

**Development Permit in Varsity (Ward 01) at 3740 - 32 Avenue NW, DP2019-6254**

**RECOMMENDATION(S):**

Recommend the Development Authority, without having to return to Calgary Planning Commission, APPROVE Development Permit DP2019-6254 of a New: Protective and Emergency Service, Multi-Residential Development, Office, Child Care Service (60 children), Power Generation Facility – Small, Sign – Class B (Fascia Signs - 3), and Sign - Class C (Freestanding Sign - 1) at 3740 – 32 Avenue NW (Plan 1799GC, Block 2, Lot 9), with conditions (Attachment 3), subject to the approval of the land use amendment associated with LOC2019-0189 by Council.

**HIGHLIGHTS**

- This development permit application proposes a new four-storey (15 metres in height) integrated civic facility that has a total of 48 affordable housing units (studio to three bedrooms), a fire station with household hazardous waste drop-off depot, City of Calgary corporate office accommodation, and a child care service for up to 60 children.
- The proposed development aligns with, and advances the goals and policies of, the *Municipal Development Plan* (MDP) by including a mix of compatible uses, increasing housing options in the community, and ensuring high quality design.
- What does this mean to Calgarians? The integrated facility allows for efficient building design and delivery of services, representing the highest and best use by increasing availability of affordable housing units, increasing neighbourhood services, and ensuring the continued safety of neighbouring communities through the ongoing operation of a fire station at this location.
- Why does this matter? Safety is a City of Calgary priority. Additionally, by providing more housing choice within existing developed areas, Calgary may have a more diverse population living in close proximity to existing services and facilities.
- The application is in alignment with the direction given by Council in 2015 to coordinate The City's approach to facility planning, which resulted in the Integrated Civic Facilities Planning (ICFP) Program. In 2018 July 30, through UCS2018-0525, the Corporate Facility Planning & Delivery Policy was adopted by Council.
- The application will qualify for LEED Silver and WELL Silver targets, and strongly demonstrates alignment with the *Climate Resilience Strategy*.
- Council withheld second and third reading for the associated land use redesignation (LOC2019-0189) on 2020 October 05 until the development permit could be re-presented to Calgary Planning Commission (CPC) for conditional approval.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

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**DISCUSSION**

This development permit application was submitted by the Marc Boutin Architectural Collaborative Inc (MBAC) on behalf of the landowner, The City of Calgary, on 2019 December 06. It was presented to CPC at the 2020 September 03 meeting where the item was referred back to Administration to review the following six items:

- access/egress conditions;
- separation between the residential and commercial/fire uses;
- integration with surrounding streets, pathways, and fire truck operations;
- access conditions on 37 Street NW;
- mechanisms for fire truck exit safety; and
- explore opportunities for improved signal control at the intersection of 37 Street NW and 32 Avenue NW.

At the 2021 March 18 CPC meeting, CPC approved a deferral request for CPC2020-0927 to return to CPC no later than 2021 August 05 (CPC2021-0337).

A land use amendment application (LOC2019-0189 / CPC2020-0926) was also submitted by the applicant on 2019 December 06 and reviewed at the 2020 September 03 CPC meeting and the 2020 October 05 Combined Meeting of Council. Proposed Bylaw 130D2020 received first reading only, withholding second and third readings until the matters identified by CPC have been resolved, and conditional approval from CPC has been received. Administration was directed to continue to resolve comprehensive land use matters, including continued work with Transportation Planning to consider amending egress away from 37 Street NW and onto 32 Avenue NW.

The following changes have been made in response to the direction from CPC and Council:

- Building height has been reduced from six storeys (22 metres) to four storeys (15 metres) along 37 Street NW;
- The protective and emergency services component has shifted to the eastern portion of the site, allowing emergency vehicles to enter and exit from 32 Avenue NW;
- Curb cuts along 37 Street NW have been reduced from three to one;
- The orientation of the building allows for a courtyard amenity space at ground level as well as rooftop amenity space;
- The central portion of the building, containing the corporate office space and child care service, separates the emergency services from the housing units; and
- The southern portion of the site has been re-configured to remove the future mixed-use portion and provide an enhanced park space option for future development to provide a better amenity area for residents.

The proposal conforms to the relevant policies of the MDP and the *South Shaganappi Communities Area Plan* (SSCAP).

As part of the review process, this resubmission was reviewed by the Urban Design Review Panel (UDRP) on 2021 May 12. Comments from UDRP are included as Attachment 7.

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Administration is seeking review and recommendation on this application from CPC. Pending Council's decision on the associated land use, the final decision on this development permit will rest with the Development Authority.

A detailed planning evaluation of the resubmission, including location maps, is provided in Attachment 1, Background and Planning Evaluation. The original report reviewed by CPC has been provided in Attachment 2, including all previous attachments.

#### **STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

#### **Applicant-Led Outreach**

As part of the review of the proposed development permit application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of continued outreach with public stakeholders and the community association was appropriate following the previous CPC meeting on 2020 September 03.

In response, the applicant initiated regular communications with the Varsity Community Association including letters, meetings, and emails to discuss the continued evolution of the project. In addition, on 2021 May 26, an online live event was held to provide an update to the public and provide opportunities for a question and answer session. The Applicant Outreach Summary, which summarizes the engagement taken throughout the project, can be found in Attachment 5.

#### **City-Led Outreach**

Prior to the 2020 September 03 CPC meeting, and in keeping with Administration's standard practices, this application was circulated to relevant stakeholders, notice posted on-site, and published [online](#). Following the 2020 September 03 CPC meeting, Administration recirculated the amended proposal to internal stakeholders and the Varsity Community Association.

The Varsity Community Association provided a letter (Attachment 6) in support of the amended plans on 2021 June 15, with a suggestion that the elm trees next to the multi-residential component be replaced with crab apple or mountain ash varieties.

Administration reviewed the request with the applicant, and it was determined that crab apple and mountain ash type trees would create additional maintenance and safety concerns as fruit and berries may fall on sidewalks creating a slipping hazard.

Subject to Council's decision on the associated land use amendment application (Proposed Bylaw 130D2020), and the Development Authority's decision on this development permit application will be advertised in accordance with the *Municipal Government Act*.

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### **IMPLICATIONS**

#### **Social**

The proposed development will allow for a mixed-use building containing both residential and emergency services in the community of Varsity. This proposal would contribute to an increased mix of housing options in the community, and tenants such as the proposed child care centre and Fire Station 17 would contribute towards a complete community and the safety of the area.

#### **Environmental**

This application includes specific measures that address the objectives of the [Climate Resilience Strategy](#). Opportunities to enhance the proposed development on this site with applicable climate resilience strategies have been included in the development permit application. These strategies align with a number of programs (1, 3, 4, 5, and 10) in the *Climate Resilience Strategy*.

#### **Economic**

The proposed development permit would provide 48 affordable housing units and approximately 430 square metres of commercial space currently proposed as a child care centre. The development would provide housing opportunity, support local businesses, and provide employment opportunities within the community.

#### **Service and Financial Implications**

There are no known impacts to the current and future operating budgets at this time. The Varsity Multi-Service Centre Funding Rationalization report (UCS2018-0527) was reviewed at the Standing Policy Committee on Utilities and Corporate Services on 2018 July 20, and approved at the 2018 July 30 Combined Meeting of Council.

#### **RISK**

Fire Station 17 has been operating for more than 45 years and is nearing the end of its lifecycle. This application allows for the expansion and upgrade of the protective and emergency services building along with the allocation of affordable housing units and a child care service, which are in high demand throughout Calgary. Without the proposed redevelopment, the level of services required in this area may be inadequate to serve Calgarians.

### **ATTACHMENT(S)**

1. Background and Planning Evaluation
2. Previous CPC Report (CPC2020-0927)
3. Conditions of Approval
4. Development Permit Plans (DP2019-6254)
5. Applicant Outreach Summary
6. Community Association Response
7. Urban Design Review Panel Comments
8. Applicant Design Brief
9. Proposed Revision to Schedule B of Proposed Bylaw 130D2020

Department Circulation

**Planning & Development Report to  
Calgary Planning Commission  
2021 August 5**

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CPC2021-1130  
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General Manager (Name)	Department	Approve/Consult/Inform