

# Community Association Response



June 15, 2021

Circulation Control & Courtney Stengel, File Manager  
Planning & Development  
City of Calgary

Re: DP2019-6254 & LOC2019-0189 – Fire Station #17, 3740 – 32 Avenue N.W.

Dear Ms. Stengel & the Development Permit Circulation Team:

The Varsity Community Association would like to offer the following comments regarding the latest development permit drawing package for DP2019-6254 received in May 2021. We also have 2 comments regarding the proposed Direct Control District LOC2019-0189. Before delving into the details of the drawings, the Community Association would offer the following broader set of comments for you to consider.

1. The applicant has undertaken a complete re-visioning of the project that has resulted in a much improved proposal and we are very appreciative of those extra efforts.
2. The creation of a friendly, child supportive residential project that fits into the community is a major improvement from the previous proposal.
3. Access to the new fire hall remaining on 32 Avenue and reduction of access points onto 37 Street is a significant improvement and will create a safer pedestrian and bicycle environment on 37 Street.
4. The creation of new open space and the use of a second-floor roof top for play areas for a day care provides a unique and thoughtful use of space that separate fire hall uses from the residential uses.

We have the following detailed comments regarding the submitted drawings.

1. DP-001: The 88 parking stalls provided is above the minimum land use bylaw requirement of 75. The reallocation of spaces by reducing the minimum required for the residential component and providing extra for the day care and firefighters is a logical and reasonable solution. The Community Association supports the approach to parking.
2. L-01: The planting scheme is difficult to interpret. The five trees in front of the residential building appear to be American Elm. The Community Association would request that the elms be replaced with either the crab apple or mountain ash species already identified in the planting schedule as they will add colour, bloom earlier, and provide a better autumn landscape. Coniferous trees could also be planted.

*Continued on Page 2*

---

Varsity Community Association 4303 Varsity Drive NW Calgary, AB T3A 0Z7 403-288-9001 [www.vccalgary.com](http://www.vccalgary.com)



DP2019-6254 & LOC2019-1089 - June 15, 2021

Page 2

Lastly, we wish to share some comments regarding the re-zoning of the properties which will be part of the Council package and should be reviewed by the Calgary Planning Commission. The Community Association would ask that the applicant or the Approving Authority make two changes to the land use amendment at this point in time.

1. The proposed Direct Control District (LOC2019-0189) based on the MX-2 District allowed for a 23 metre height which was in line with the previous proposal. The MX-2 District calls for a maximum of 16 metres for height, which is appropriate for this project. It is requested that the DC be amended to reduce the height maximum to 16 metres. It is suggested that the reduction in height will not require the bylaw to be re-advertised and can be done with no impact on timing or cost for the project.
2. The plans also call for a portion of the site to become MU-1 but the current proposal has suggested the full southern portion of the site become park and open space. It is requested that the MU-1 site be abandoned and the existing land use of S-URP remain in place. Should the applicant wish to proceed with starting a new land use amendment for that site to S-SPR, the Community Association would be supportive, but it also acknowledges that may no longer be required for the remainder of the project to proceed.

In closing, we want to extend our thanks to the applicant and its architects for listening to and working with the community to ensure we have a project that will be truly valued by all.

Yours truly,

Jo Anne Atkins  
Director of Civic Affairs  
Varsity Community Association

c.c. Councillor Ward Sutherland  
Susan Specht, Acting Manager, Building Infrastructure, Facility Management  
Christa Seepish, Project Manager, Building Infrastructure, Facility Management  
Marc Boutin, Architect

---

Varsity Community Association 4303 Varsity Drive NW Calgary, AB T3A 0Z7 403-288-9001 [www.vccalgary.com](http://www.vccalgary.com)