

Welcome

to the Varsity Multi-Service Redevelopment information session

Purpose of today's event is to:

- Review what we heard during the previous engagement sessions in January 2018 and February 2019 and how we incorporated feedback into the updated design.
- Share information about the progress of the project.
- Answer your questions.

Why are we here?

- The City is building a multi-service facility that includes the redevelopment of Fire Station 17 and 48 units for Calgary Housing.
- The City is seeking opportunities to plan and build more multi-service facilities, making services more accessible and convenient, while reducing cost for land, space and building systems.

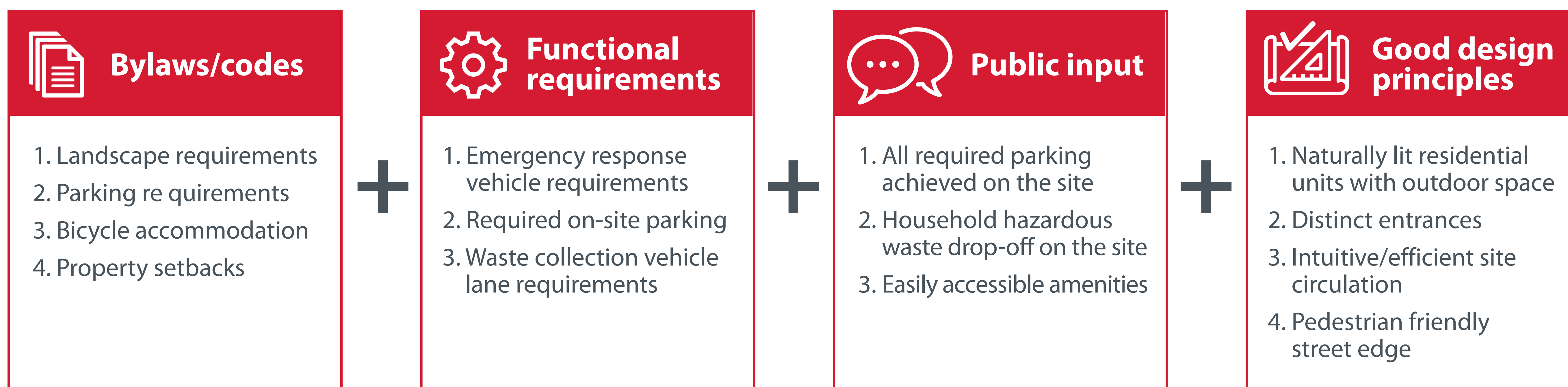
Co-ordinated civic facility planning and development



How we got here

Key project considerations

The safety of Calgarians and continuity of emergency response were considered critical when choosing the site design and building layout. The following parameters and objectives also played a major role in influencing the design decision.



= Current design

How we got here

The big idea

The design of the new multi-service facility supports several mixed-use programs and connects to the community with public outdoor amenities such as green space, a public plaza and seating.

The architecture emphasizes these unique spaces and places through a dynamic form that houses the fire station, commercial space, meeting rooms, potential community room and the shared lobby.

The exterior is clad in brick and references the historic iconography of fire stations. The design of the facility provides views into the fire station, the lobby, commercial space and offices, to celebrate each program and connect to the community.

Set on top of the building, the four storey multi-family residential units will feature a consistent material on the exterior and will highlight each family home with a private balcony.

Reflecting 37th Street N.W.'s park-like quality, the green space and public plaza is a large public amenity that includes community gardens, green grass areas, integrated benching and large canopy trees. The parkette allows for leisurely activities, gardening, seating and play spaces for the community and the building's residents.

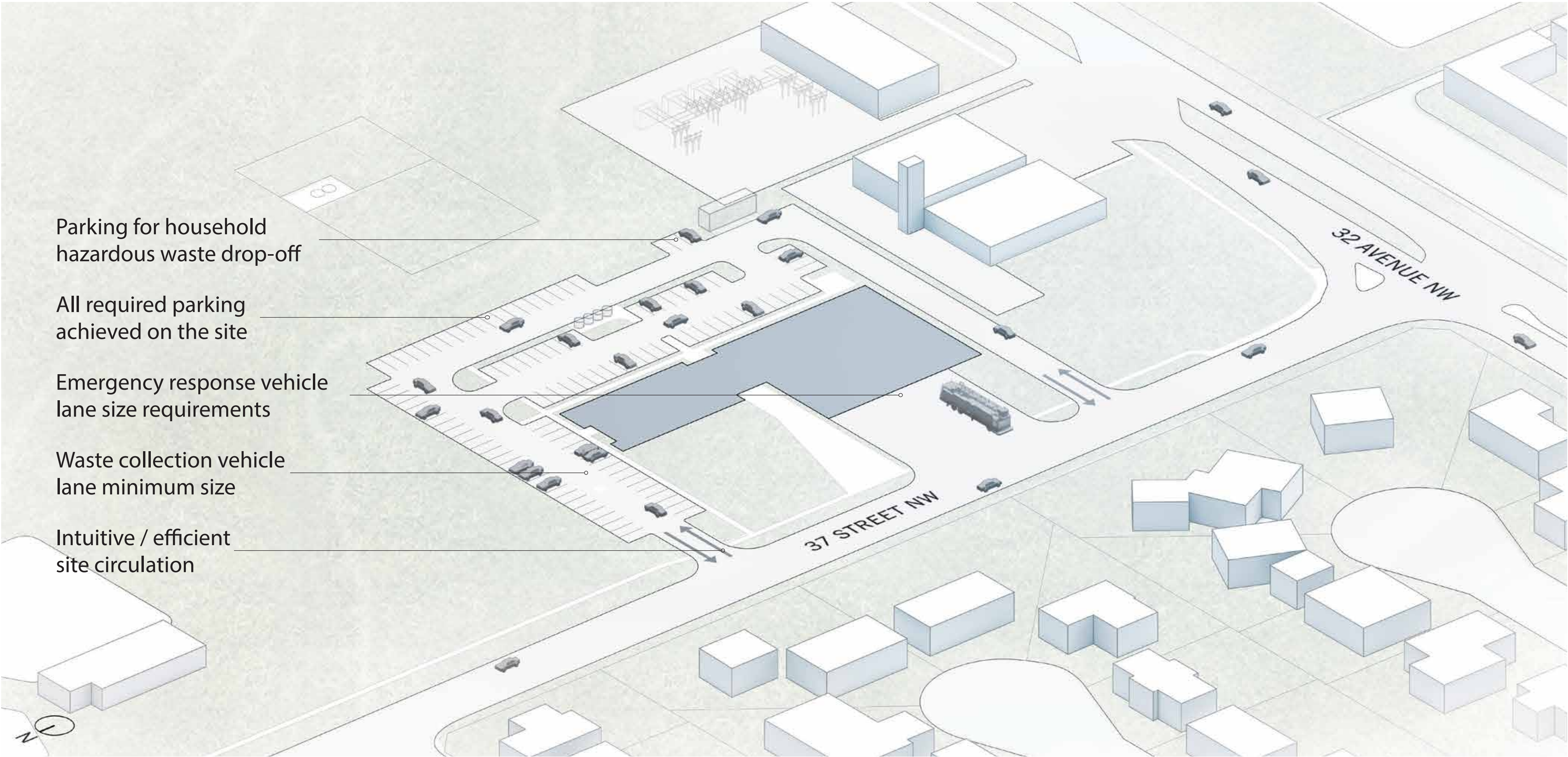


How we got here

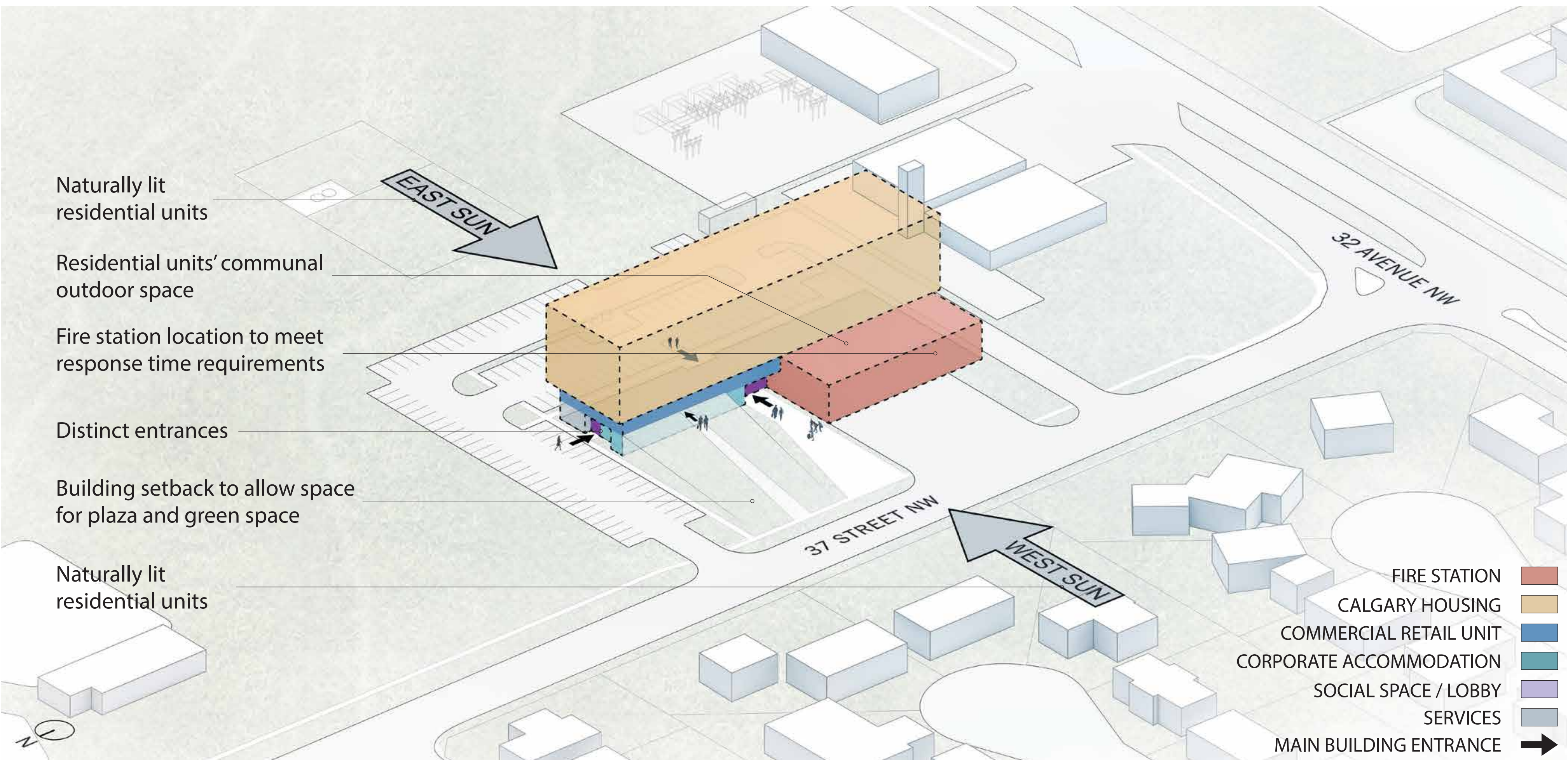
Project diagrams

These diagrams illustrate the current vehicle circulation and parking locations on the site. The building massing and orientation are shown along with the main entrances into the facility.

Road and parking layout



Building layout

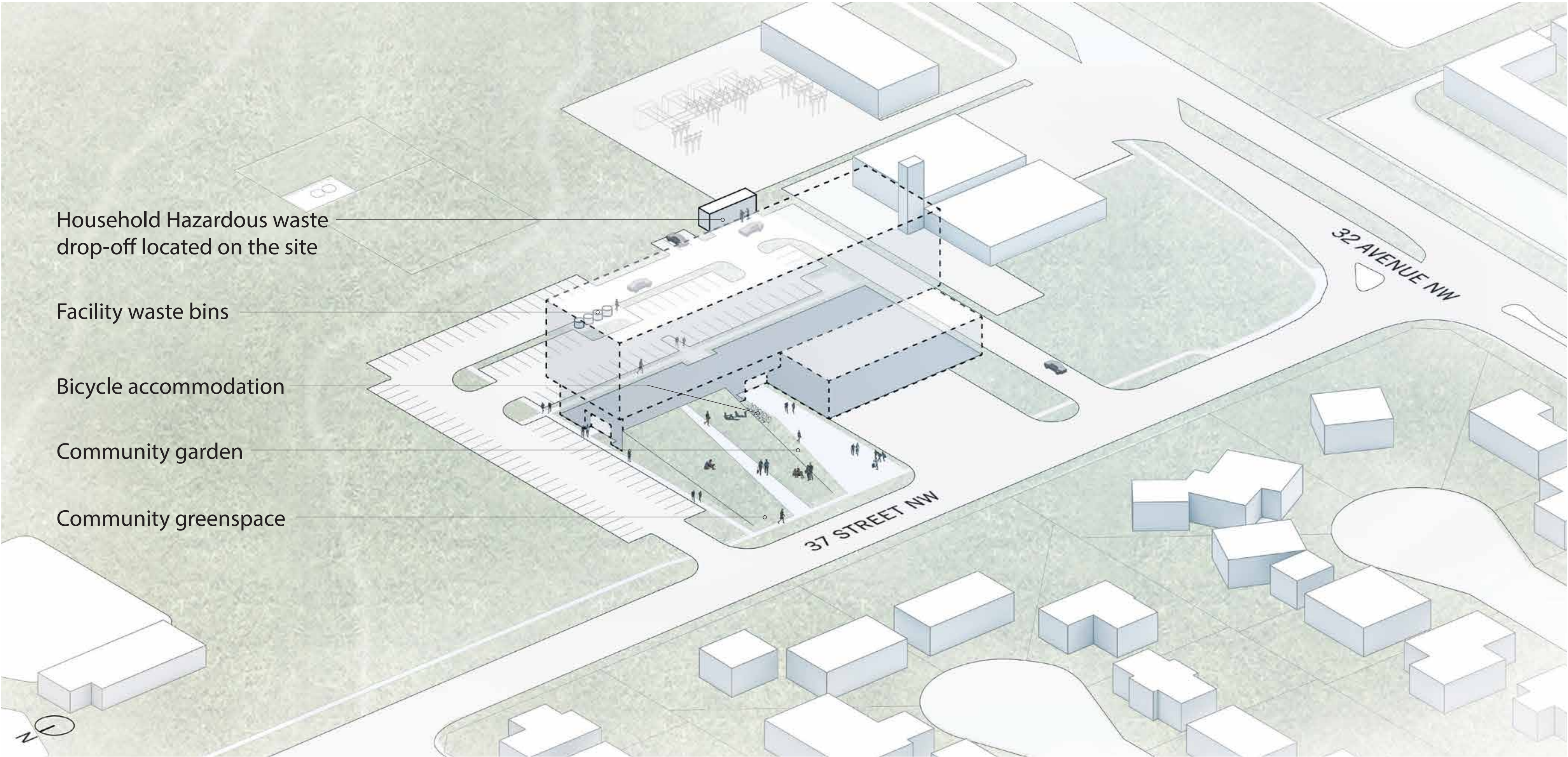


How we got here

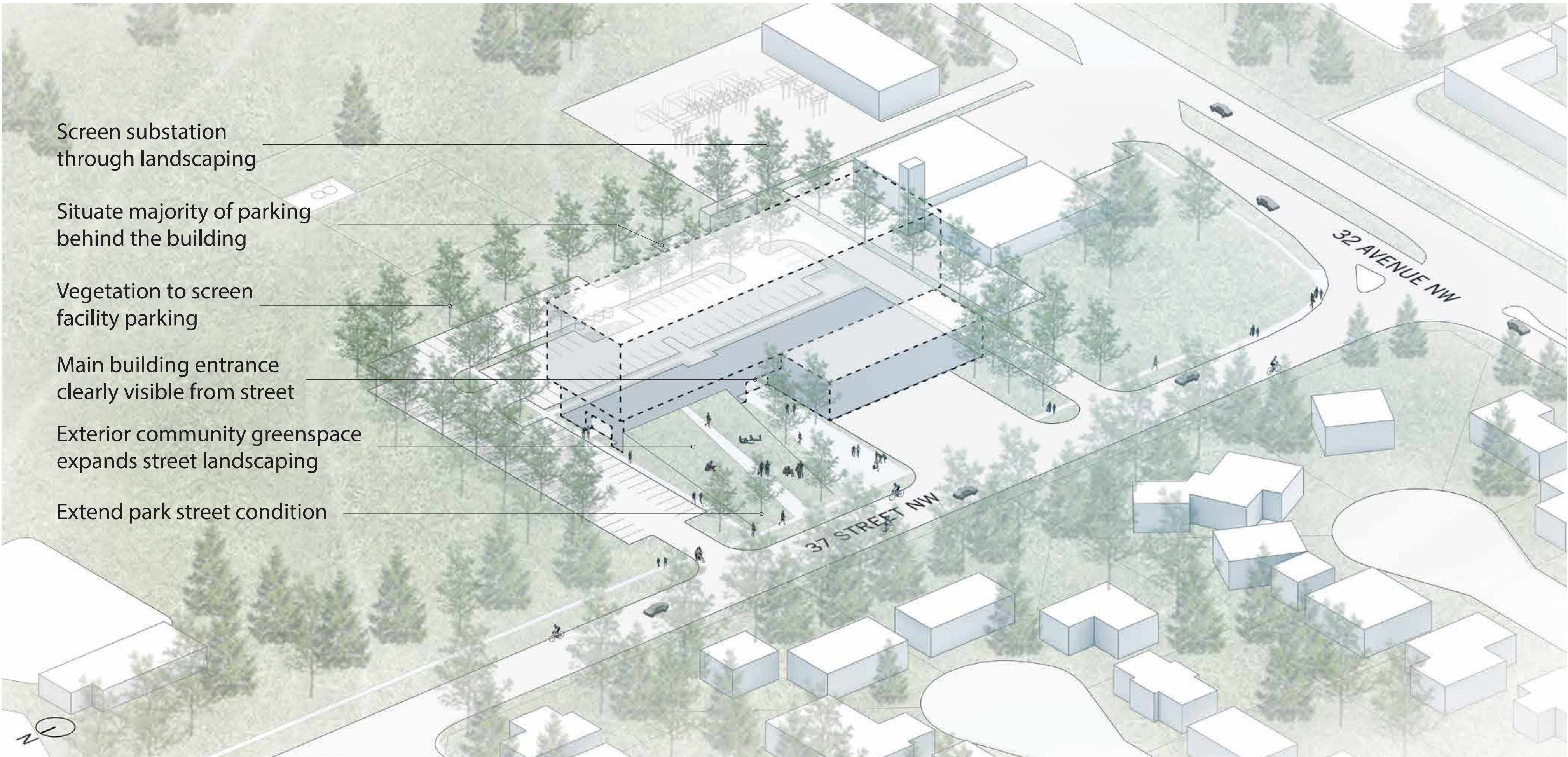
Project diagrams

These diagrams highlight the location and access points to the facility amenities. The site landscaping and strategies to create a pedestrian friendly street edge are also indicated.

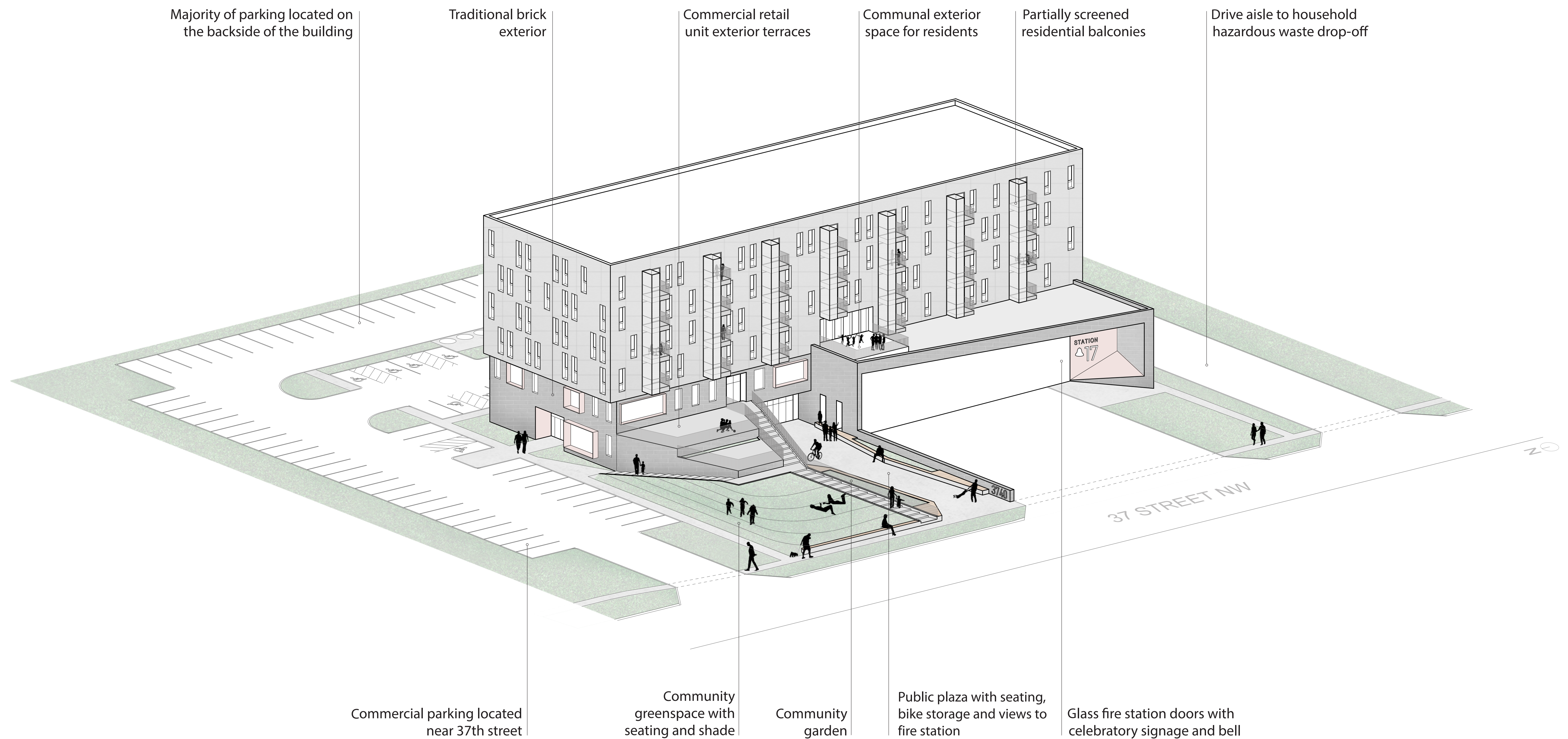
Facility amenities



Site landscaping and pedestrian oriented design



Where we are



What we heard

In February 2019, The City collected input into the Varsity Multi-Service Redevelopment design options. Feedback was based on both the in-person sessions and online engagement on the design aspects. The following high-level themes came out of the discussions and comments related to the project design:

- The preference for the fire station is a brick/traditional exterior.
- The greenspace is seen as a potential gathering space for contemplative and unstructured activities.
- Participants would prefer to see an integrated seating style used at the site.
- Integrated lighting with attention to safety.
- A space for a community garden.
- Generally participants want to see good design of the facility to mesh with the community.

What we did

The site

- Refine the green space to include moveable seating, deciduous canopy trees and a long integrated public bench along 37th Street N.W.
- Refine the plaza to include integrated bench-style seating with lighting, landscaping beds and a community garden.
- Conduct a traffic study.
- Achieve required parking on the site.
- Maintain the household hazardous waste drop-off.
- Maintain required response times for the Calgary Fire Department.

The architecture

- Maintain the setback of the building to minimize impact on 37th Street N.W.
- Reduce the building height from seven storeys to six storeys.
- Refine the design to ensure the distinct functions of the building are clearly defined (e.g. fire station, housing units) while simultaneously reflecting a unified composition.
- Clad the exterior in brick to reference a historic connection to fire stations.
- Place durable and tactile materials (e.g. brick, terracotta) adjacent to public space.
- Refine the facility design to include clear public entrances, commercial space, a potential community room, meeting rooms and the fire station.
- Locate the amenities to be easily accessible from the shared lobby.

Timeline

January 31 – February 16, 2018

Public engagement session/online engagement

Spring/Summer 2018

Consultant selection

Fall 2018

Pre-design phase

Fall/Winter 2018

Schematic design phase

February 7 and 9, 2019

Public engagement session

February 7 – 24, 2019

Online engagement

April 2019

What We Heard Report

Fall 2019 **

Development permit application and land use amendment

Fall 2019

Public information session

Spring 2020**

- Building permit application
- Start construction

Winter 2021**

Finish construction

** Target Date

Land use redesignation means:

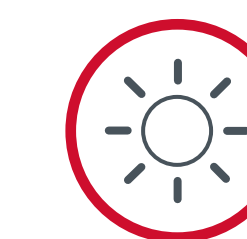
- Amendment to allow uses for the site
- Current land use is S-URP (Special Purpose – University Park)
- Proposal to support land use district specific to the site, with land uses and related rules applicable to any development on the site

Size, orientation and access are important

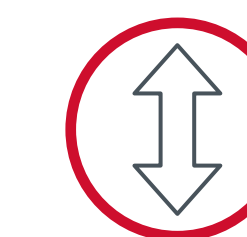
To prepare for the community's growing population and future traffic needs, The City has decided to invest in a fire station that will future proof the community and maintain public safety.



Direct access to 37th Ave N.W. to maintain the Calgary Fire Department's response times in a safe and efficient manner.



The building orientation will provide housing units with natural light/cooling.



Driveway width matches the width of bays for safe access/egress and maintenance of apparatus.



Multiple site access points are needed to provide safe access to the Household Hazardous Waste Drop-off and keep it available to the whole community.



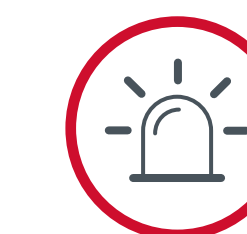
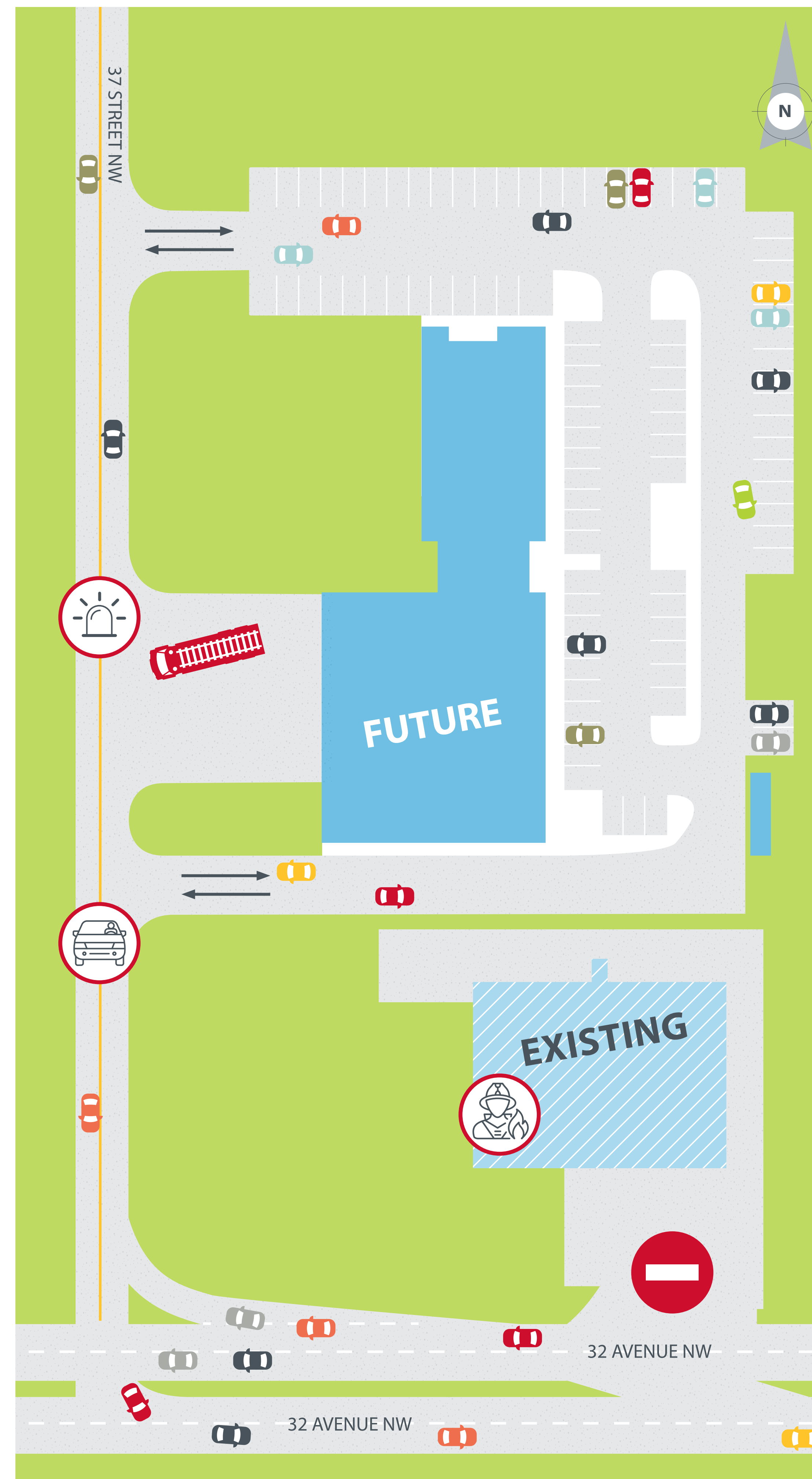
Future shared access to the south lot, as it will not have access via 32nd Ave N.W.

Building on the north parcel will help keep Varsity safe

By placing the fire station on the north portion of the site, The City is being proactive as we anticipate future growth and road expansions and upgrades. This will help maintain public safety.

When deciding on the new location, careful consideration was given to:

- Public safety
- Site usage
- Site access
- Community location
- Fire operational requirements
- Future community growth and traffic implications
- Community feedback
- Building size
- Cost



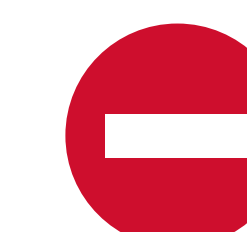
Allowing the Calgary Fire Department to safely enter traffic via 37th Street N.W. with minimal impact to response times.



Smaller roadway and lower speeds will decrease the potential accidents for Calgary Fire Department.



Providing continued Fire service to the community during construction.



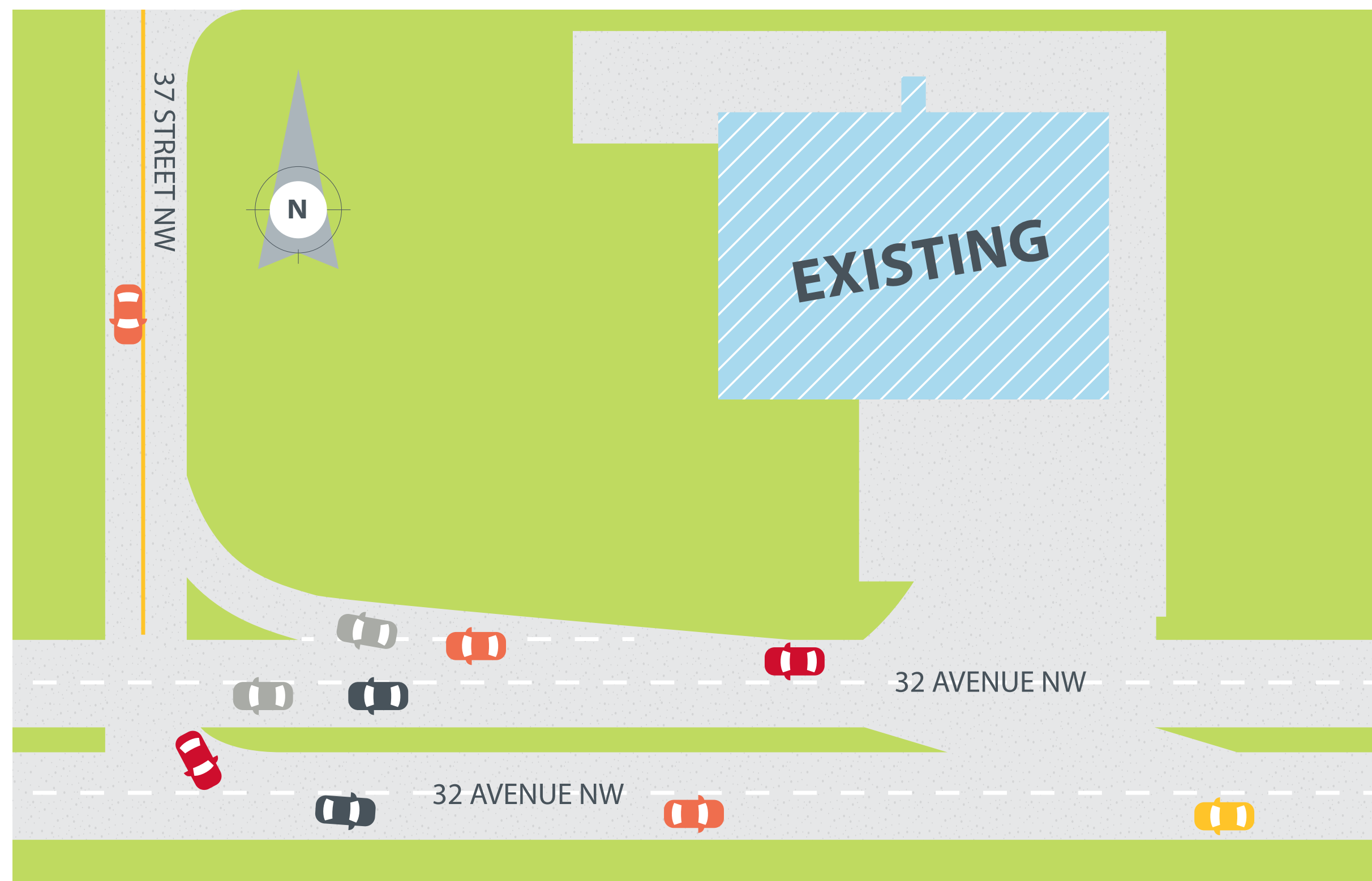
Future traffic infrastructure and patterns will not allow Calgary Fire Department to continue exiting onto 32nd Ave.

Accessing 37th Street N.W. will maintain required response times

The primary goal of The City is to maintain public safety. Future traffic conditions along 32 Ave N.W. would put fire response times at risk.

Current traffic conditions:

There are four lanes on 32nd Ave. N.W. and two lanes on 37 Street N.W. which meet at a T-intersection.



Artist's renderings for illustrative purposes only.

Future traffic conditions:

Traffic lights will be added to the intersection, and there is potential for 37th Street N.W. to create a four (4) way intersection with the addition of left turn lanes.

These traffic changes on 32nd Ave N.W. will negatively impact the access and egress of the south property and the potential for accidents will increase.



Incorporating your feedback

In January 2018 and February 2019, The City collected public input into the Varsity Multi-Service Redevelopment design options. Here's how we incorporated your comments.



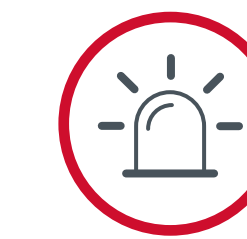
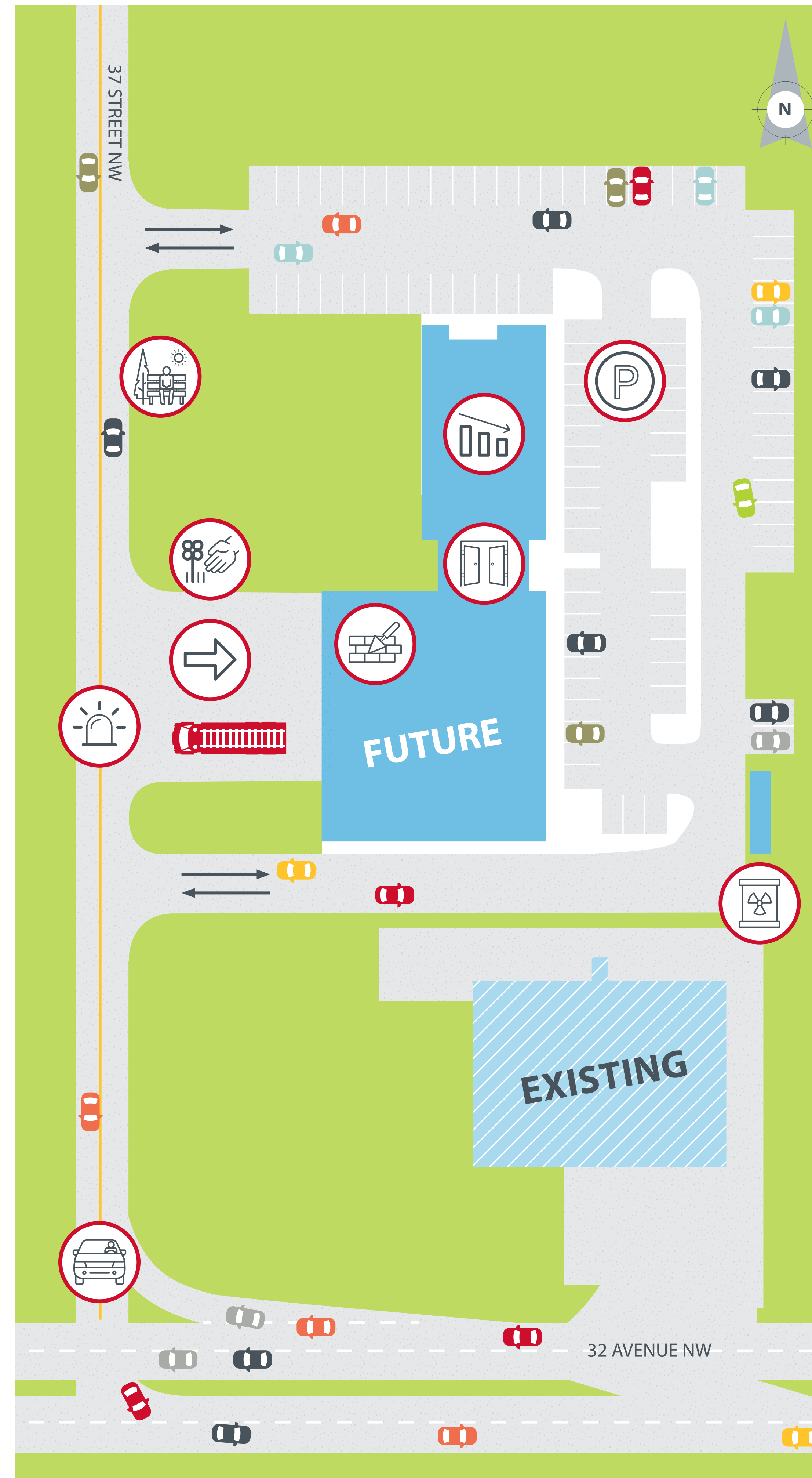
Refined the green space to include moveable seating, deciduous canopy trees and a long, integrated public bench along 37th Street N.W.



Refined the plaza to include integrated bench-style seating with lighting, landscaping beds and a community garden.



Achieved required parking on the site.



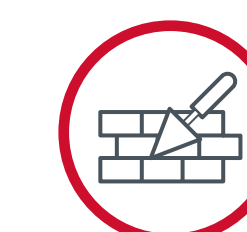
Maintained City Council directed response times for the Calgary Fire Department.



Conducted a traffic study.



Maintained the Household Hazardous Waste drop-off.



Clad the exterior brick to reference a historic connection to fire stations.



Maintained the building setback to minimize impact on 37th Street N.W.



Located the amenities to be easily accessible from the shared lobby.



Reduced the building height from seven to six storeys.

Thank you

Thank you for attending the session. Please don't hesitate to ask a project team member if you have further questions. If you're interested in receiving email updates, please subscribe to our distribution list at calgary.ca/varsity.

