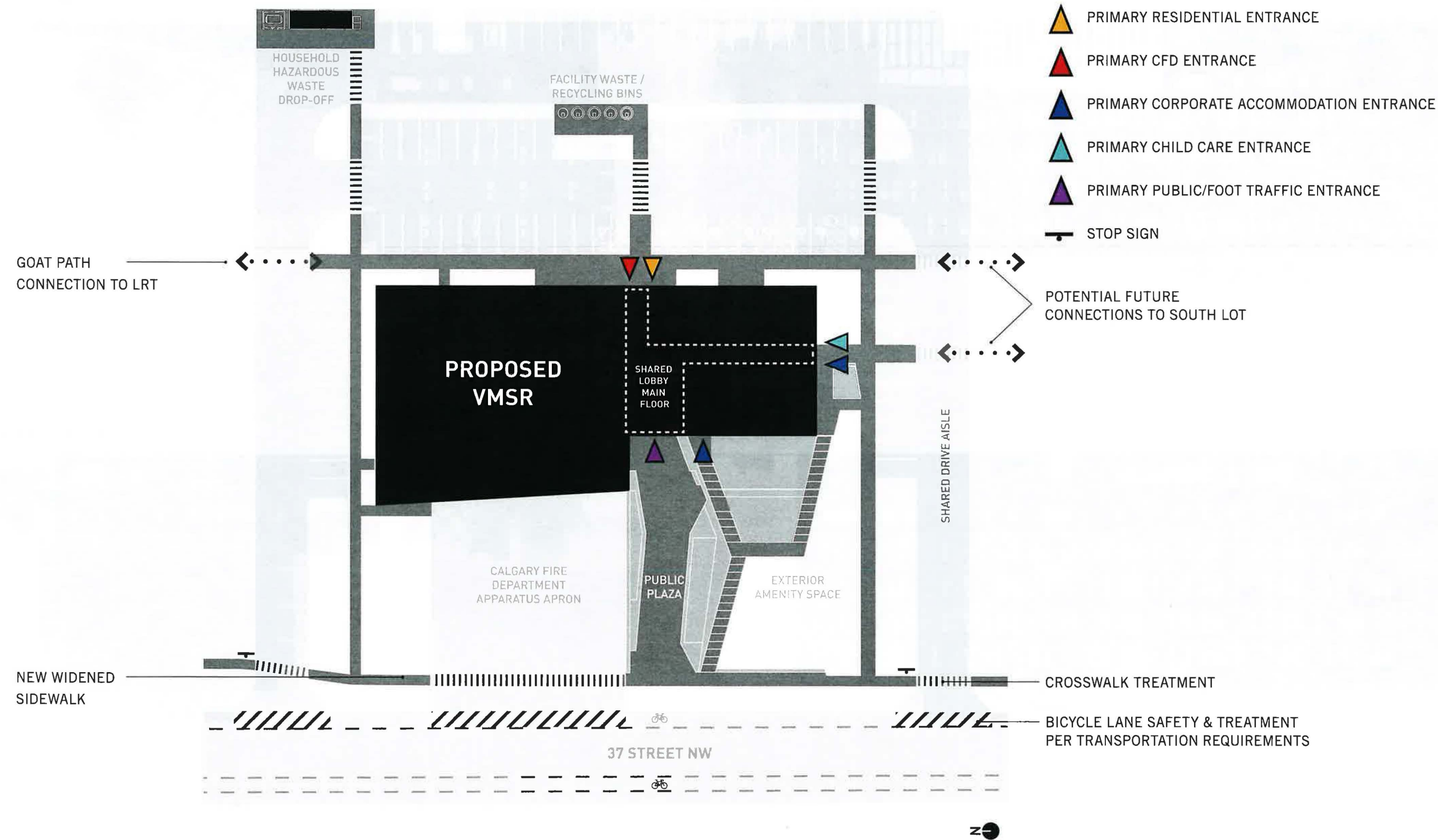


WEST ELEVATION

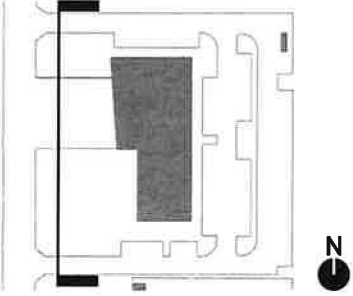
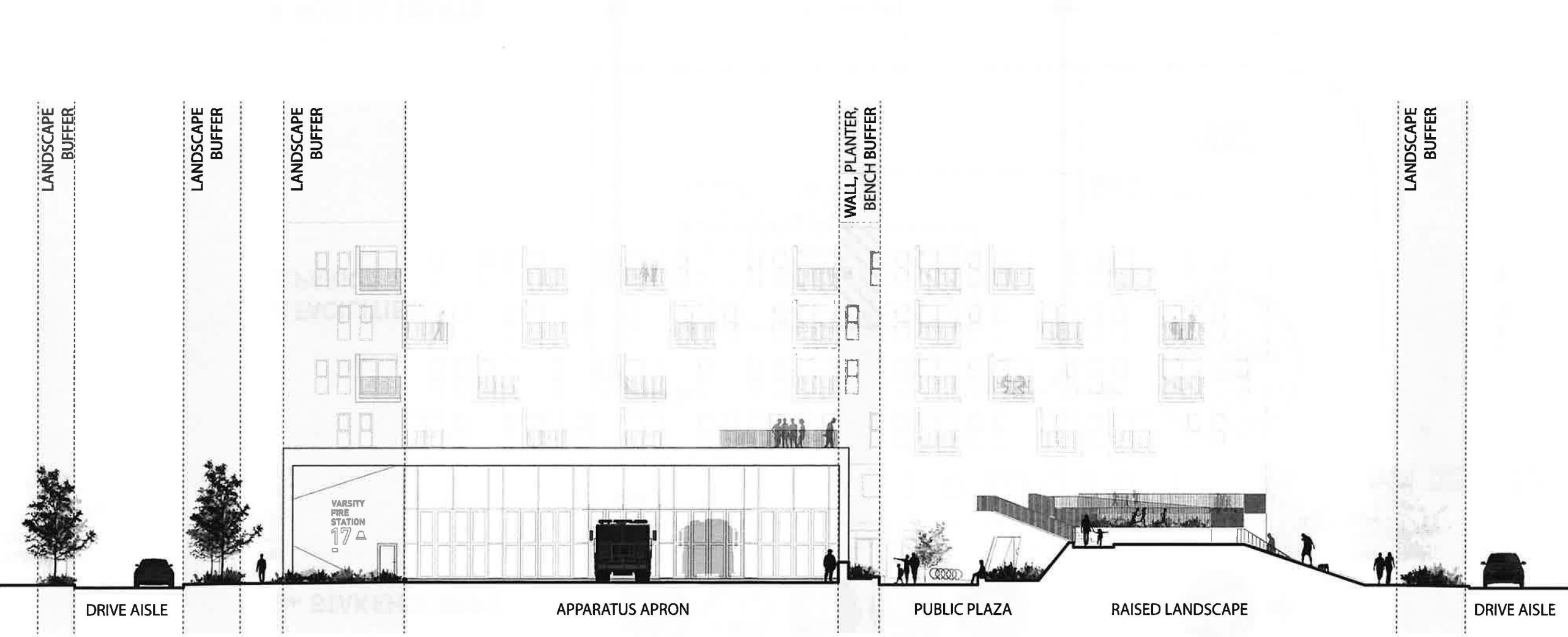
HOUSING  
4 STORIES  
21.8m

FIRE STATION  
2 STORIES  
8m



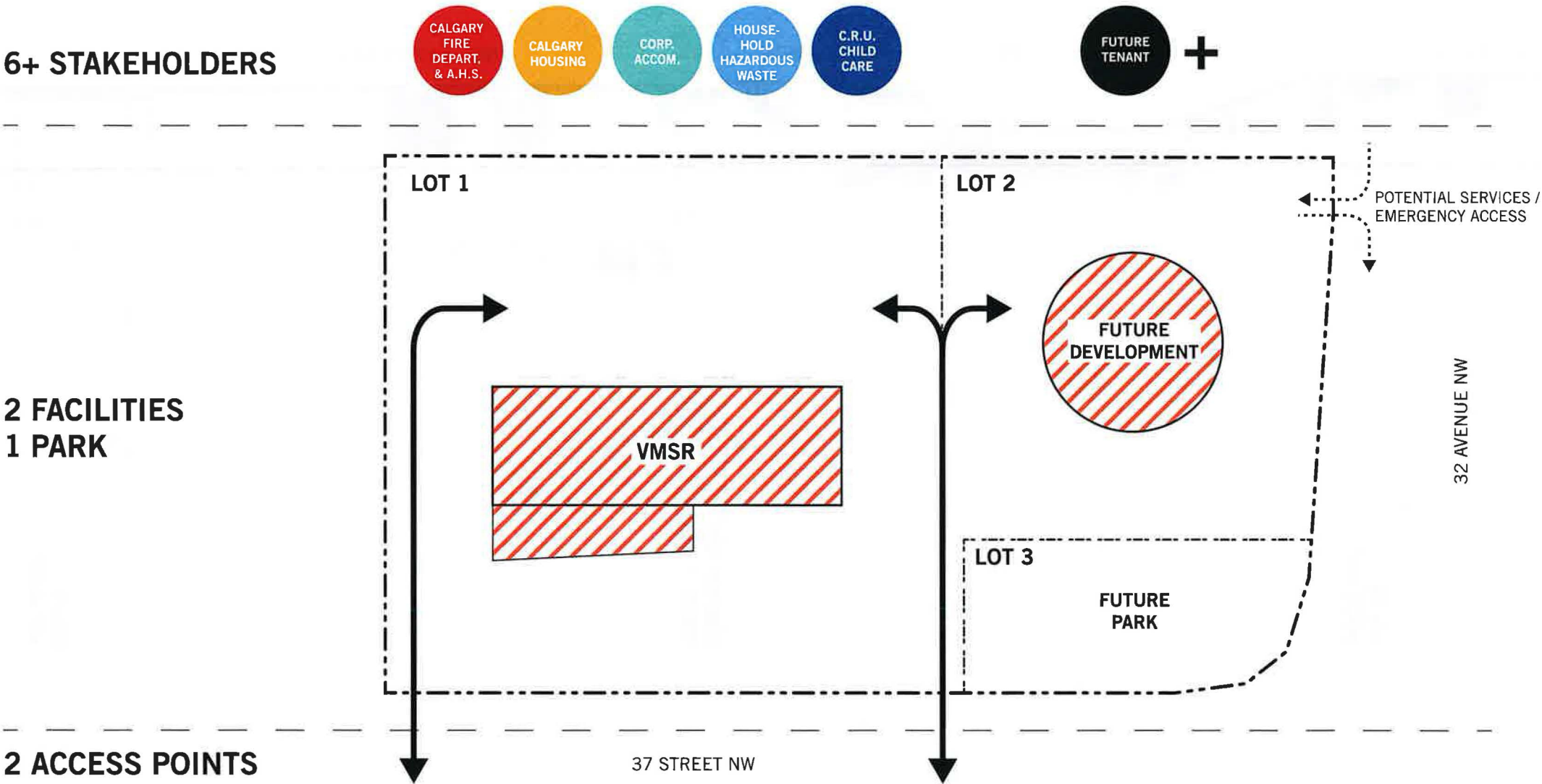




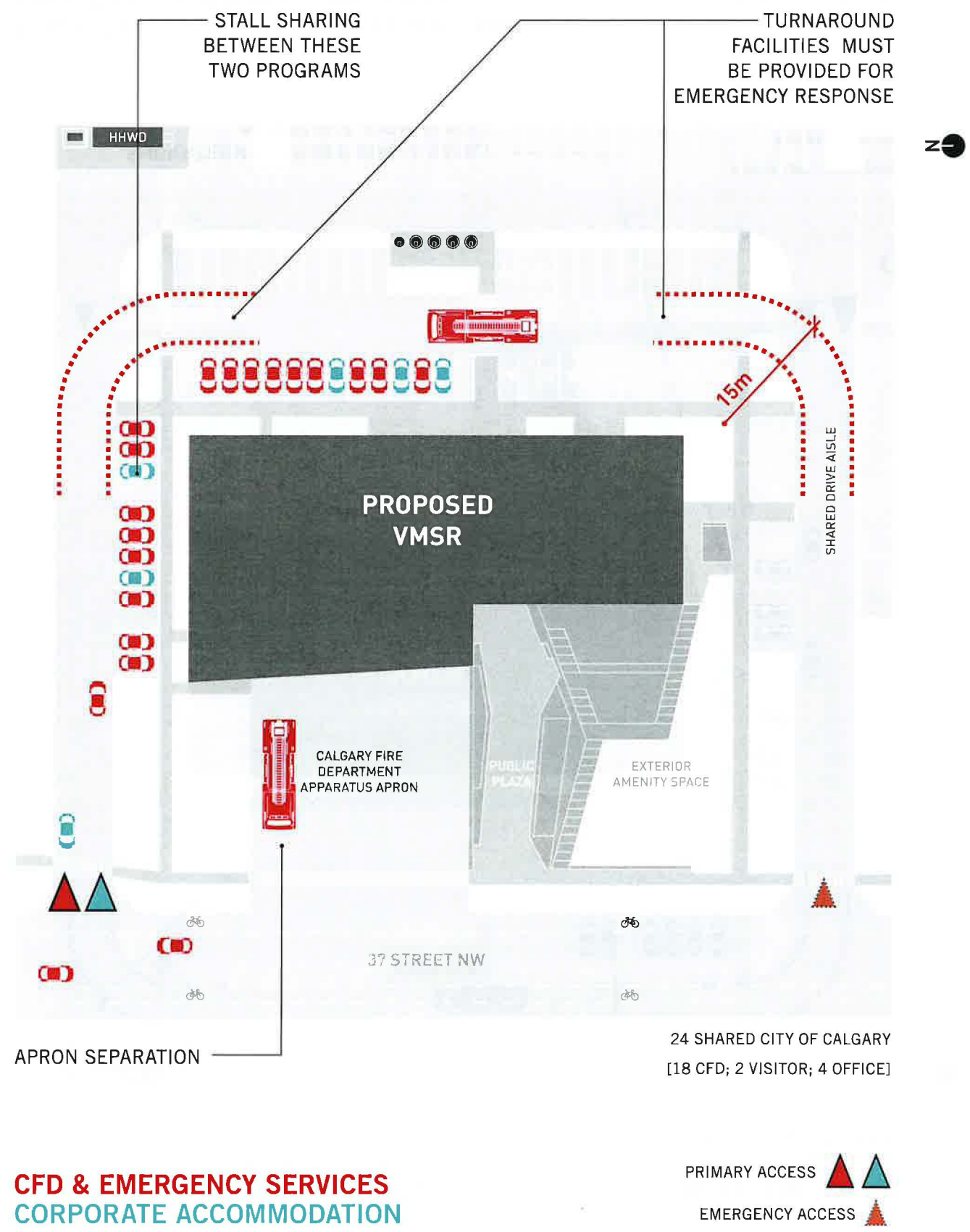
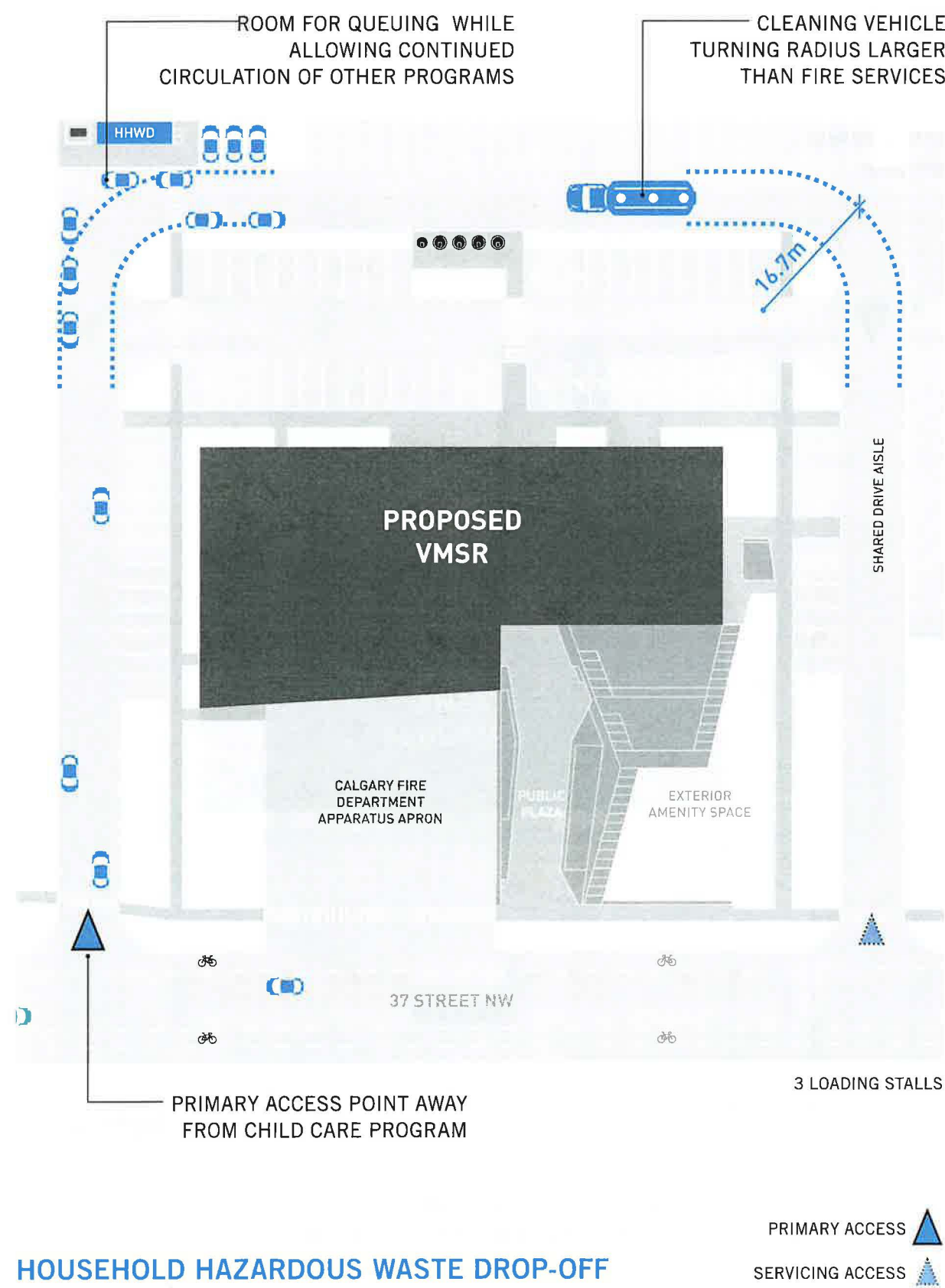


WEST SITE SECTION

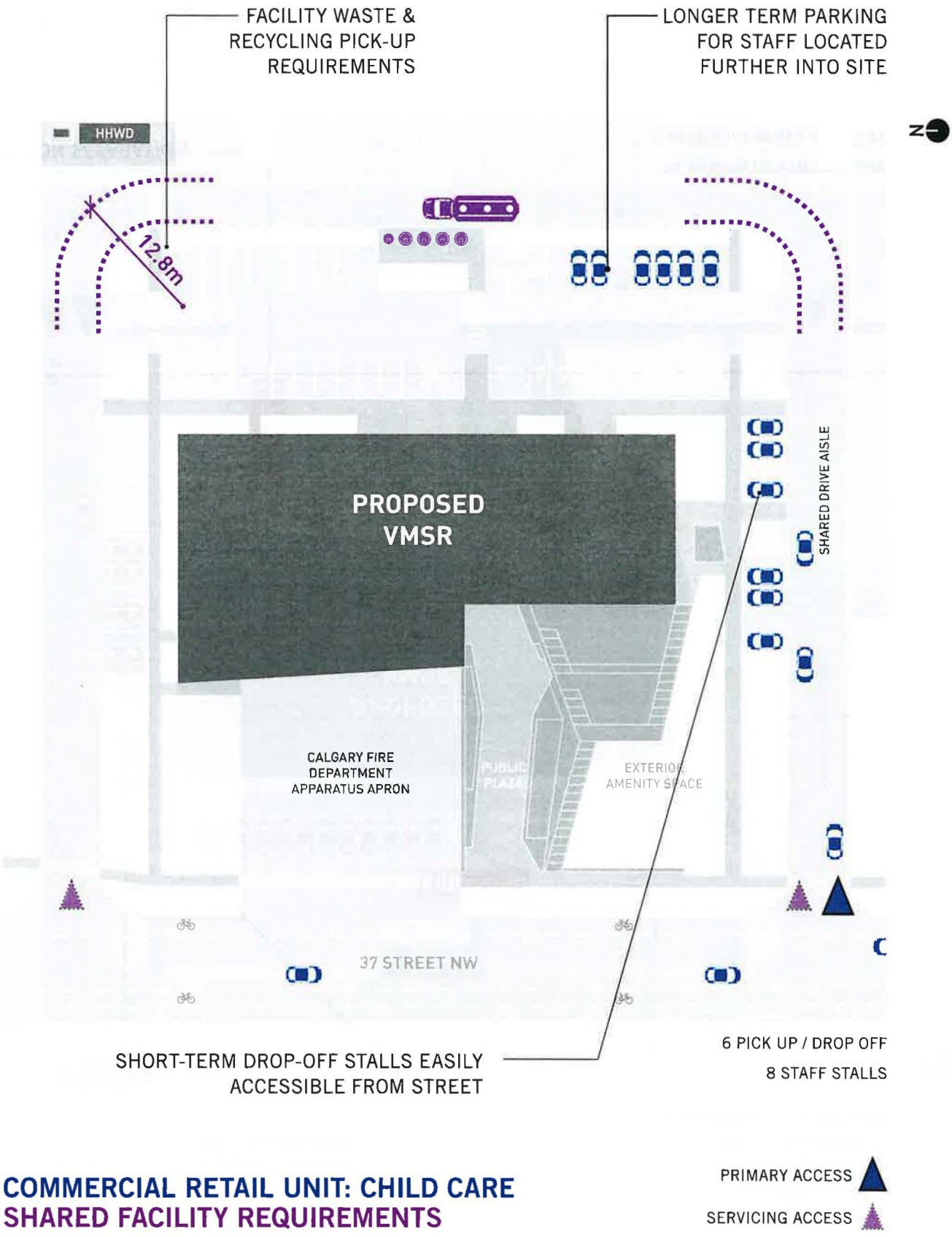
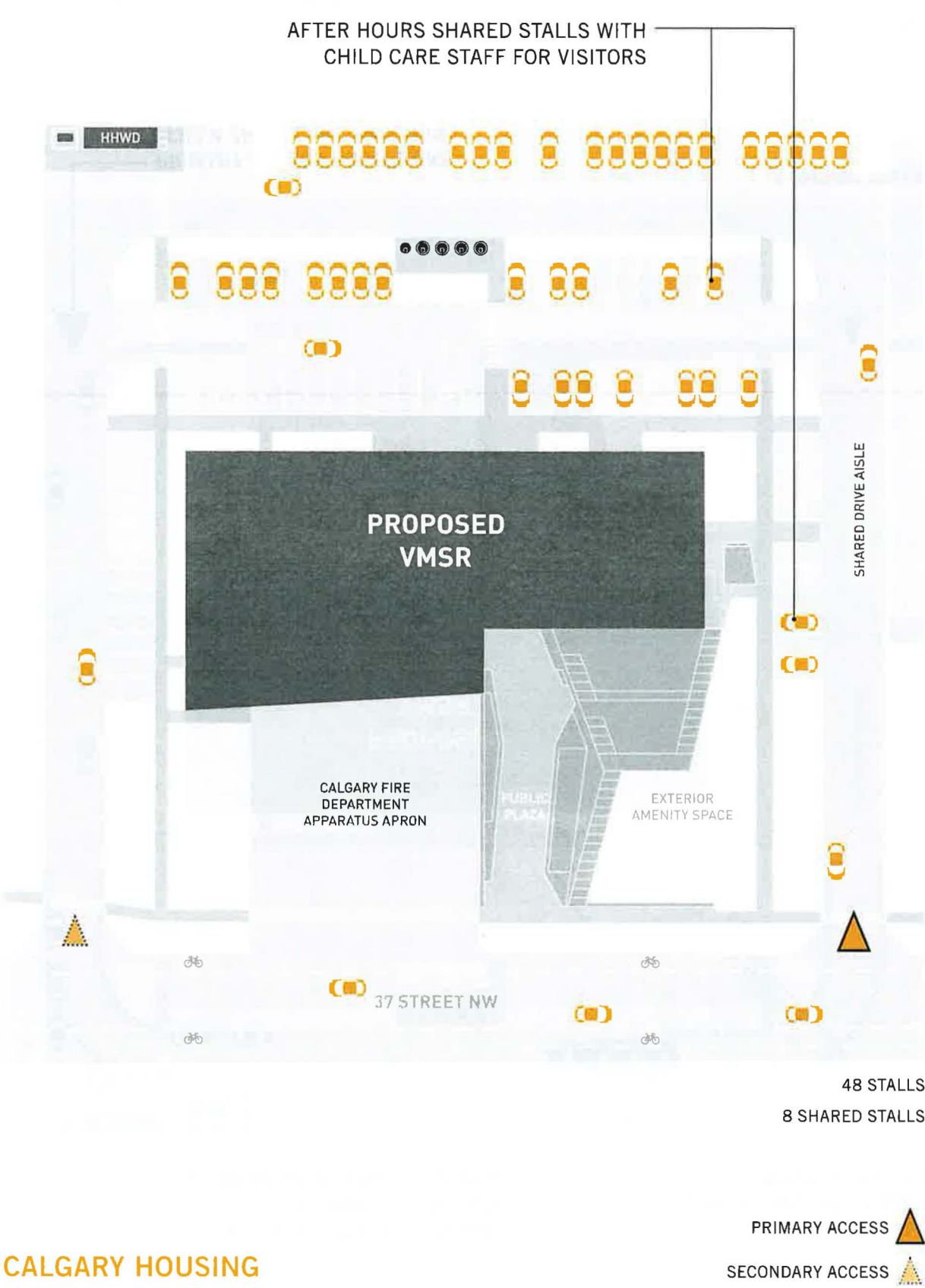




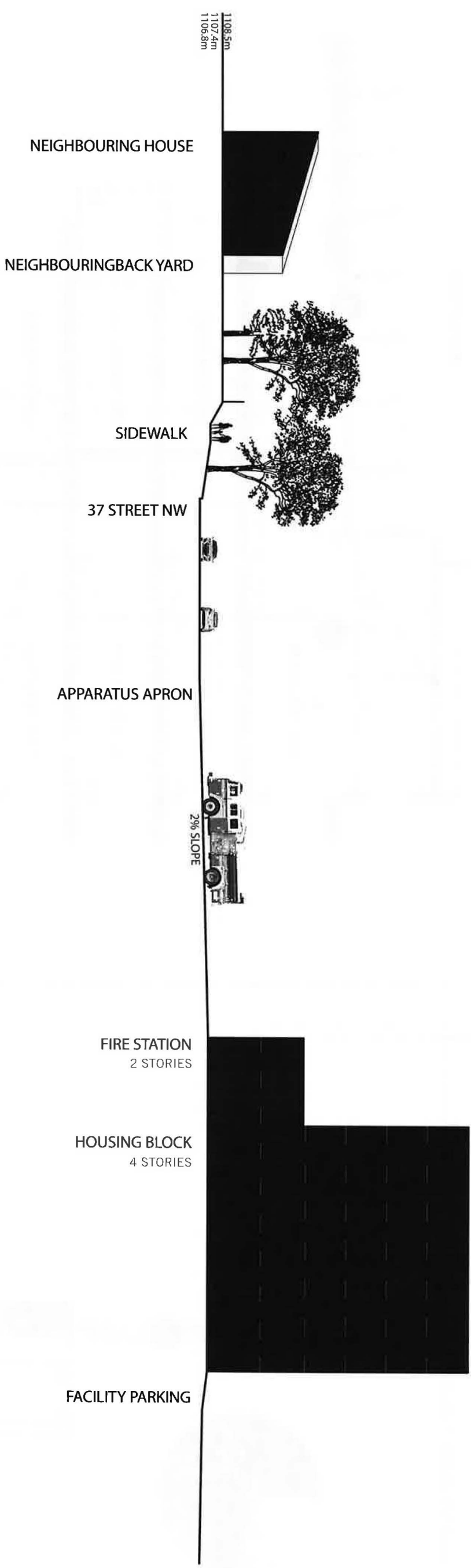




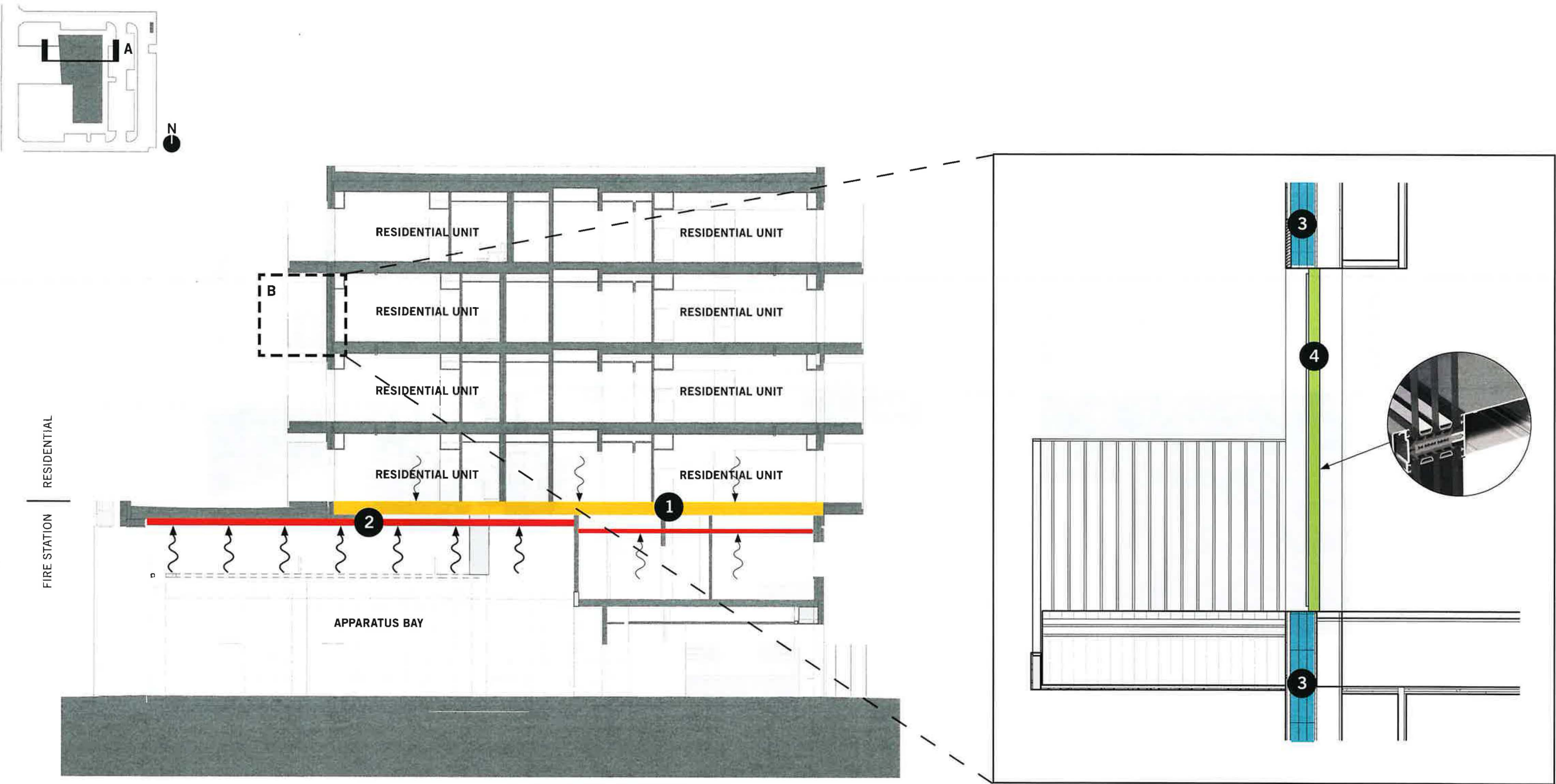






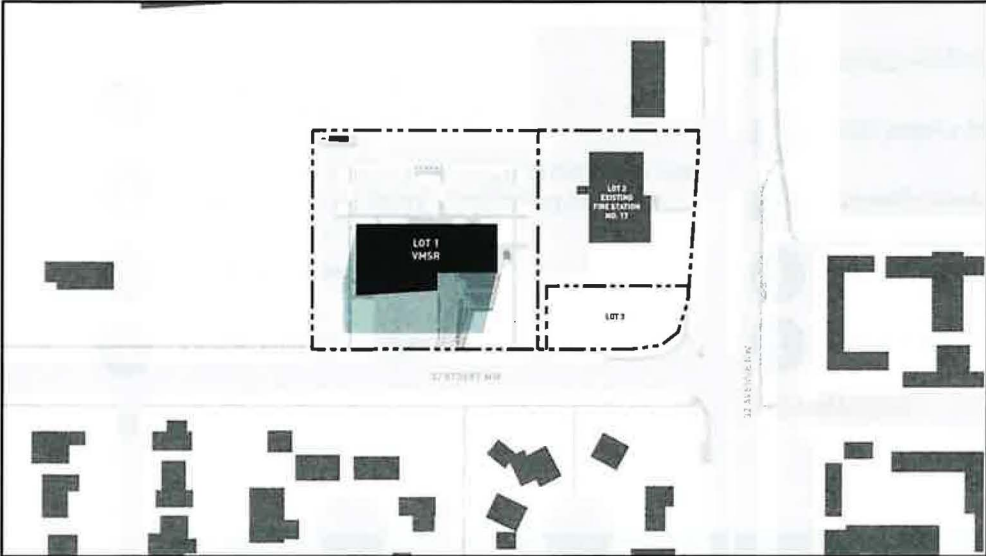




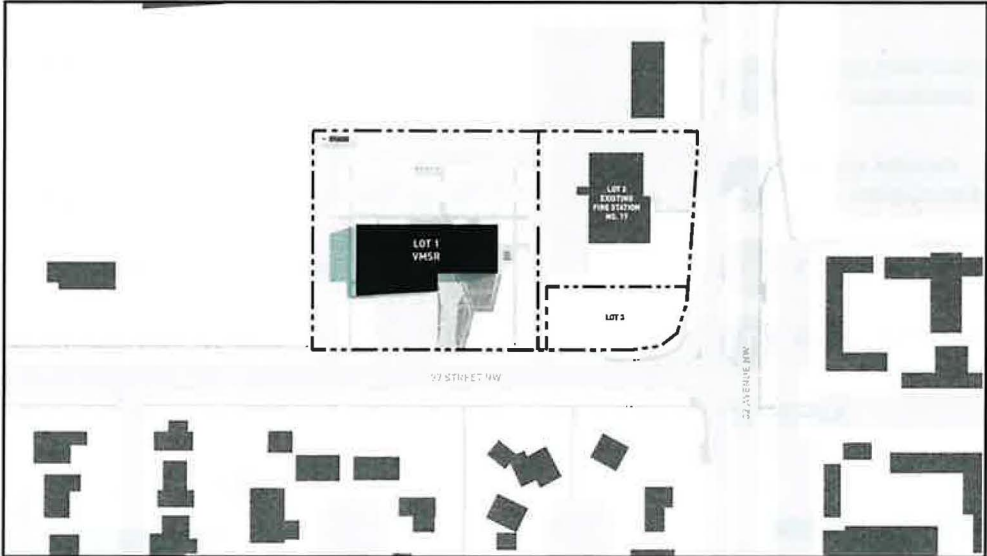




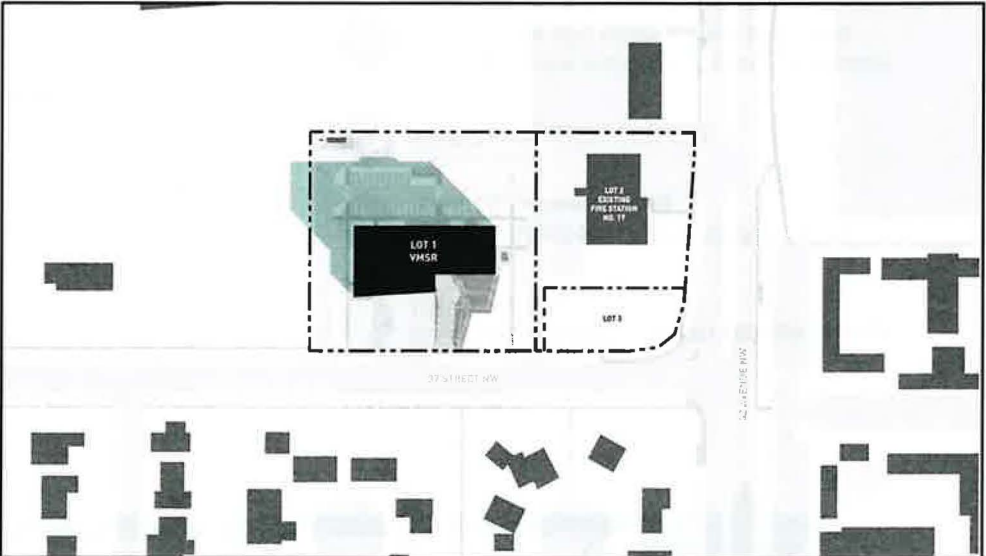
SHADOW CONSIDERATIONS



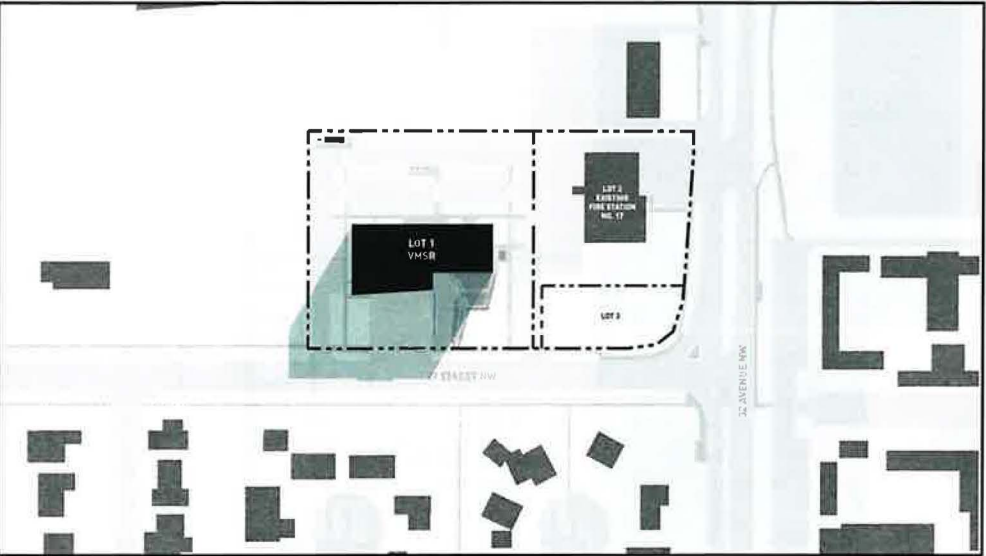
JUNE 21 - 9:00AM



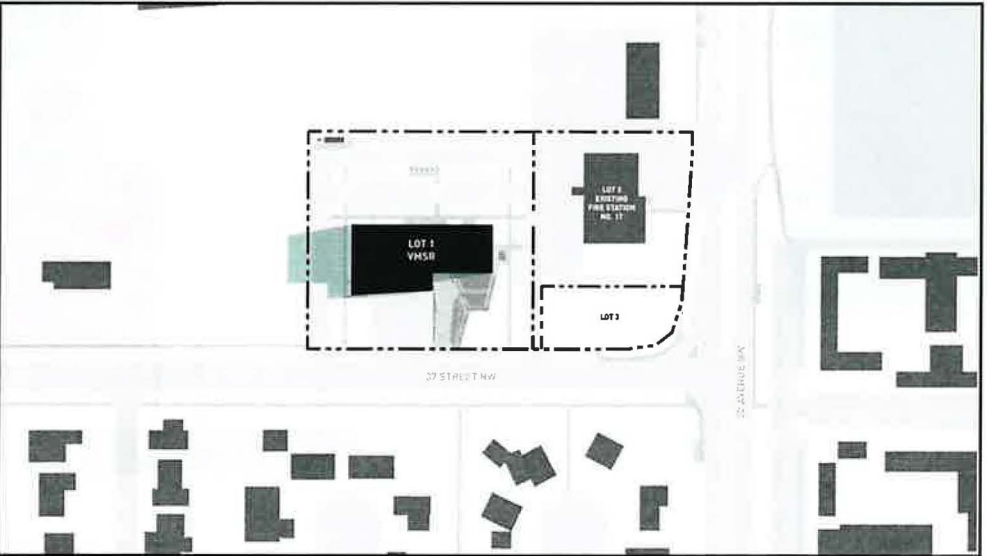
JUNE 21 - 12:00PM



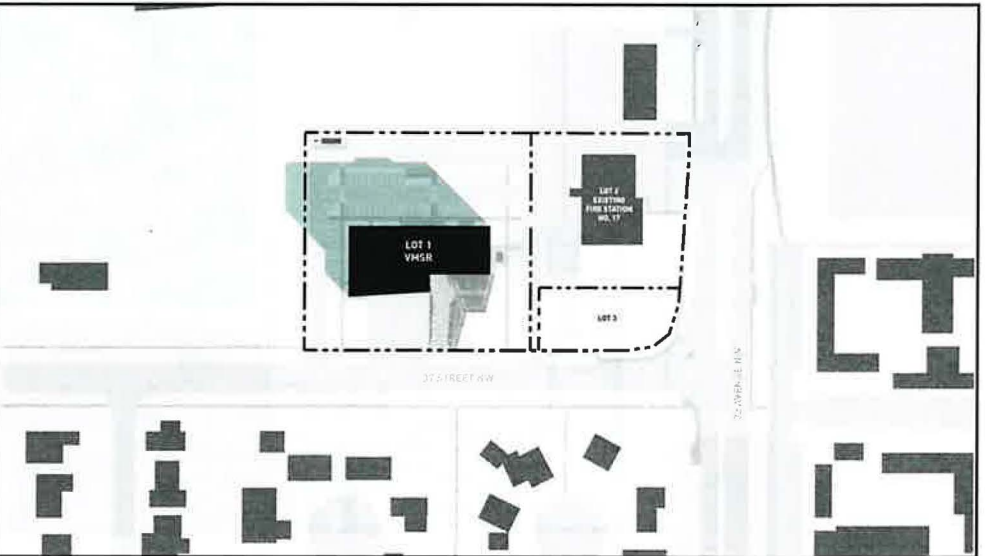
JUNE 21 - 3:00PM



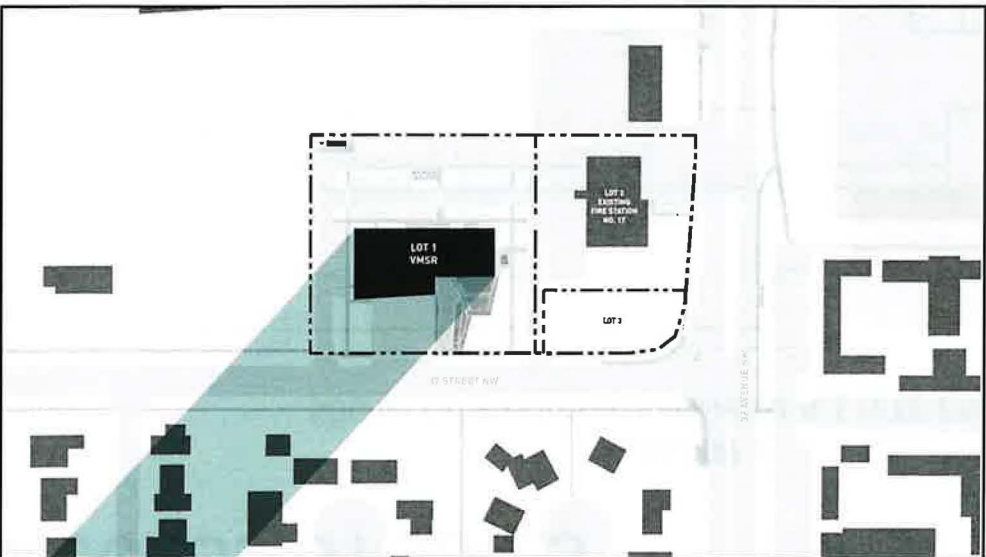
SEPTEMBER 21 - 9:00AM



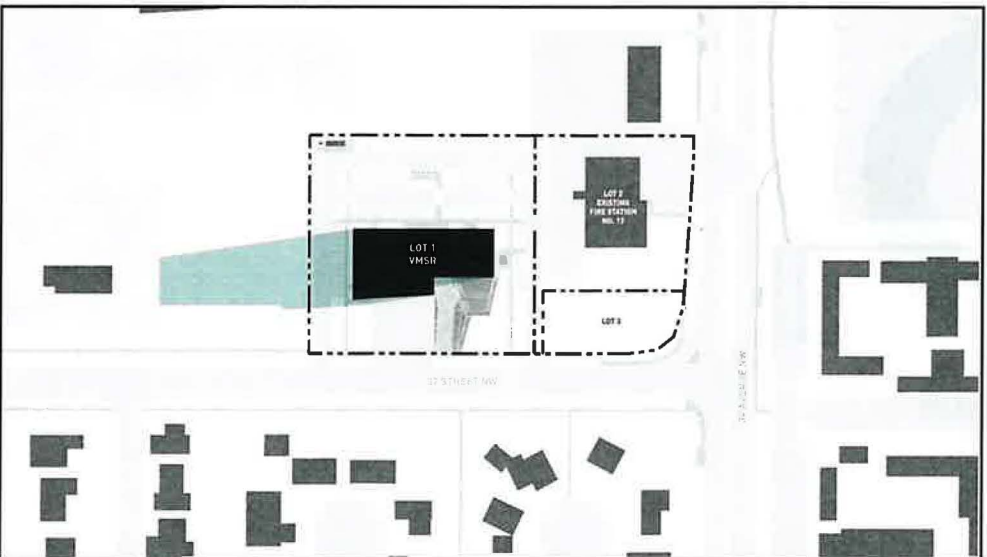
SEPTEMBER 21 - 12:00PM



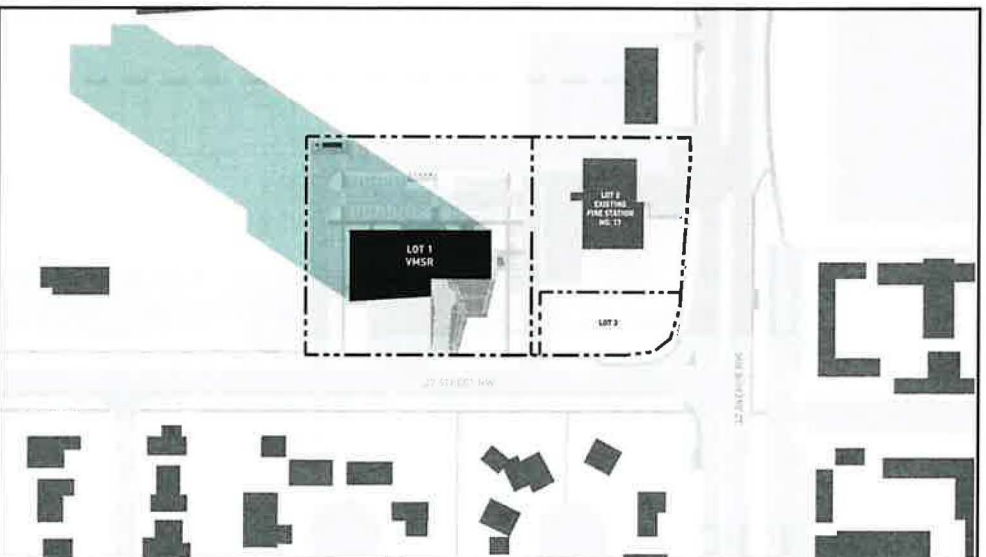
SEPTEMBER 21 - 3:00PM



DECEMBER 21 - 9:00AM



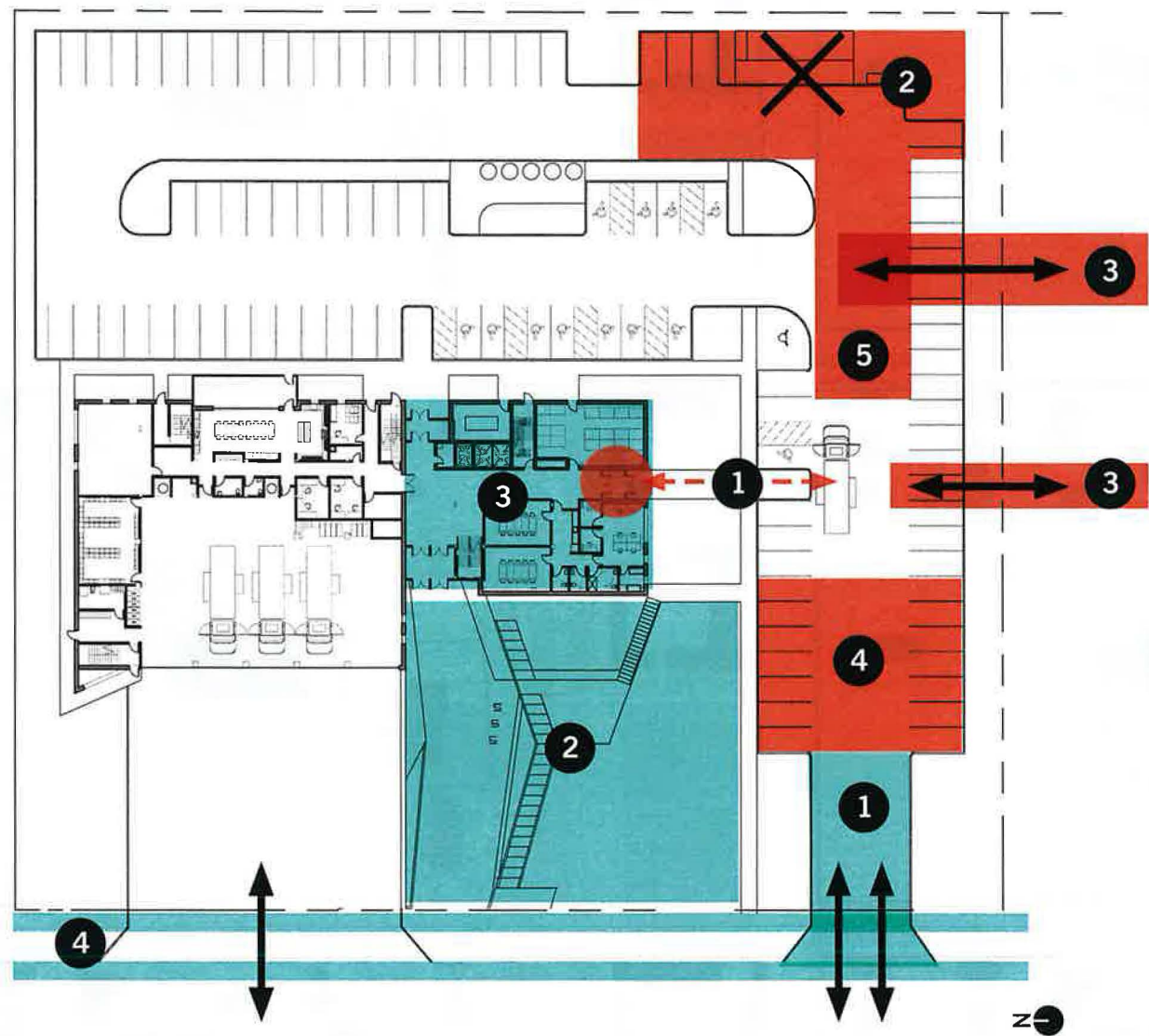
DECEMBER 21 - 12:00PM



DECEMBER 21 - 3:00PM



STUDY 1  
SOUTH COMMERCIAL PROGRAM & 1 SITE ENTRANCE



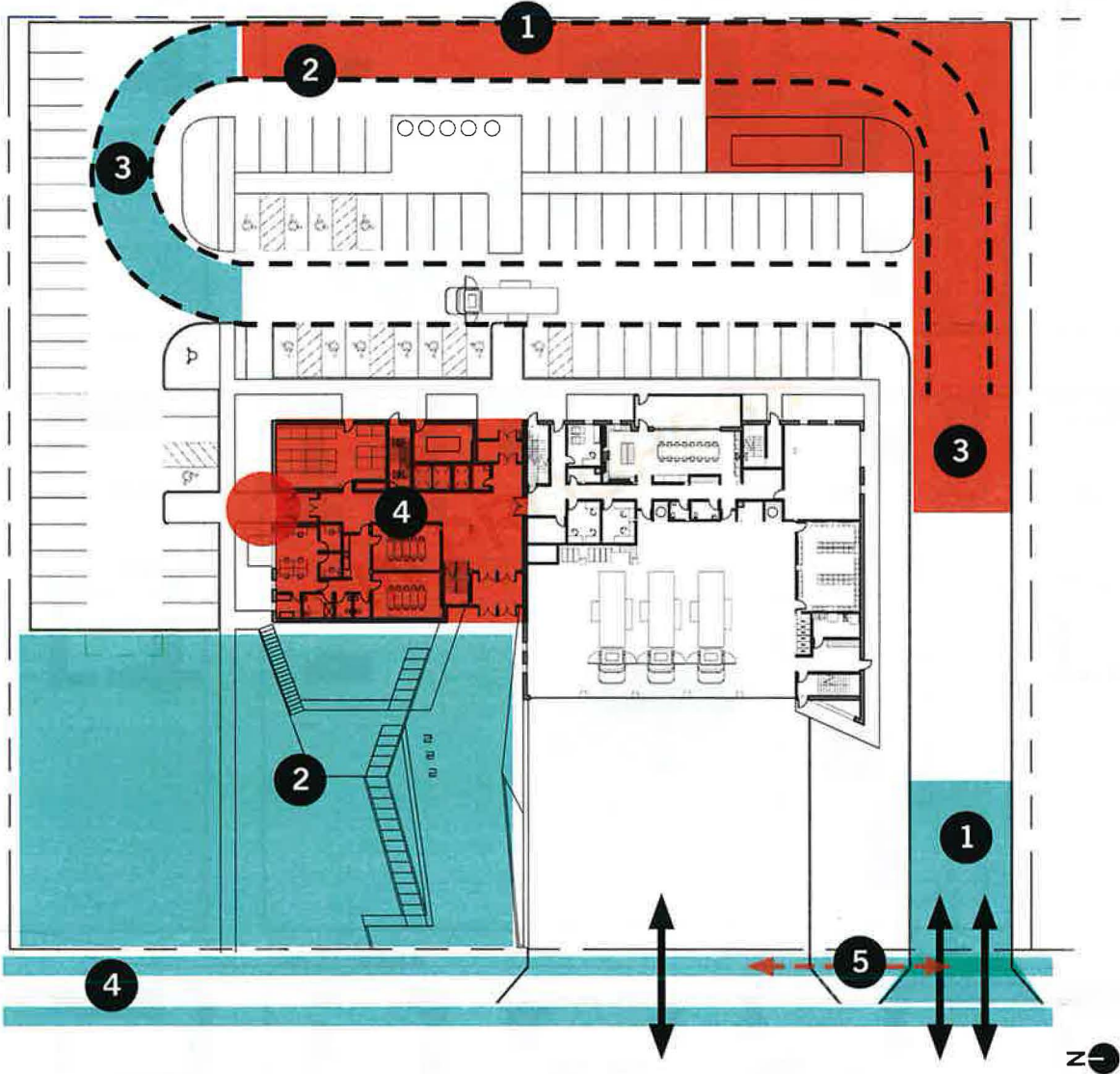
BENEFITS

- 1 Shared south drive aisle
- 2 Larger green amenity
- 3 High visibility for south commercial entrance and potential connections with future south site
- 4 Less interrupted sidewalk & bicycle lane crossings

LIMITATIONS

- 1 Fire truck access route requirements not met
- 2 No turn around capacity for HHWD service vehicle
- 3 Missing connection to south site
- 4 Less hidden parking
- 5 HHWD congestion concerns

STUDY 2  
NORTH COMMERCIAL PROGRAM & 1 SITE ENTRANCE



BENEFITS

- 1 Shared south drive aisle
- 2 Larger green amenity
- 3 Turn requirements can be met for emergency and HHWD vehicles
- 4 Less interrupted sidewalk & bicycle lane crossings

LIMITATIONS

- 1 Drive aisle required in south setback to meet HHWD turning
- 2 Parking reduction (-7 after UDRP revisions) required to meet turning
- 3 HHWD congestion concerns
- 4 Public program missing potential connection to south site and south entrance not well accessed
- 5 Close vehicle curb cuts