

# Welcome

## To the Varsity Multi-Service Redevelopment engagement session

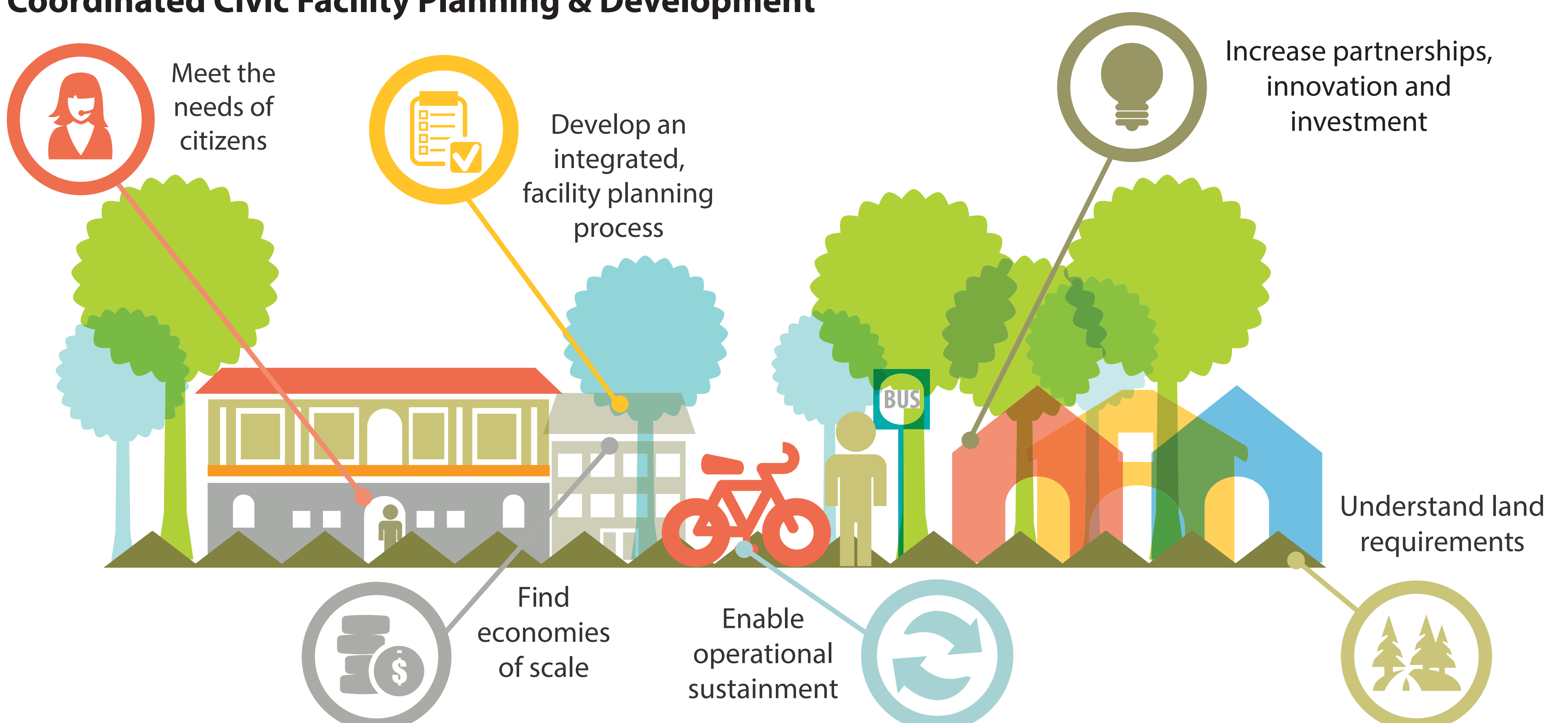
### Purpose of today's event is to:

- Review what we heard during the last engagement session in January 2018
- Share information about the progress of the project
- Answer your questions
- Collect your feedback

## Why are we here?

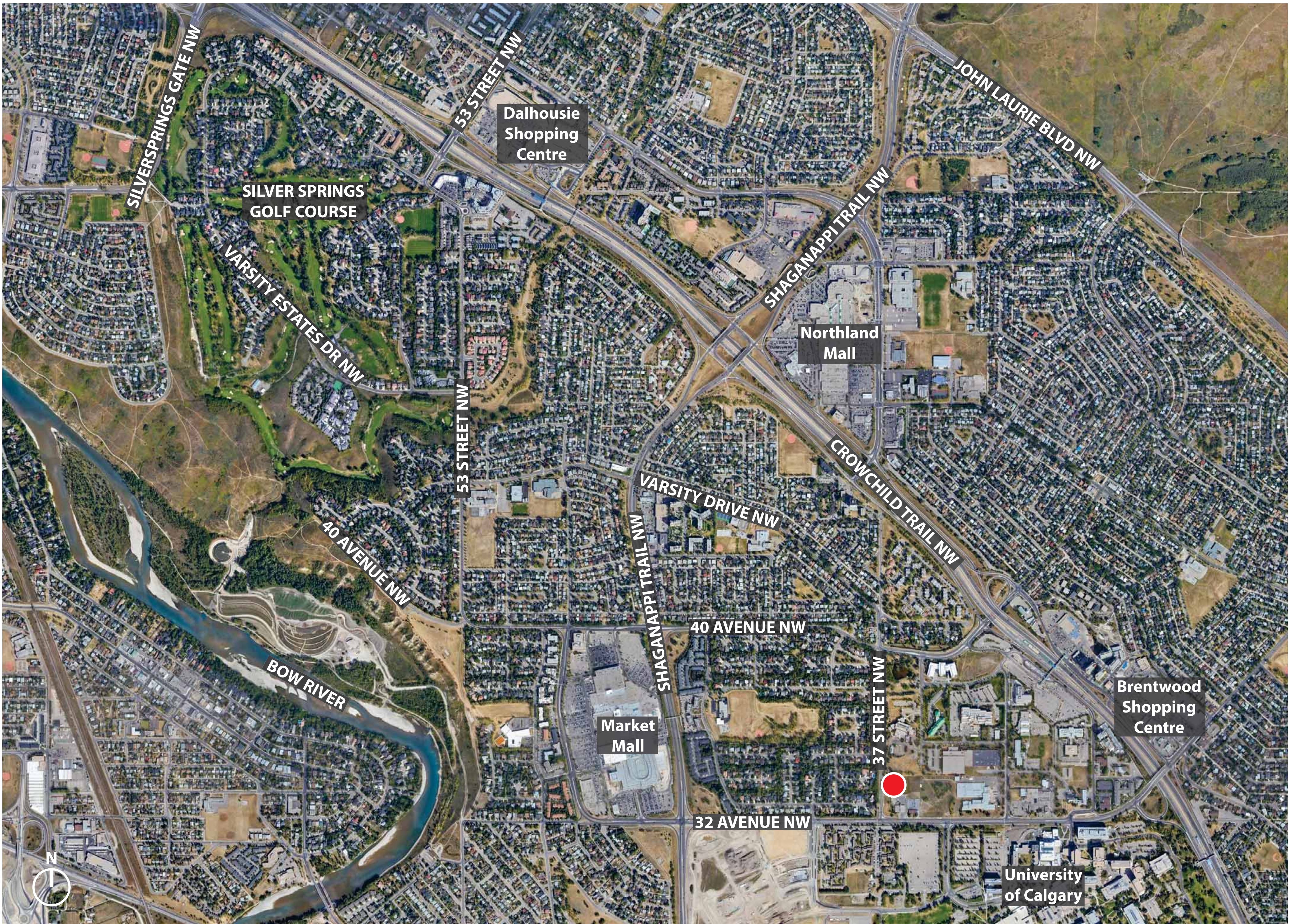
- The City is building a multi-service facility that includes the redevelopment of Fire Station #17 and 48 units for Calgary Housing
- Council direction is to seek opportunities to plan and build more multi-service facilities making services more accessible and convenient while reducing cost for land,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

### Coordinated Civic Facility Planning & Development



# Where do you live?

Please place a dot on the map:



PROJECT LOCATION

# Project background

## The City is building a new multi-service facility

- Council approved redevelopment of Fire Station #17
- The City is building facilities that more effectively use City-owned land while better serving the community
- This approach supports increased efficiencies, investment and partnerships
- The City currently owns this parcel of land meaning there is no additional cost for land acquisition
- Existing funds are allocated for redevelopment of the fire station
- The City is preparing a land use redesignation application to support additional services on the site



## Proposed services for this site: New fire station

The existing fire station is nearly 46 years old and has growing maintenance costs due to reaching the end of its lifecycle.

It is prioritized for replacement to:

- allow for additional space required to meet service levels for the growing community
- meet current building standards
- lower long term operating costs

The new station will support existing Fire and EMS crews that serve the community, and allow for future growth.



# Community projected growth

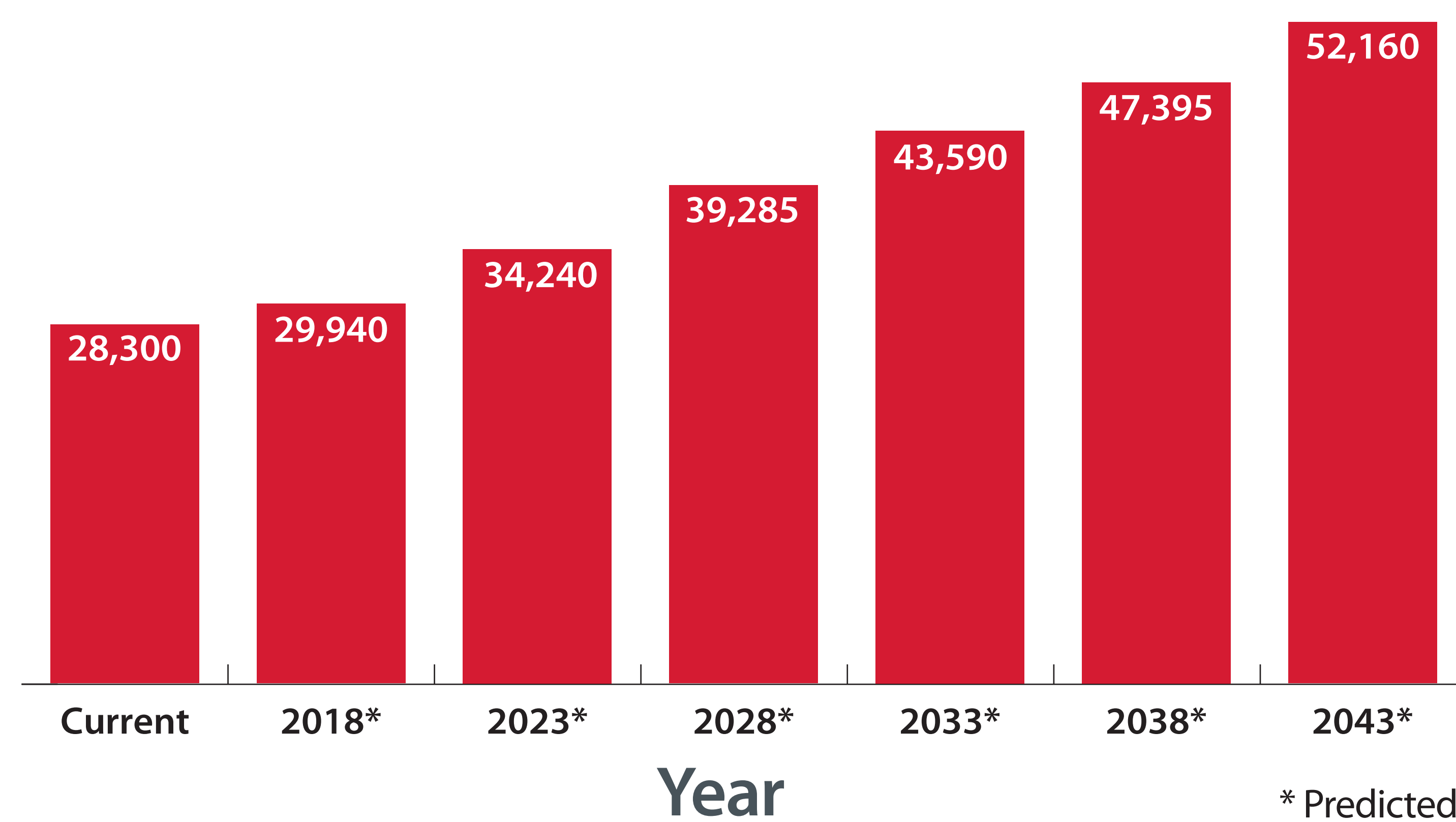
## Services currently provided by Calgary Fire Department

- Fire response
- Critical medical intervention (life-threatening medical calls)
- Motor vehicle collisions & other emergency calls
- Hazardous materials response
- Fire and life safety education

## Other site services

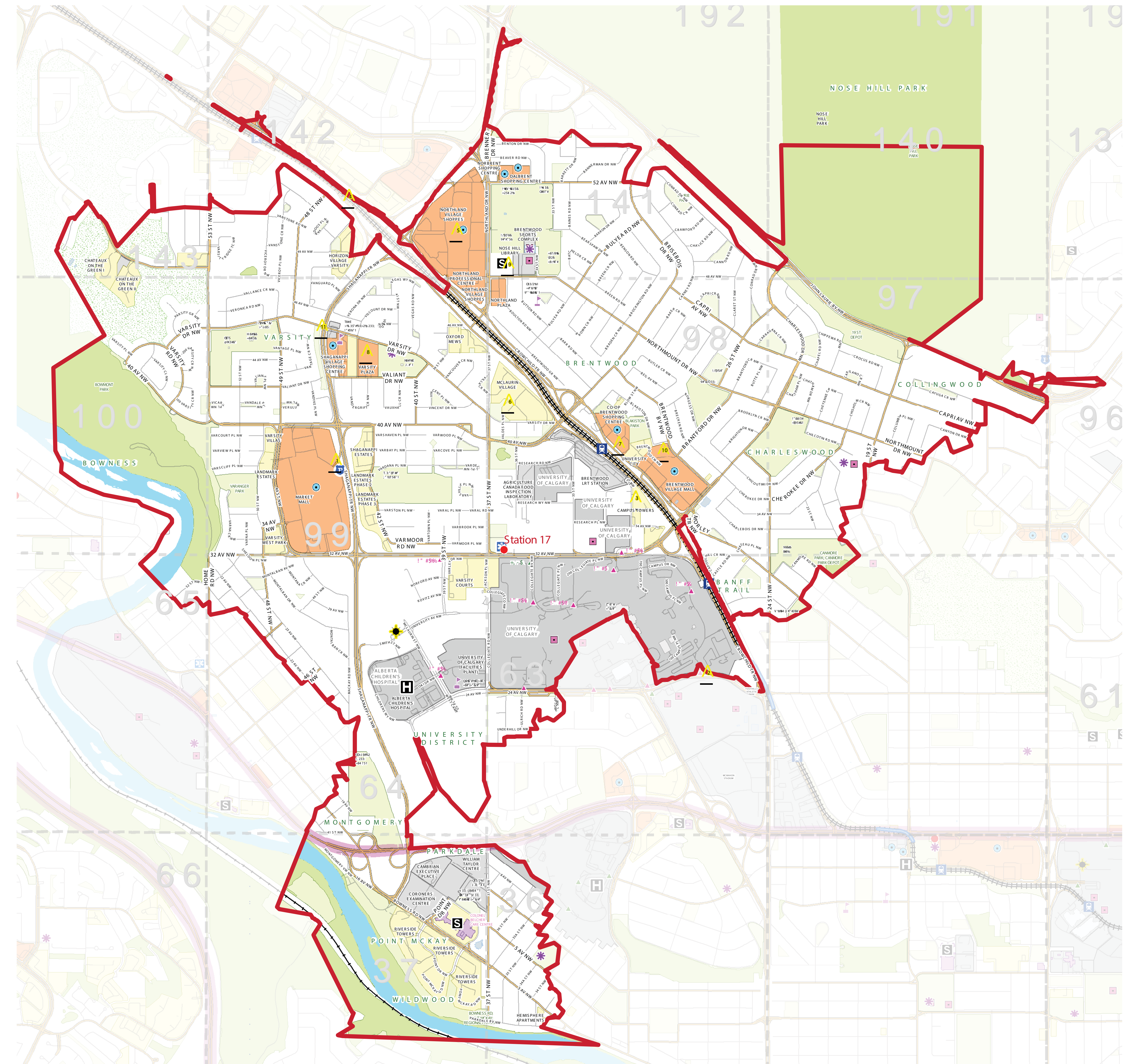
- Alberta Health Services emergency medical response
- Waste and Recycling Household hazardous materials drop off

## Population served by Fire Station #17



## Fire Station #17 – Response area

Current population served = 28,300





# About the Project

## Varsity

The redevelopment of the Varsity Fire Station provides the opportunity to better optimize the space as a multi-service facility, including an affordable housing development.

48 homes are planned for this development. These family-oriented homes will be a mix of one, two and three-bedroom units.

Surface parking will be included at the site to accommodate all housing units and avoid parking impact in the neighbourhood.

Format:

- Multi-floor building attached to main development
- Mix of unit types: 1, 2, and 3-bedroom
- Landscaped and maintained grounds
- Secure bicycle parking
- Surface parking

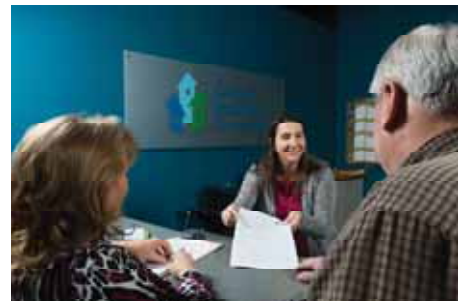
# Calgary Housing Company

Calgary Housing Company (CHC) operates and manages our buildings. CHC is a wholly-owned subsidiary of The City of Calgary. They manage and operate approximately 7,200 affordable housing units across the city.



Maintenance and upkeep of CHC properties is a key priority:

- Each CHC property has a designated property manager.
- CHC has policies and procedures in place for waste and recycling, snow removal and site landscaping, and to keep the premises clean and well maintained.





# Calgary Housing

**Calgary Housing works to meet housing objectives and policies as approved by The City of Calgary Council.**

To meet the ongoing need for housing in Calgary, The City of Calgary's *Foundations for Home Affordable Housing Strategy 2016-2025* includes the design and construction of new Affordable Housing units as a key priority, increasing the supply of homes to those in need.

Affordable housing sites are chosen based on specific criteria including proximity to amenities such as transit and grocery stores. Developments are informed by research on tenant preferences, industry best practices and consultation with community stakeholders and citizens to ensure the developments are well-integrated into existing neighbourhoods.

The following are some of the policies that guide our work:

- Recognize and encourage affordable housing as an integral part of complete communities.
- Create affordable housing in all areas of the city.
- Create affordable housing located close to amenities such as parks, schools, transit, recreation facilities, and medical and commercial services.
- Develop affordable housing that looks like market housing.
- Provide rental housing that is affordable to low and moderate income households.



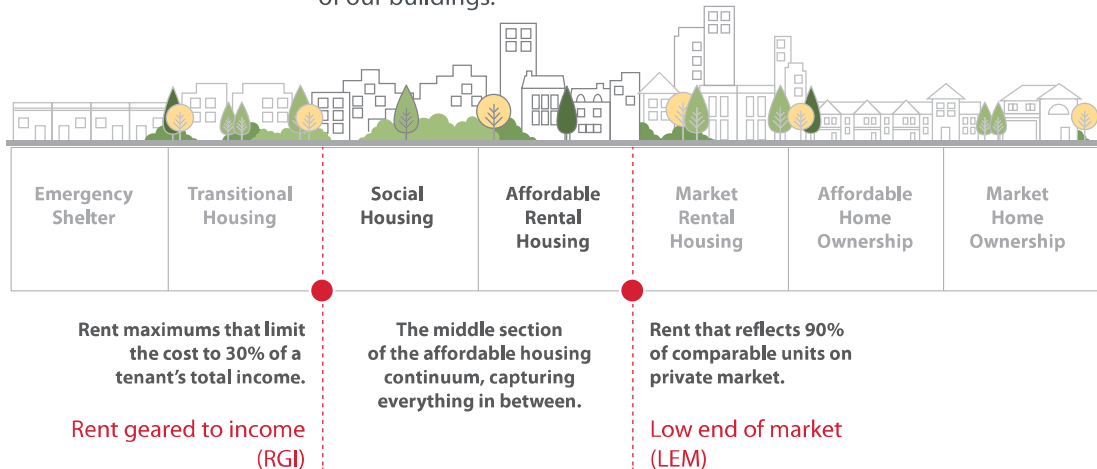


# Our Tenants

- Represent a broad range of Calgarians that include families, couples, singles, students and seniors.
- Similar to any housing, tenants can be employed, underemployed or unemployed.
- Pay a range of rental rates through a mixed-income model.

The mixed-income model:

- Integrates rents that are close to market rates with rents that are more deeply subsidized;
- Is an inclusionary approach to housing that enables a range of households to afford rental housing; and
- Helps to ensure the operational sustainability of our buildings.



# Meet Our Tenants



## Meet Felicia and Nicholas

Felicia and Nicholas are married with three children. Nicholas has had a good job for 12 years, but Felicia doesn't work because of the high cost of childcare in Calgary. Adding to their family's financial struggles is a daughter with special needs that make changing friends, schools and teachers difficult.

Nick and Felicia always dreamed of owning a home. To make this happen, they turned to the rent-geared-to-income program through Affordable Housing. Their townhome provides a much-needed source of stability in their lives, while they work to build their credit and save for a home down payment. Felicia remains active within the Calgary Housing community.

**"You know the kids, you know the families, you know the community," says Felicia**



## Meet Lori

Lori left a difficult relationship, along with her son and daughter. It wasn't easy. Lori and her children arrived at a Calgary shelter seeking help.

Lori applied for assistance with the Calgary Housing Company and received an offer of a place to live three months later. Today Lori works at a non-profit society, where she uses her experience to help other women leaving similar circumstances. She is also saving up for her forever home. Lori's kids are thriving, getting involved in community activities and making friends.

**"The best thing about affordable housing is looking around in the morning with my coffee, and my kids aren't scared," says Lori.**

# Meet Our Tenants



## Meet Tarek

Tarek immigrated to Canada from Lebanon in 2011 with his wife and two children, seeking a life where he can “have some peace and raise my kids in a good way.” Tarek is a former banker who is unable to work due to Multiple Sclerosis. By 2014, Tarek’s family could no longer afford to pay rent for a furnished apartment. They faced the real possibility of having to move back to Lebanon.

Tarek’s family applied for affordable housing through the Calgary Housing Corporation (CHC). The CHC was able to find the family a comfortable townhouse with recently upgraded windows. In the future, Tarek hopes to own a house with a yard where his kids can play.



## Meet Lana

Lana lives in affordable housing with her service dog MacGyver. Lana trained as a nurse and worked in Calgary as a real estate agent until Multiple Sclerosis forced her to stop. She uses a wheelchair to get around and is also legally blind. However, these challenges are no match for the tenacious spirit she developed playing basketball on Yugoslavia’s junior national team, and her desire to make a difference.

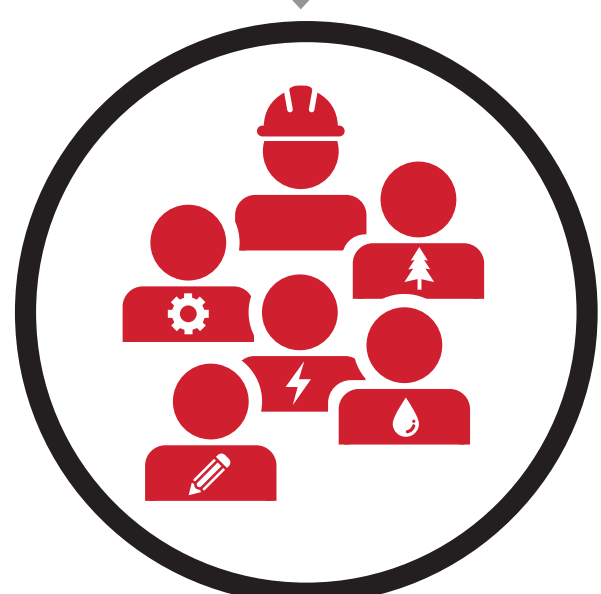
Lana started knitting with her grandmother when she was five and continues to work her needles by muscle memory. She puts this skill to good use by knitting hats, scarves and mittens for homeless people, and giving them away around downtown Calgary. She also works with the Affordable Housing – Foundations for Home program to get yarn and teach others. In her spare time, she plays wheelchair basketball, rugby and tennis.

# Where we have been



**January 31 - February 16, 2018**

Public engagement session / online engagement



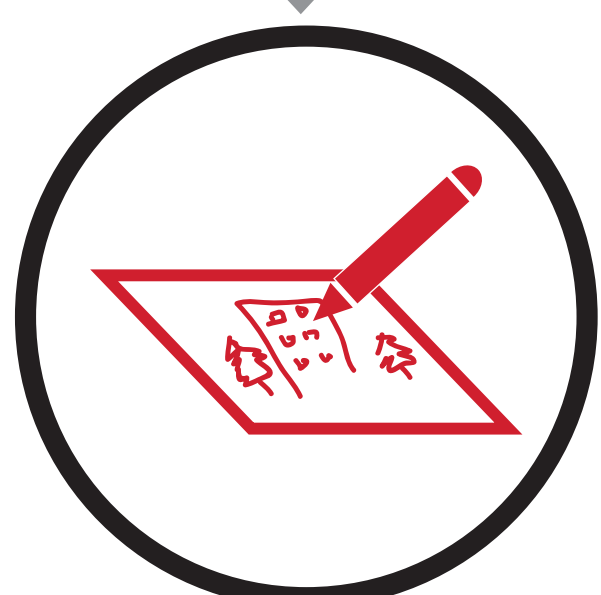
**Spring / Summer 2018**

Consultant selection



**Fall 2018**

Pre-design phase



**Fall / Winter 2018**

Schematic design phase

# We are here



**February 7 & 9, 2019**

Public engagement session



**February 7 - 24, 2019**

Online engagement

# Where we are going



**April 2019**

What We Heard Report



**June 2019**

Development permit application & land use redesignation\*



**Fall 2019**

Community information session



**Spring 2020**

Building permit application



**Spring 2020**

Community information session



**Spring 2020**

Start construction\*\*



**Winter 2021**

Finish construction\*\*

\* 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

\*\* Target Date



# What we heard

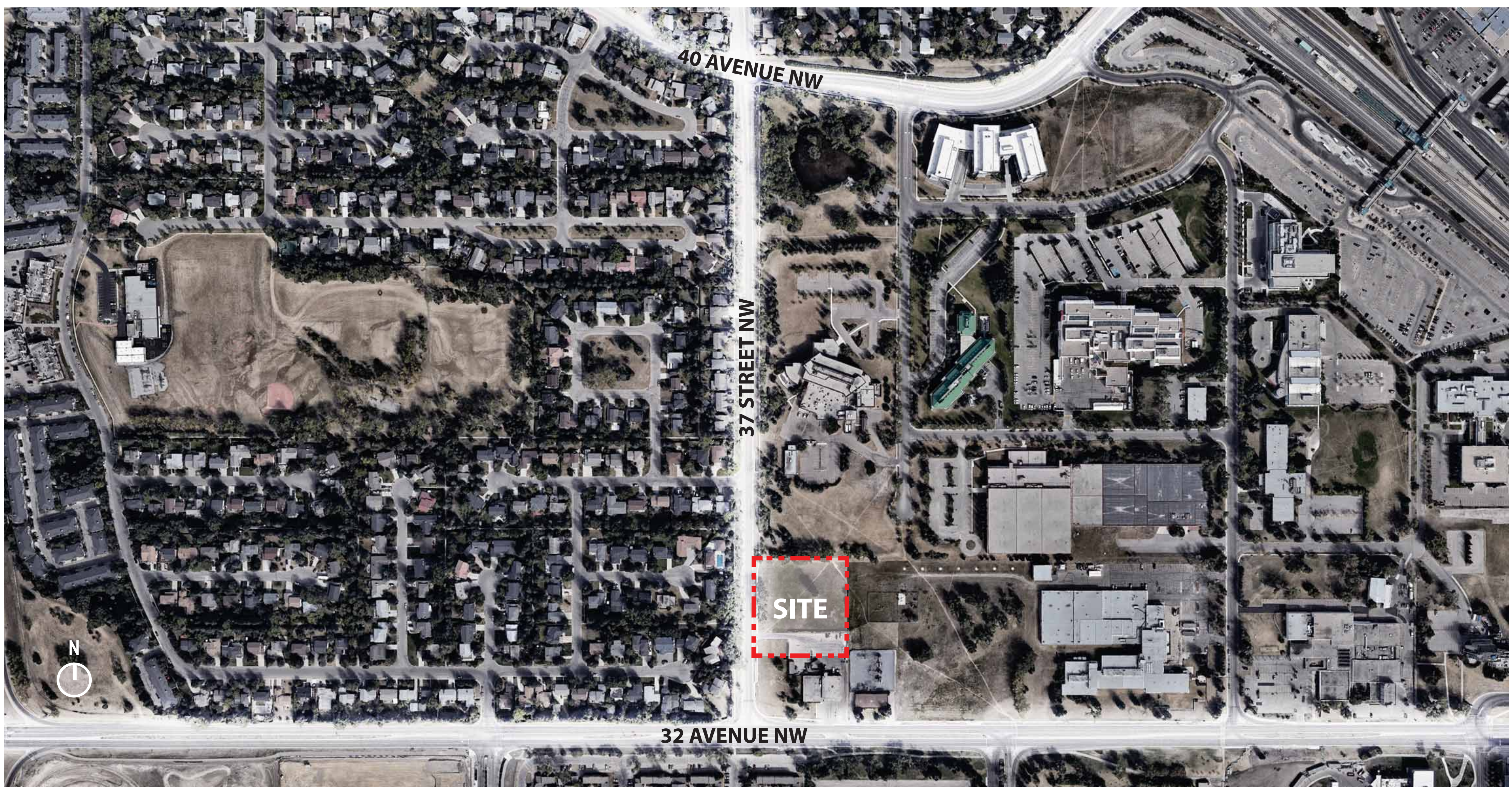
THEME	POTENTIAL AMENITIES / SERVICES			PROJECT SITE						
	Will there be community green space?	Will there be a daycare?	Will the household hazardous waste drop-off remain on the site?	Where will the fire station access be located?	Are there concerns with the site of the fire station being too noisy for the Calgary Housing residents?	Will the relocation of the fire station increase noise volumes for nearby residents?	Will property values be affected by the new Calgary Housing development?	Will this be another tower going up in our community?	How will parking be accommodated for all the residents and users of this facility?	Why is The City building a new facility rather than renovating the current facility?
RESPONSE / RATIONALE	Community greenspace will be provided as part of this project.	The City is creating a space to allow for a community amenity in the facility. This could include usage such as a daycare, retail space, or professional services. The use of this space will be based on applications from potential vendors. The selection process will be determined in alignment with The City's procurement policy.	The household hazardous waste drop-off will be maintained on this site.	The City explored options to access the new fire station from both 32 Avenue N.W. and 37 Street N.W. The decision to locate the access from 37 Street N.W. was based on engineering safety standards, impact to response times for emergency vehicles, current transportation guidelines, and transportation studies.	An acoustical consultant will be involved in the design process to ensure the Calgary Housing residents will not be subjected to inappropriate noise volumes.	The station is moving approximately 60 metres north of the current site. The City does not anticipate that this will result in a significant increase in noise.	More than 100 studies conducted in the US and Canada during the past 30 years show no evidence that property values are impacted by affordable housing developments. The City of Calgary does not consider the proximity of affordable housing in property tax assessments.	The facility will be a maximum of seven stories. This includes two stories for the fire station and up to five stories of Calgary Housing. The City will conduct a shadow study to ensure the facility does not greatly impact natural light for adjacent neighbours.	A parking plan is being included as part of the design to ensure that all parking for residents and users can be accommodated on site.	The requirements and criteria for fire stations has changed over the past 46 years since the existing station was built. It is more economically sound to build a new station than try to retrofit the existing station. The new station will support existing Fire and EMS crews that serve the community and allow for future growth.
QUESTIONS / COMMENTS	Please see the "Tell us what you think" stations and provide your feedback about the design option and community greenspace.	Please provide comments here:	Please provide comments here:	With the fire station access point on 37 Street N.W. do you have any ideas about how we can minimize any potential impacts to neighbours?	Please provide comments here:	Is there anything else that we should consider to mitigate noise?	Please provide comments here:	Do you have any other concerns with the height of this building?	Do you have other concerns regarding parking?	Please provide comments here:



# What we heard

THEME	TRAFFIC					DESIGN						
	Why is 37 Street N.W. being used as fire station access?	Why isn't 36 Street N.W. being extended?	Will 37 Street N.W. be used as a main response route for the Calgary Fire Department?	How is The City ensuring pedestrian safety along 37 Street N.W.?	Will the bike lanes on 37 Street N.W. be removed?	Has a traffic study been conducted?	Are there concerns with the proximity of the Enmax substation to residential units?	Is this an ideal location for Calgary Housing?	When will specifics or project drawings be provided?	What is the community able to provide feedback on?	How will The City communicate with citizens about this project?	Are there schools nearby for the new residents?
RESPONSE / RATIONALE	The City explored access options to the new fire station from both 32 Avenue N.W. and 37 Street N.W. The decision to have the access off 37 Street N.W. was based on engineering safety standards, impact to response times for emergency vehicles, current transportation guidelines, and transportation studies.	The City is not able to extend 36 Street N.W. There are private properties between the site and the extension area of 36 Street N.W. and therefore no access would be possible. Additionally, traveling across the private properties would increase emergency response times.	The Calgary Fire Department will continue to use the same routes as are used from the current station. The only change is that the emergency response vehicles will need to use approximately 80 metres of 37 Street N.W. to access 32 Avenue N.W.	The City is considering a controlled intersection (such as traffic lights) at 32 Avenue N.W. and 37 Street N.W.	The bike lanes along 37 Street N.W. will be maintained.	A traffic assessment was conducted for the site and surrounding roads in response to the new Multi-Service Redevelopment. The assessment took into account the number of parking stalls, access points, and the anticipated arrival and departure times.	Electrical substations are located in residential areas throughout Calgary. Generally, the strongest electric and magnetic fields (EMFs) around the outside of a substation come from the power lines entering and leaving the station. The strength of the EMFs from transformers decreases rapidly with increasing distance. Beyond the substation fence, the EMFs produced by the equipment within the station are typically indistinguishable from background levels that naturally occur in the earth.	As part of the Corporate Affordable Housing Strategy and the Municipal Development Plan, The City envisions creating opportunities for affordable housing in every Calgary community. The Varsity site is close to amenities such as transit and grocery stores, which are key criteria in selecting where to build affordable housing.	In January 2018, The City collected feedback on land use and potential community amenities. In the fall of 2018 we moved into the design phase of this project and now have preliminary design drawings to collect feedback on.	Today we are collecting feedback on design and the community greenspace.	The City will continue to use web updates, email updates, bold signs and social media to communicate with the community.	There are a number of schools in the area that can accommodate students. The City has discussed these options with the Calgary Board of Education and the Calgary Catholic School District.
QUESTIONS / COMMENTS	Please provide comments here:	Please provide comments here:	Please provide comments here:	Knowing that access to the fire station will be on 37 Street N.W., do you have other safety concerns that The City should be aware of when designing this facility?	Please provide comments here:	Please see the "Traffic Study" station for more details about the impact the new Multi-Service Redevelopment will have on the site and surrounding roads.	Please provide comments here:	Please provide comments here:	Please see the "Tell us what you think" stations and provide your feedback about the design option and community greenspace.	Please see the "Tell us what you think" stations and provide your feedback about the design option and community greenspace.	Is there an additional method that you would like The City to use to communicate with you?	Please provide comments here:

# Transportation considerations



What we've heard from the community:

- Fire station access and egress
- Traffic volumes
- Pedestrian / bikeway safety

A Transportation Impact Assessment (TIA) was completed in 2017. The TIA is currently being updated in response to the Varsity Multi-Service Redevelopment. Preliminary findings show the site traffic will have a relatively small impact to traffic operations of the study area.



# Site location

The project borders 3 types of districts:



**Varsity Residential**



**University Research Park**



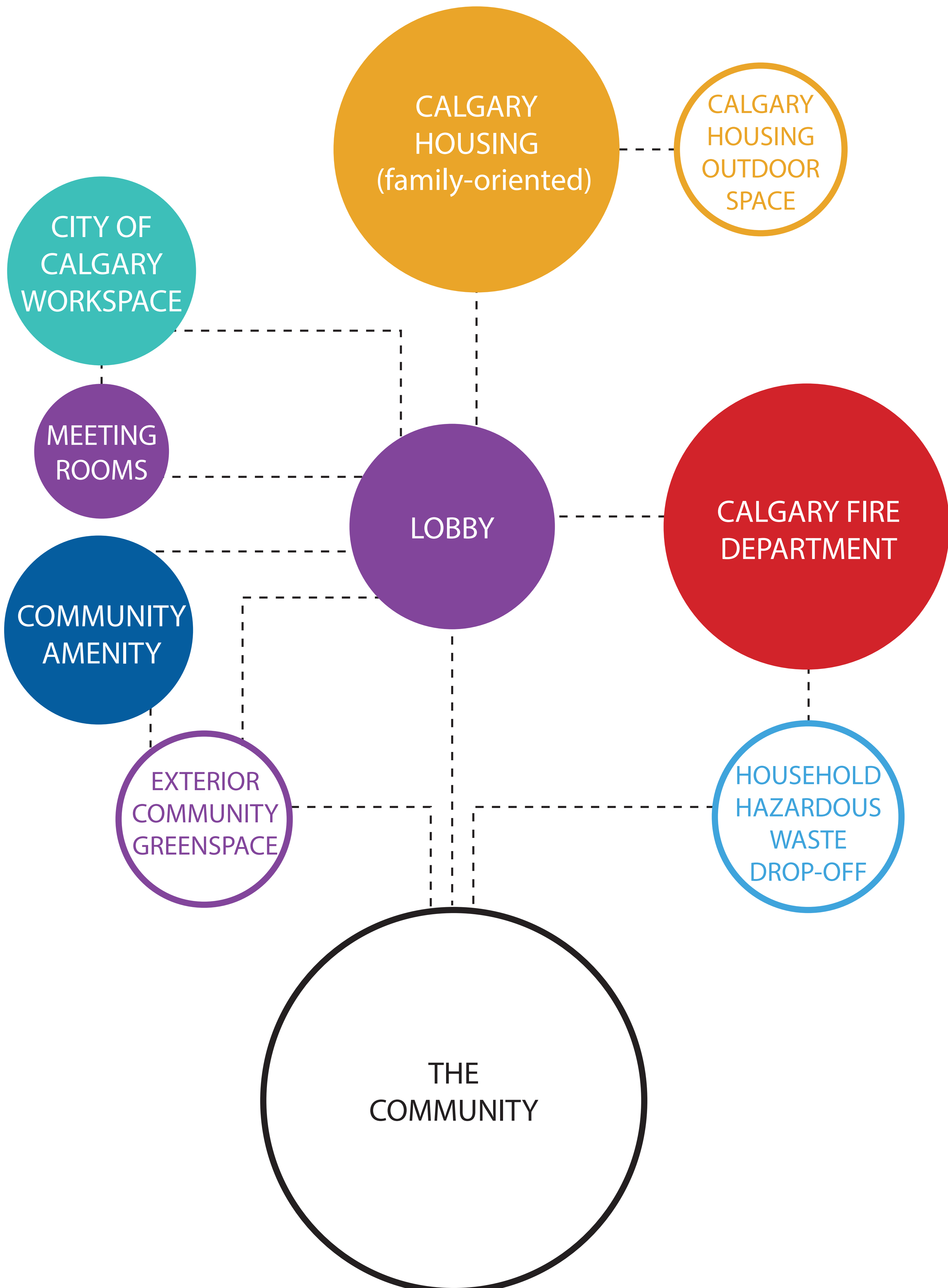
**University Of Calgary Campus**



# How we got here

## Key project considerations

### Project services



# How we got here

## Key project considerations

The following parameters and objectives were major considerations when designing the site and building layout.

### Project parameters



#### Bylaws / Codes

1. Landscape requirements
2. Parking requirements
3. Bicycle accommodation
4. Property setbacks



#### Technical Restrictions

1. Emergency response vehicle requirements
2. Screen adjacent substation
3. Waste collection vehicle lane requirements

### Project objectives



#### Public Input

1. All required parking achieved on the site
2. Household hazardous waste drop-off on the site
3. Easily accessible amenities



#### Good Design Principles

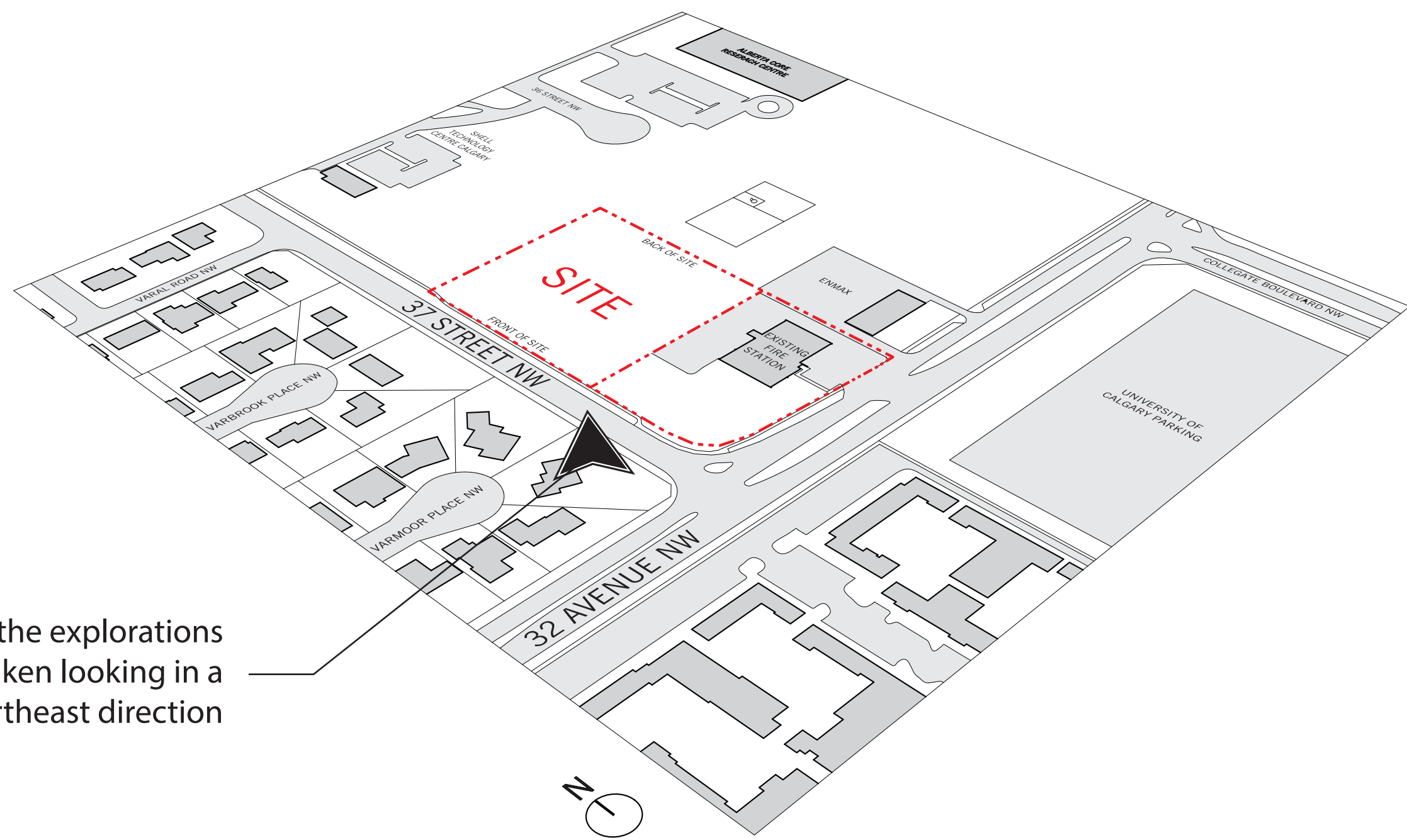
1. Naturally lit residential units with outdoor space
2. Distinct entrances
3. Intuitive / efficient site circulation
4. Pedestrian friendly street edge

# How we got here

## A process of exploration

- POOR
- FAIR
- GREAT

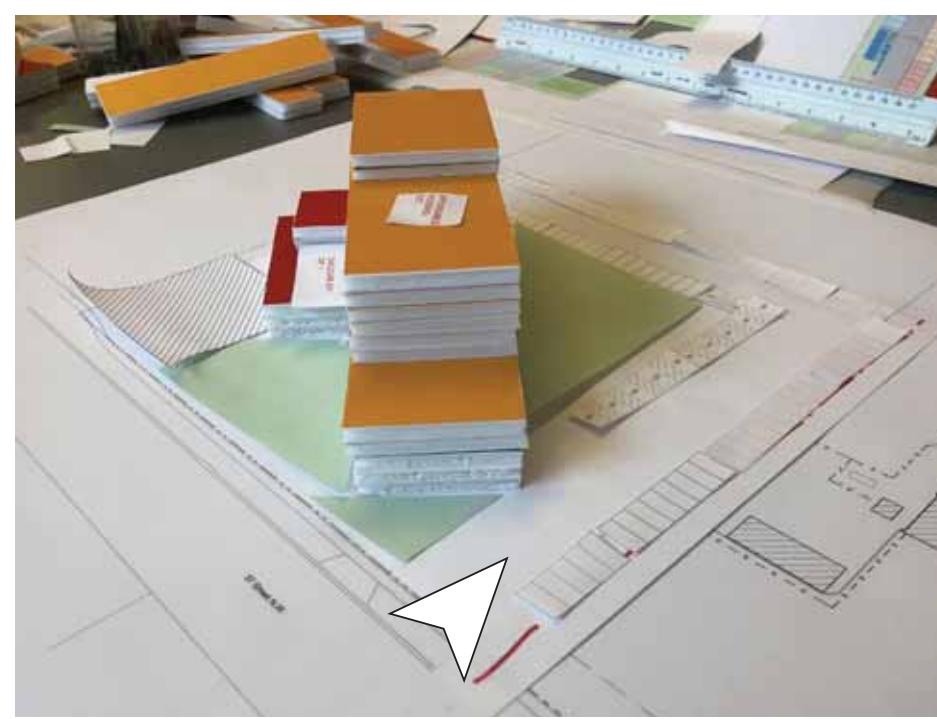
A series of explorations that looked at site and building layout were conducted. Each of the explorations were evaluated against the project parameters and objectives to help determine the optimized layout.



The photos of the explorations were taken looking in a northeast direction

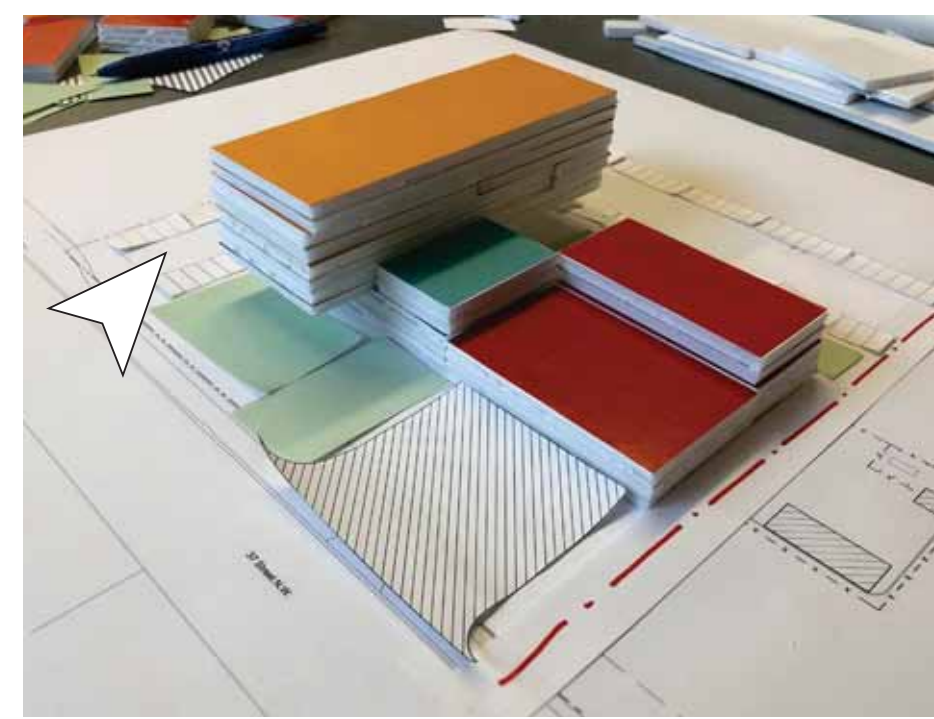
## Site circulation

Single in and out at S.W. corner



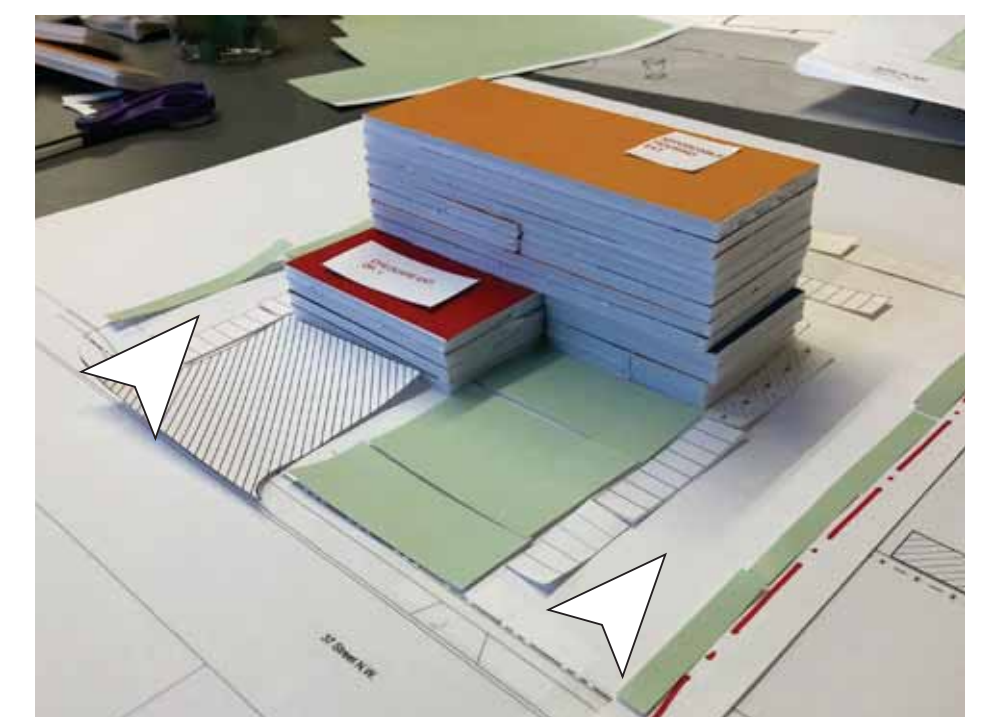
- Waste collection vehicle lane requirements
- Household hazardous waste drop-off on the site
- Intuitive / efficient site circulation

Single in and out at N.W. corner



- Waste collection vehicle lane requirements
- Household hazardous waste drop-off on the site
- Intuitive / efficient site circulation

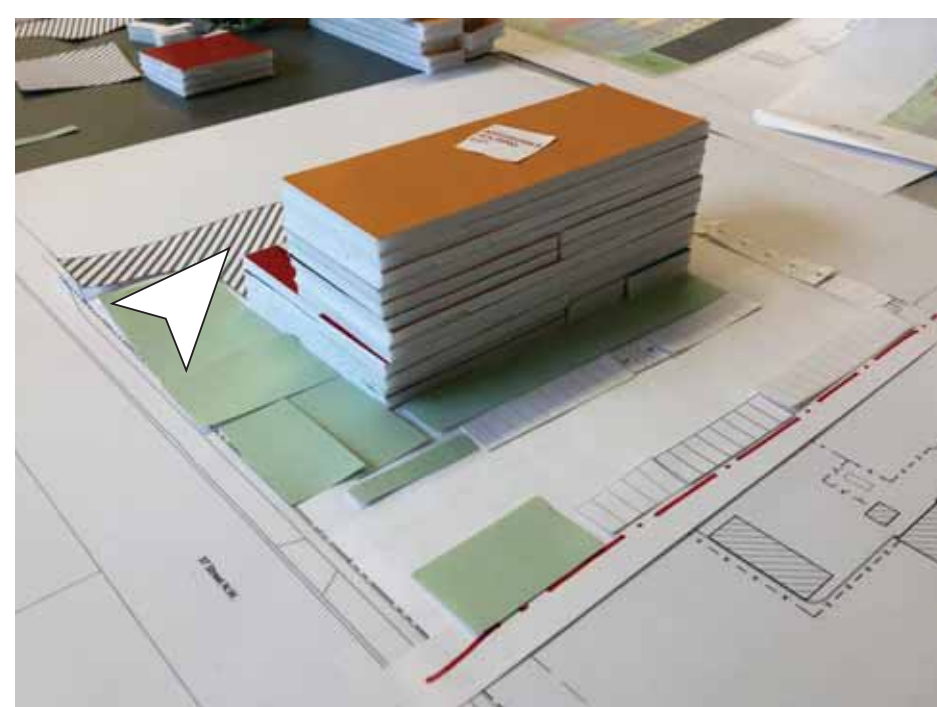
Continuous drive-through circulation



- Waste collection vehicle lane requirements
- Household hazardous waste drop-off on the site
- Intuitive / efficient site circulation

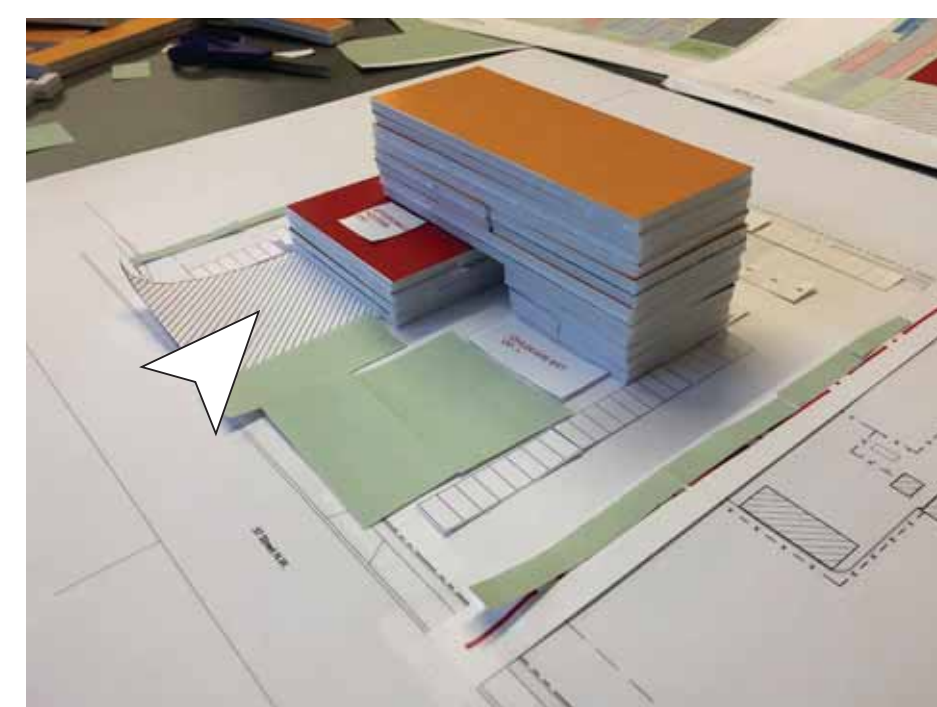
## Location of emergency fire truck lane

Emergency fire exit lane at side of building



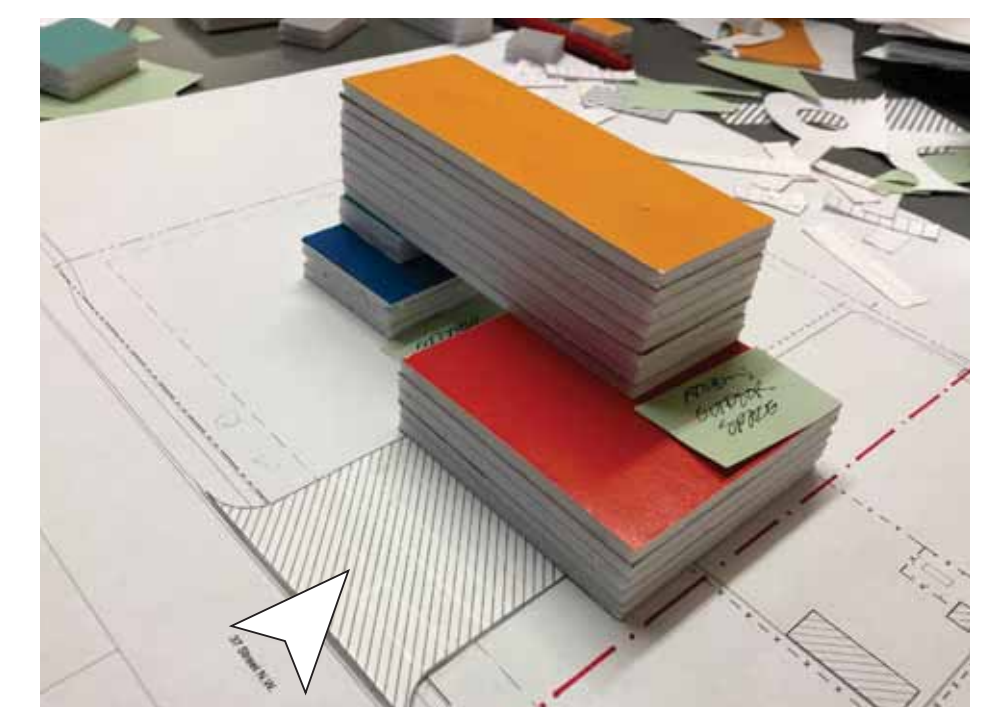
- Emergency response vehicle requirements

Emergency fire exit lane at N.W. corner of site



- Emergency response vehicle requirements

Emergency fire exit lane at S.W. corner of site



- Emergency response vehicle requirements

- CALGARY FIRE DEPARTMENT
- CALGARY HOUSING
- CITY OF CALGARY WORKSPACE
- COMMUNITY AMENITY
- LANDSCAPED SPACE
- EMERGENCY FIRE EXIT APRON

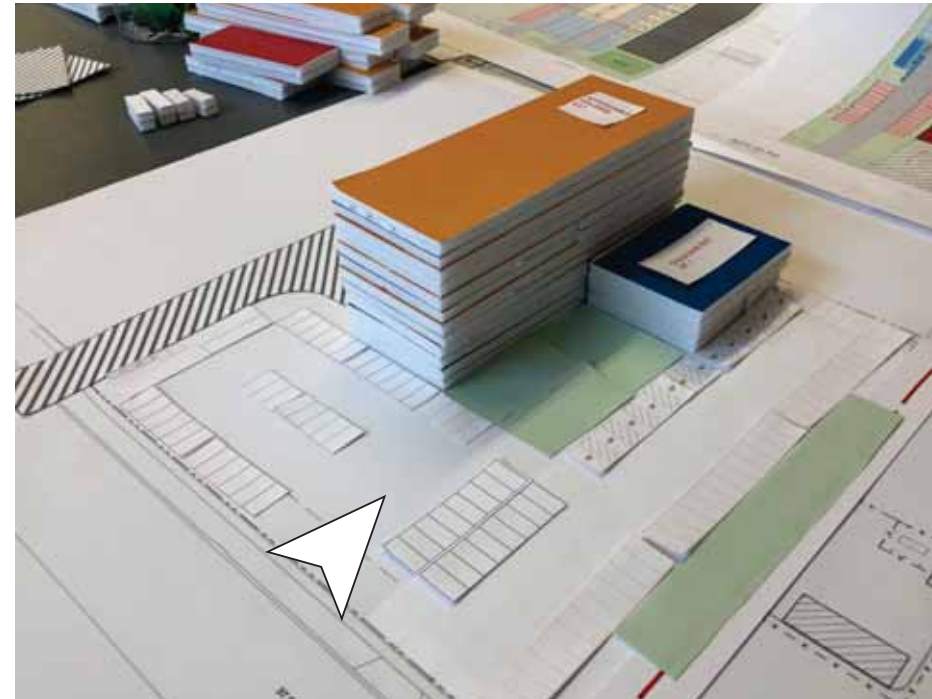
# How we got here

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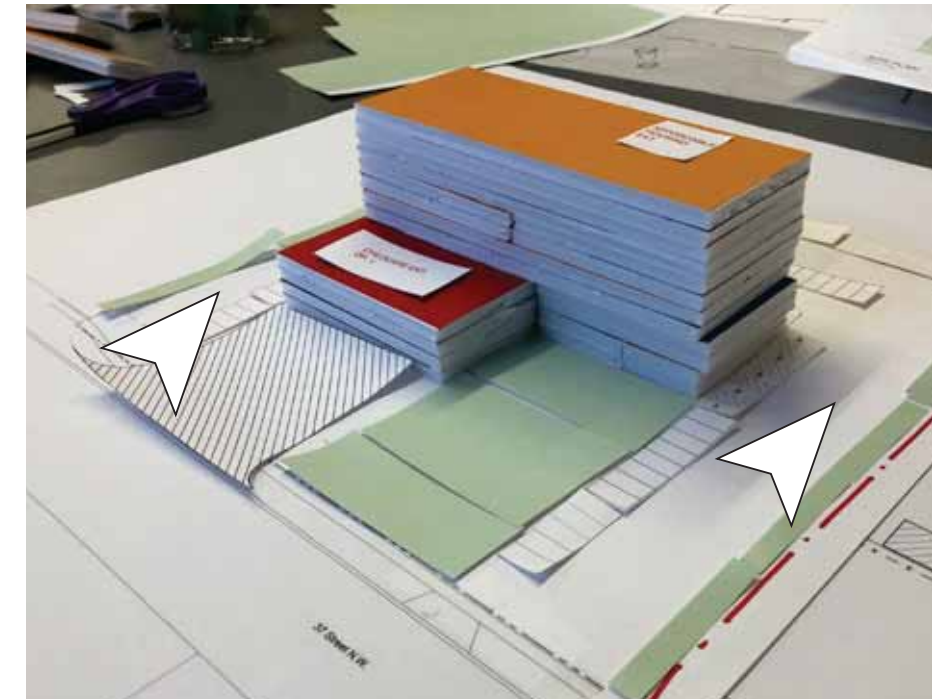
### Location of parking

Parking at front of the site



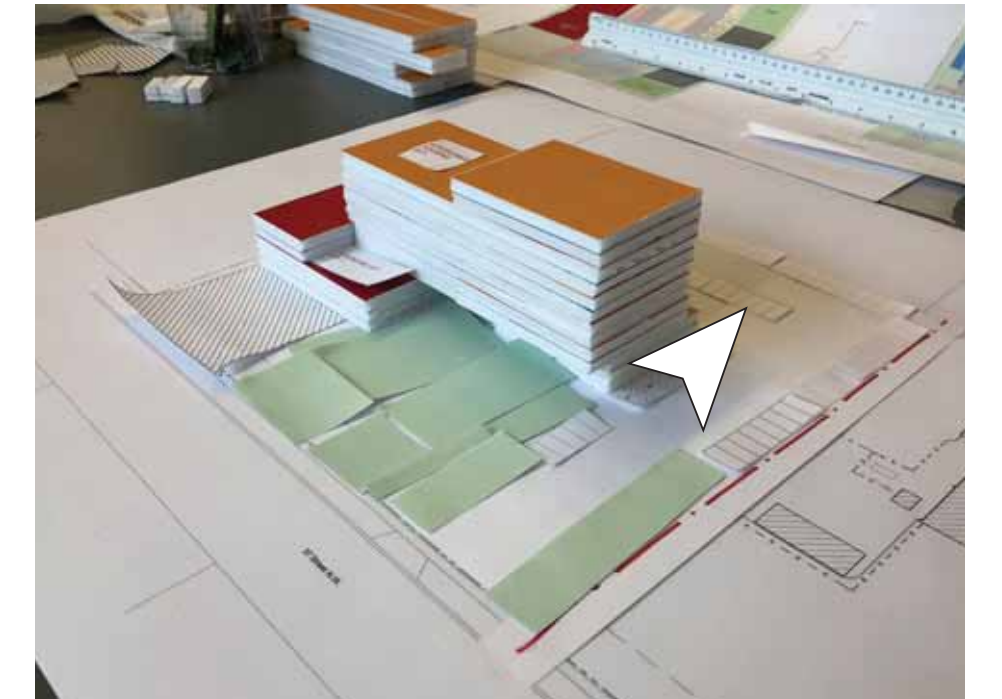
- Parking requirements
- All required parking achieved on the site
- Pedestrian friendly street edge

Parking around the building



- Parking requirements
- All required parking achieved on the site
- Pedestrian friendly street edge

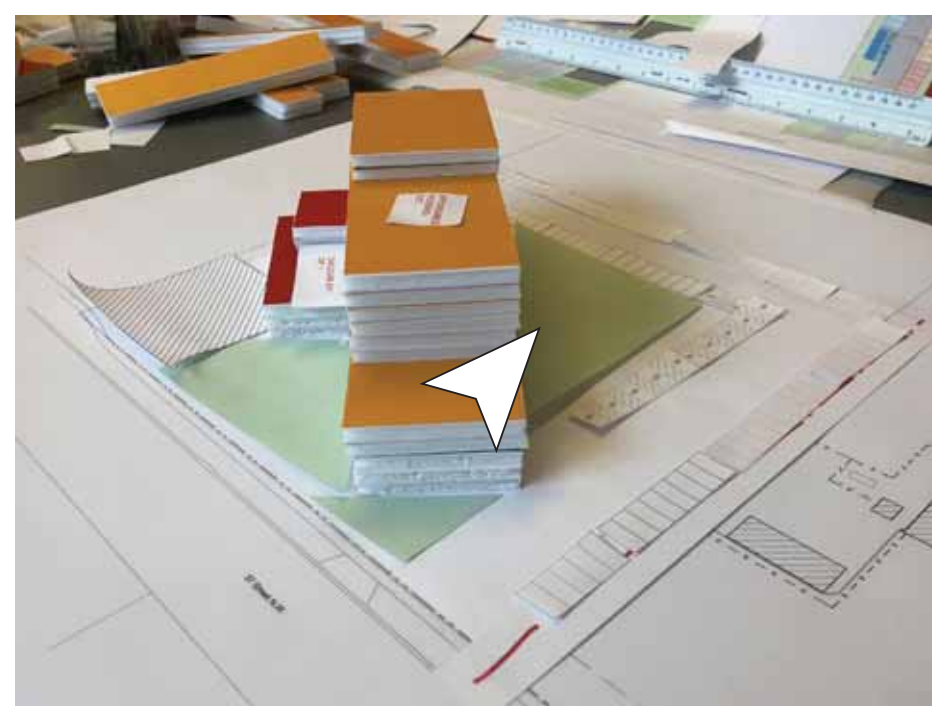
Parking at back of site



- Parking requirements
- All required parking achieved on the site
- Pedestrian friendly street edge

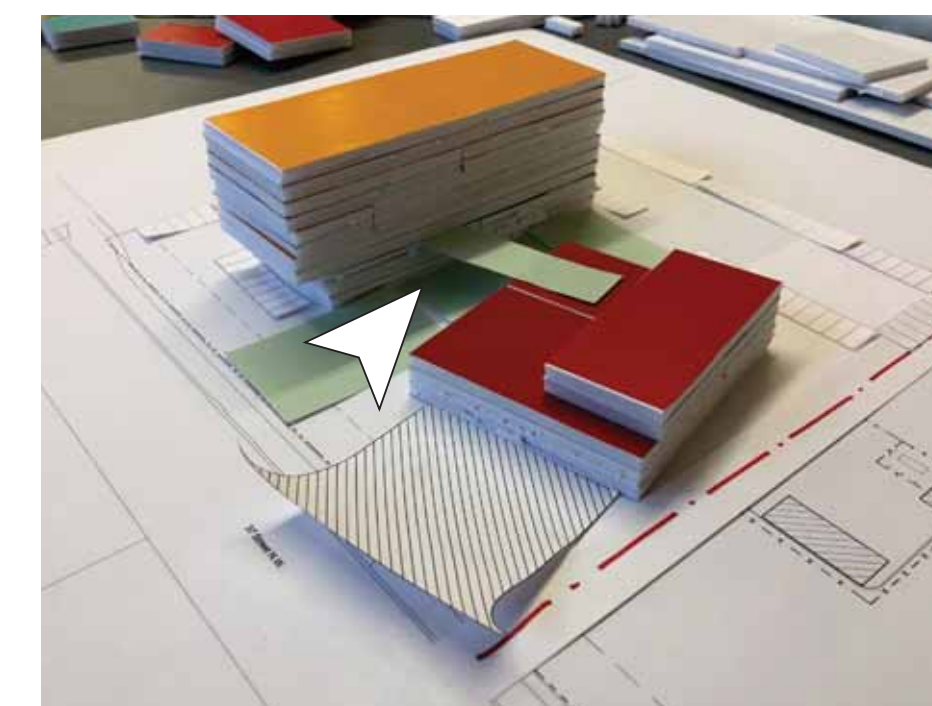
### Public outdoor space

Outdoor space at back of site



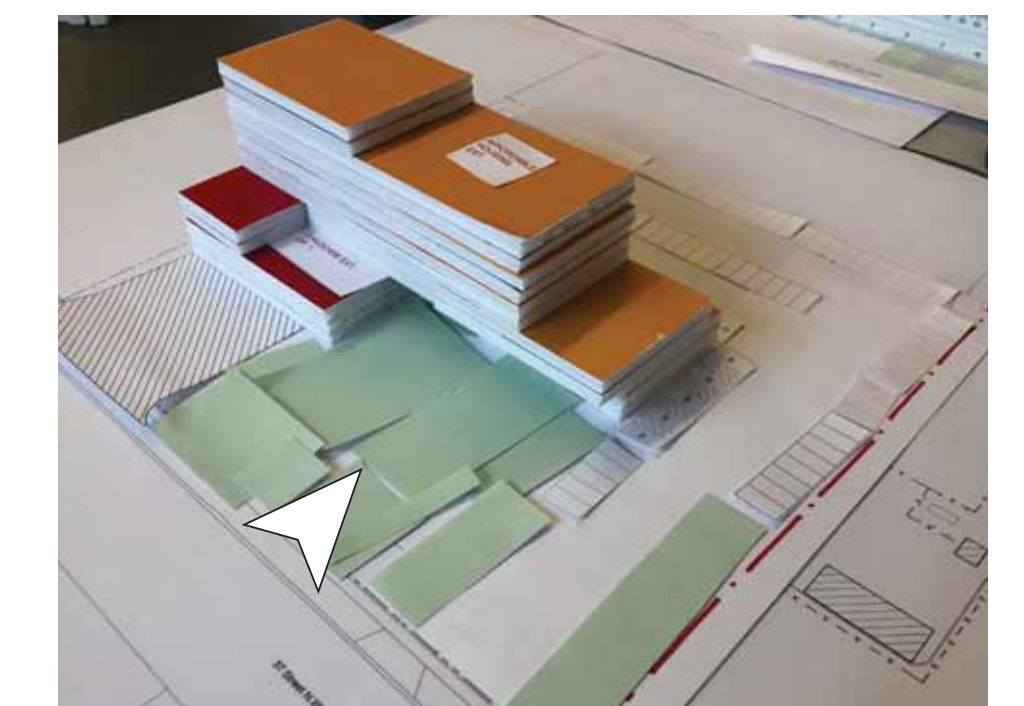
- Bicycle accommodation
- Easily accessible amenities
- Pedestrian friendly street edge

Outdoor space between building sections



- Bicycle accommodation
- Easily accessible amenities
- Pedestrian friendly street edge

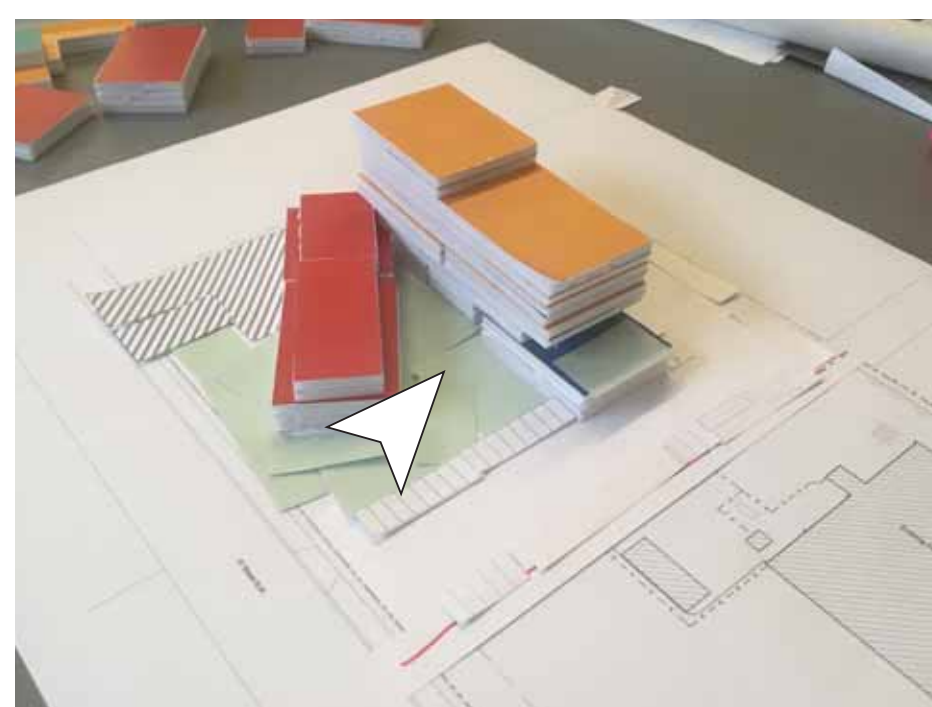
Outdoor space along the street



- Bicycle accommodation
- Easily accessible amenities
- Pedestrian friendly street edge

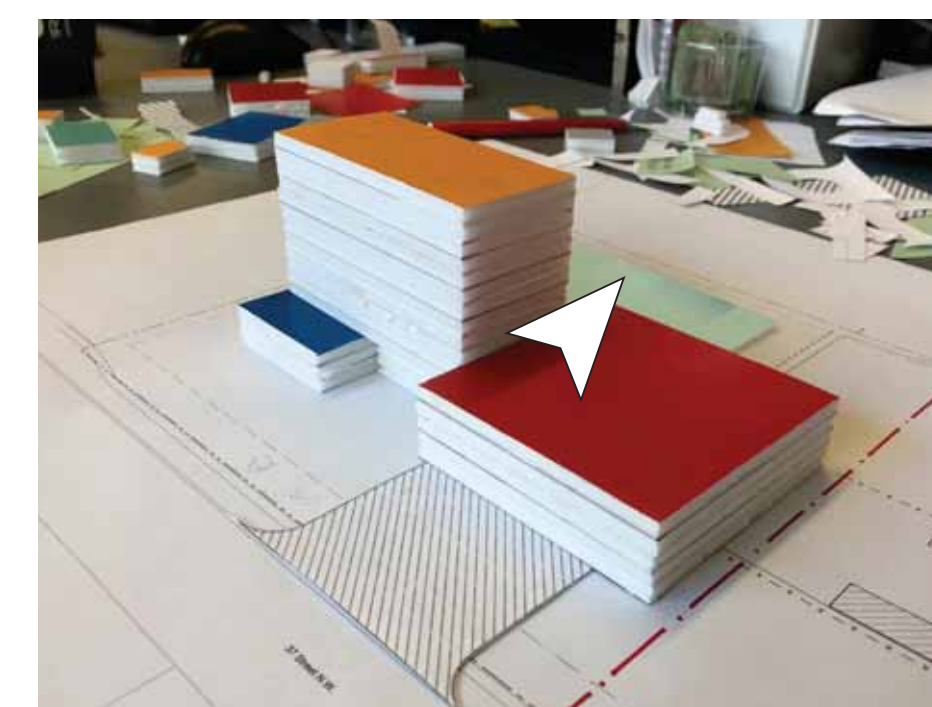
### Private outdoor space

Ground level courtyard



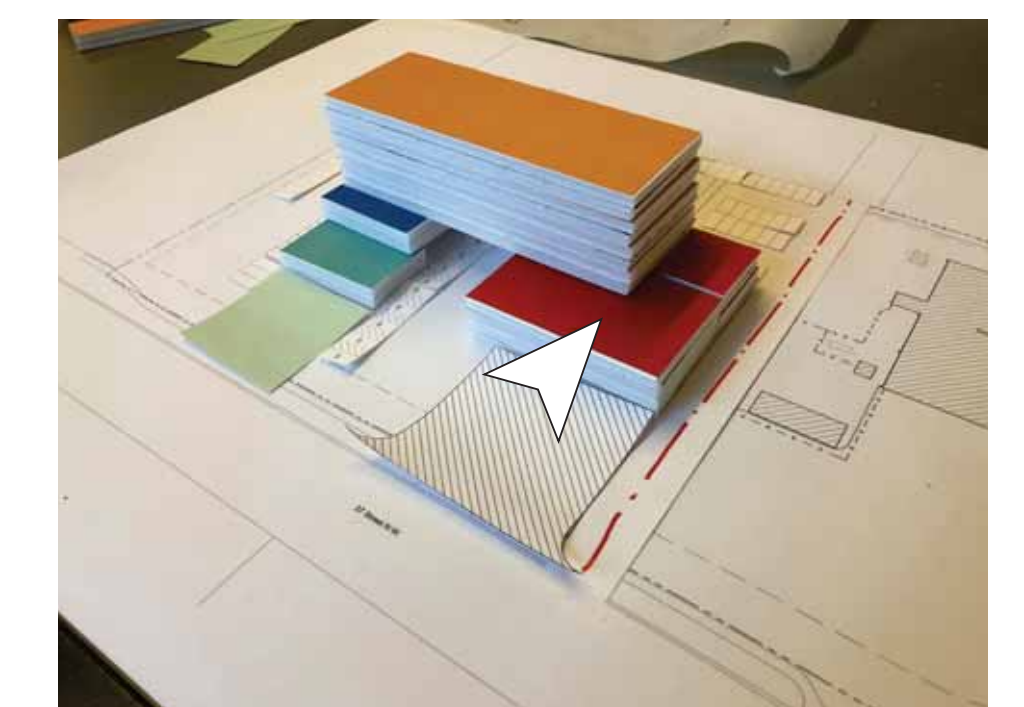
- Naturally lit residential units with outdoor space
- Parking Requirements

Back of site



- Naturally lit residential units with outdoor space
- Parking Requirements

Stacked on fire station



- Naturally lit residential units with outdoor space
- Parking Requirements

- CALGARY FIRE DEPARTMENT
- CALGARY HOUSING
- CITY OF CALGARY WORKSPACE
- COMMUNITY AMENITY
- LANDSCAPED SPACE
- EMERGENCY FIRE EXIT APRON

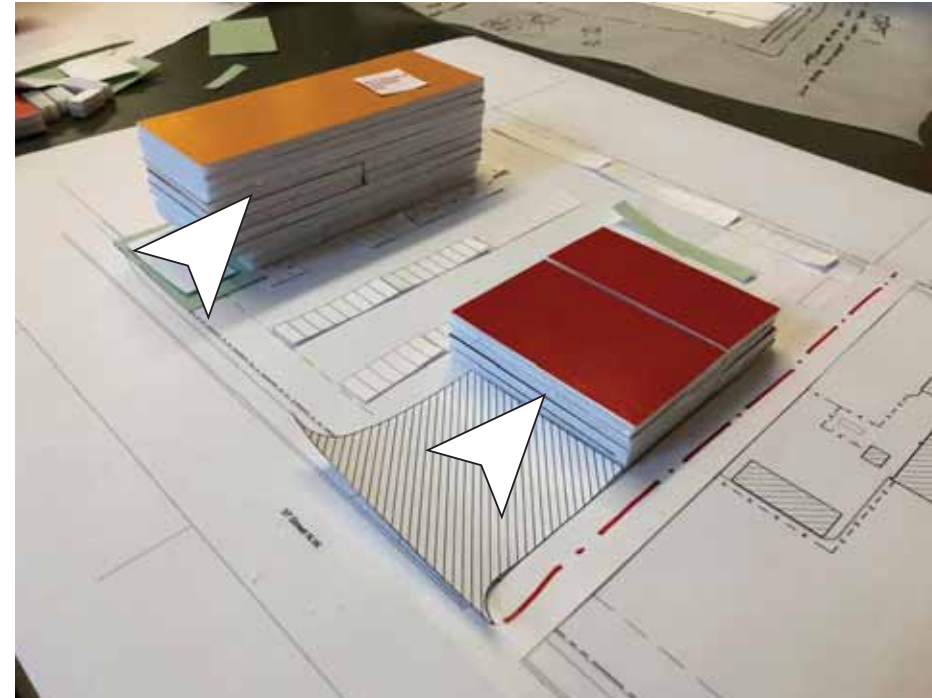
# How we got here

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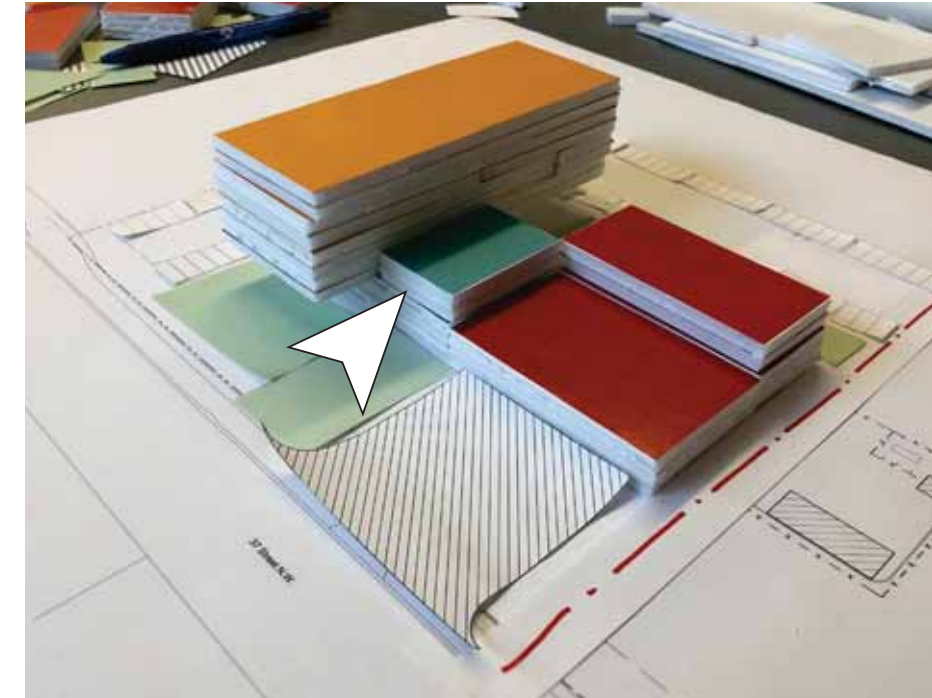
### Connectivity between services

Separate buildings/services



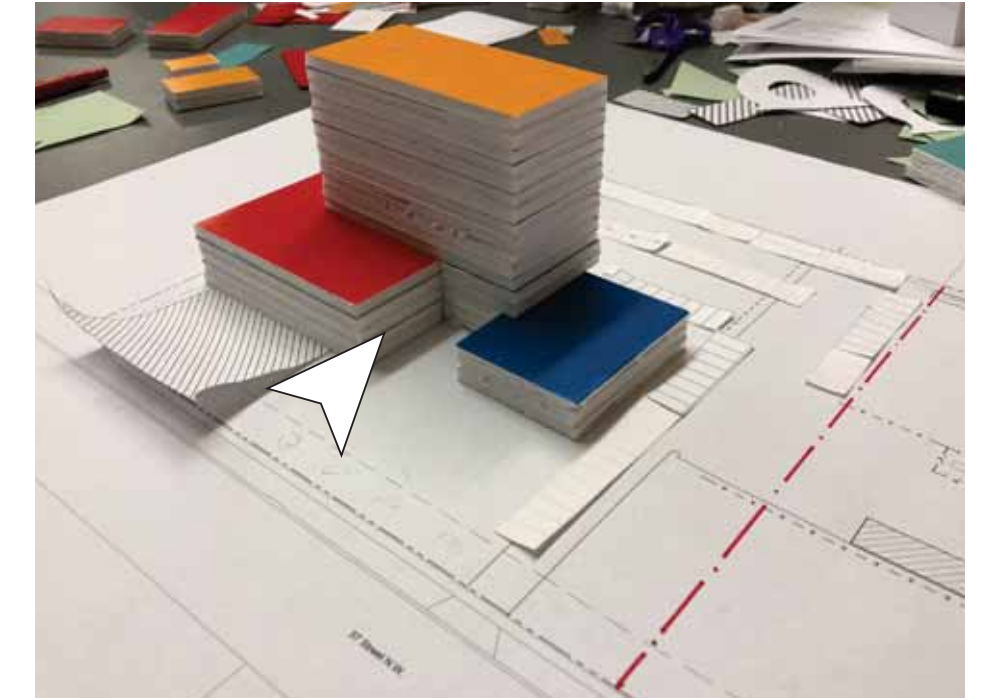
- Landscape requirements
- Parking requirements

Connected services



- Landscape requirements
- Parking requirements

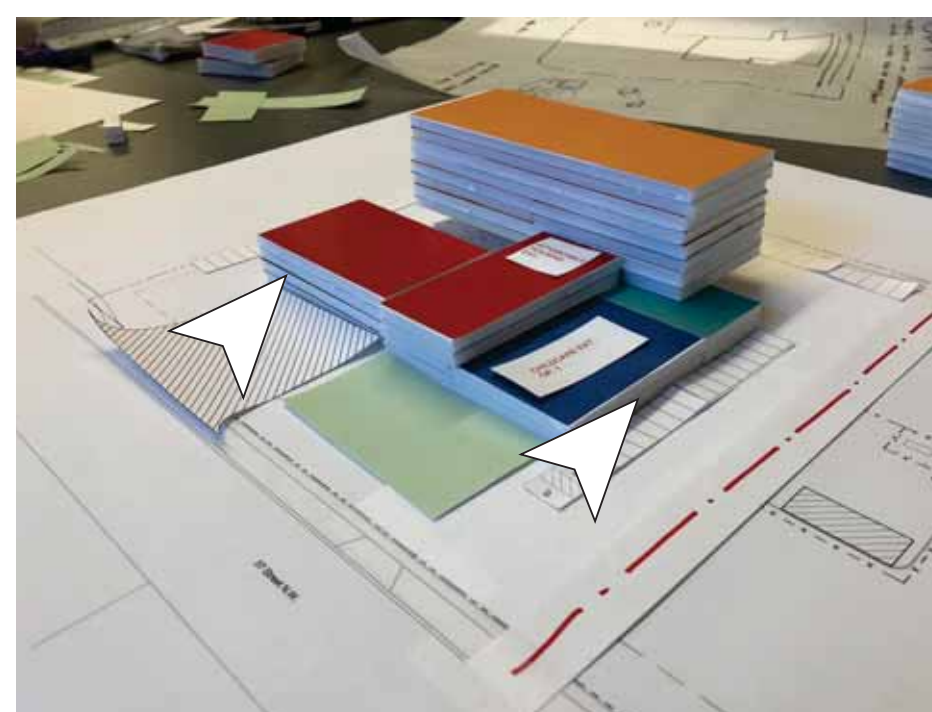
Overlapping services



- Landscape requirements
- Parking requirements

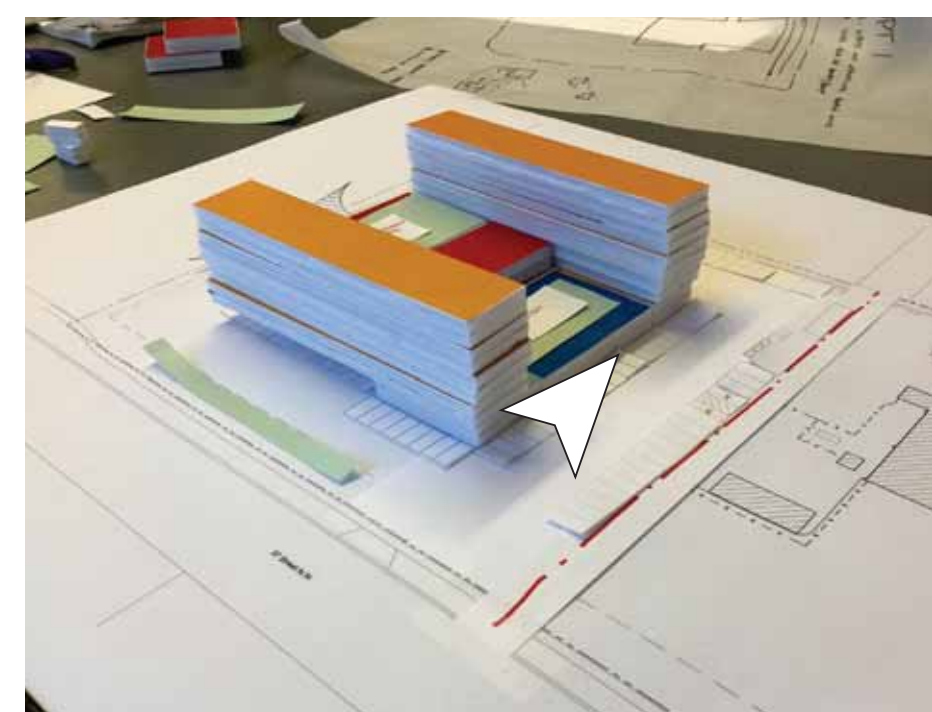
### Building access

Multiple entries



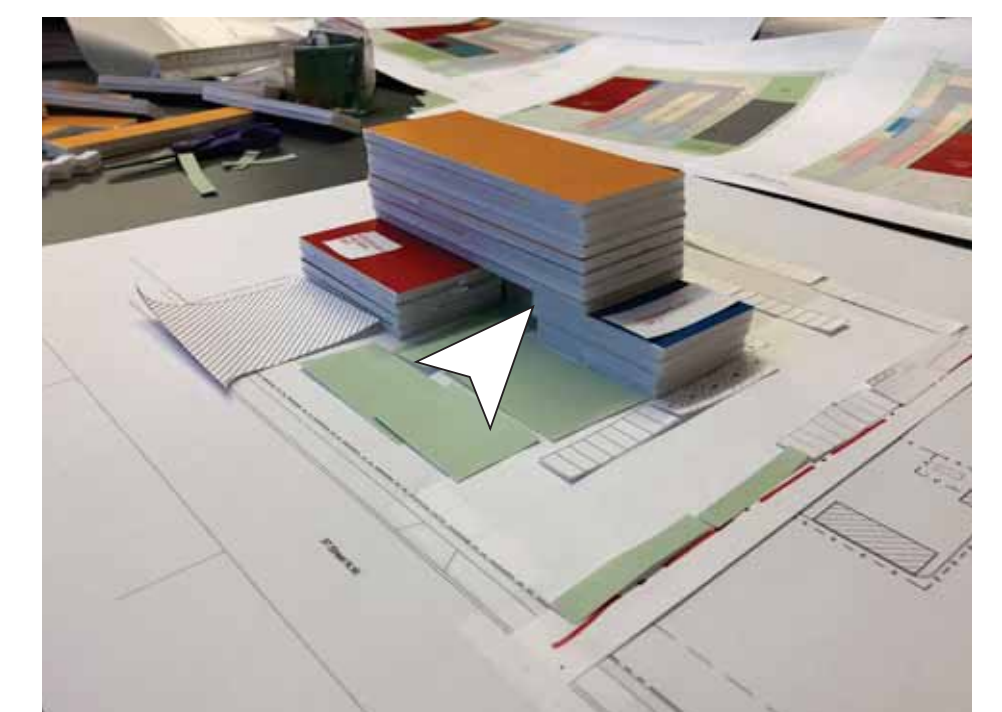
- Easily accessible amenities
- Distinct entrances
- Intuitive / efficient site circulation

Entrance on side of building



- Easily accessible amenities
- Distinct entrances
- Intuitive / efficient site circulation

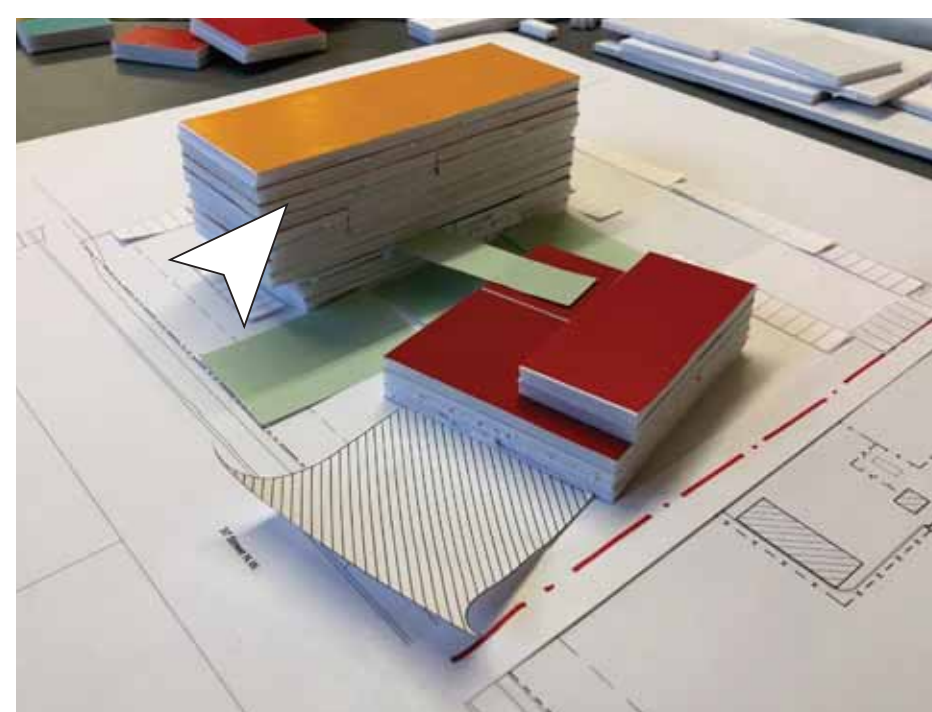
Central entrance



- Easily accessible amenities
- Distinct entrances
- Intuitive / efficient site circulation

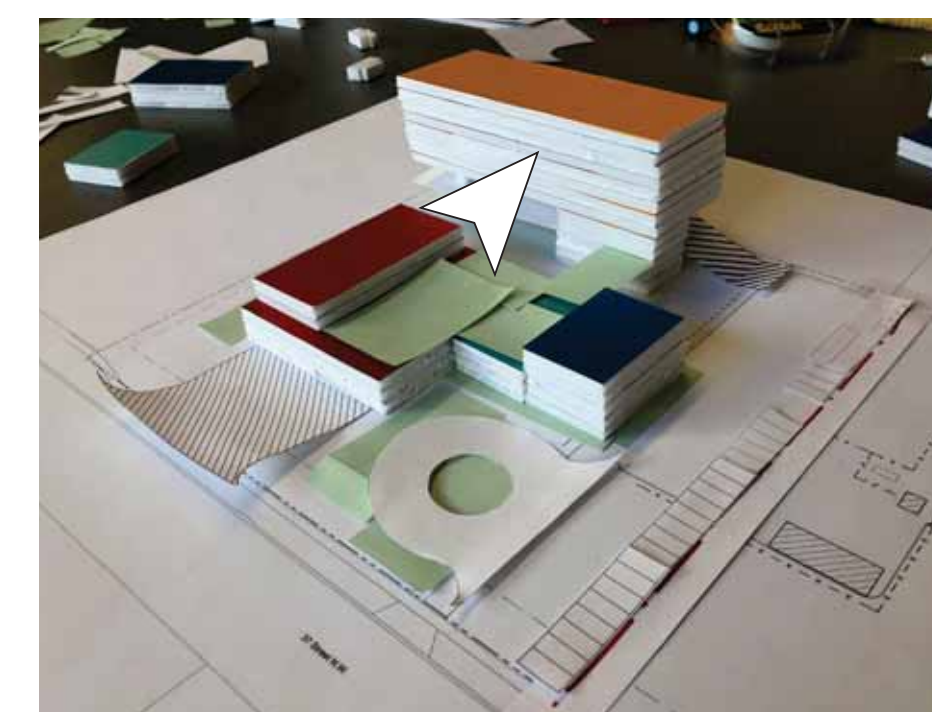
### Position of calgary housing block

East-west orientation



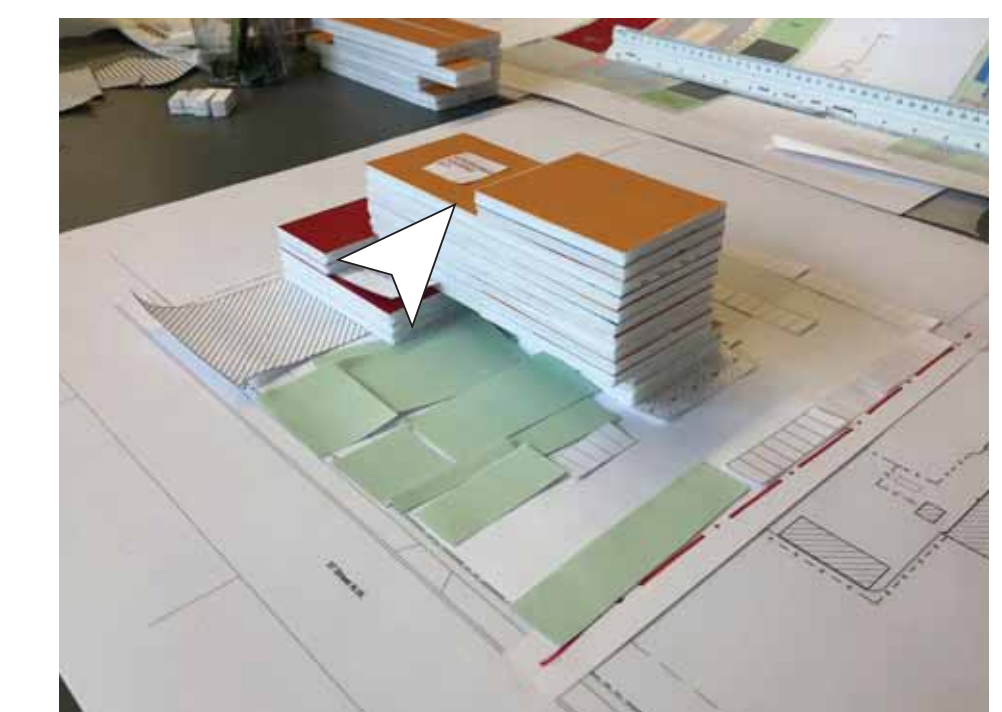
- Property setbacks
- Naturally lit residential units with outdoor space
- Pedestrian friendly street edge

Located at back of site



- Property setbacks
- Naturally lit residential units with outdoor space
- Pedestrian friendly street edge

Central location with north-south orientation



- Property setbacks
- Naturally lit residential units with outdoor space
- Pedestrian friendly street edge

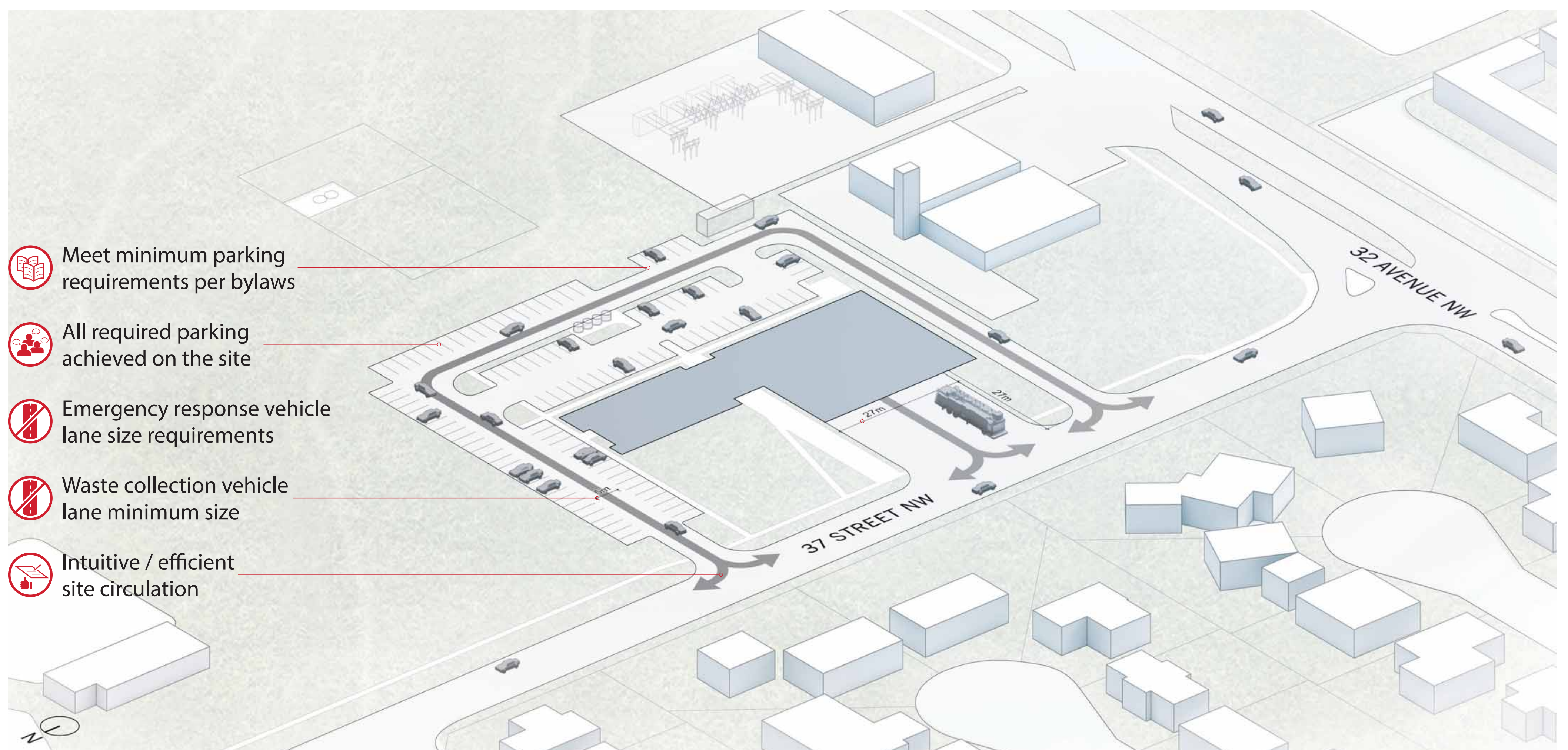
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# Where we are

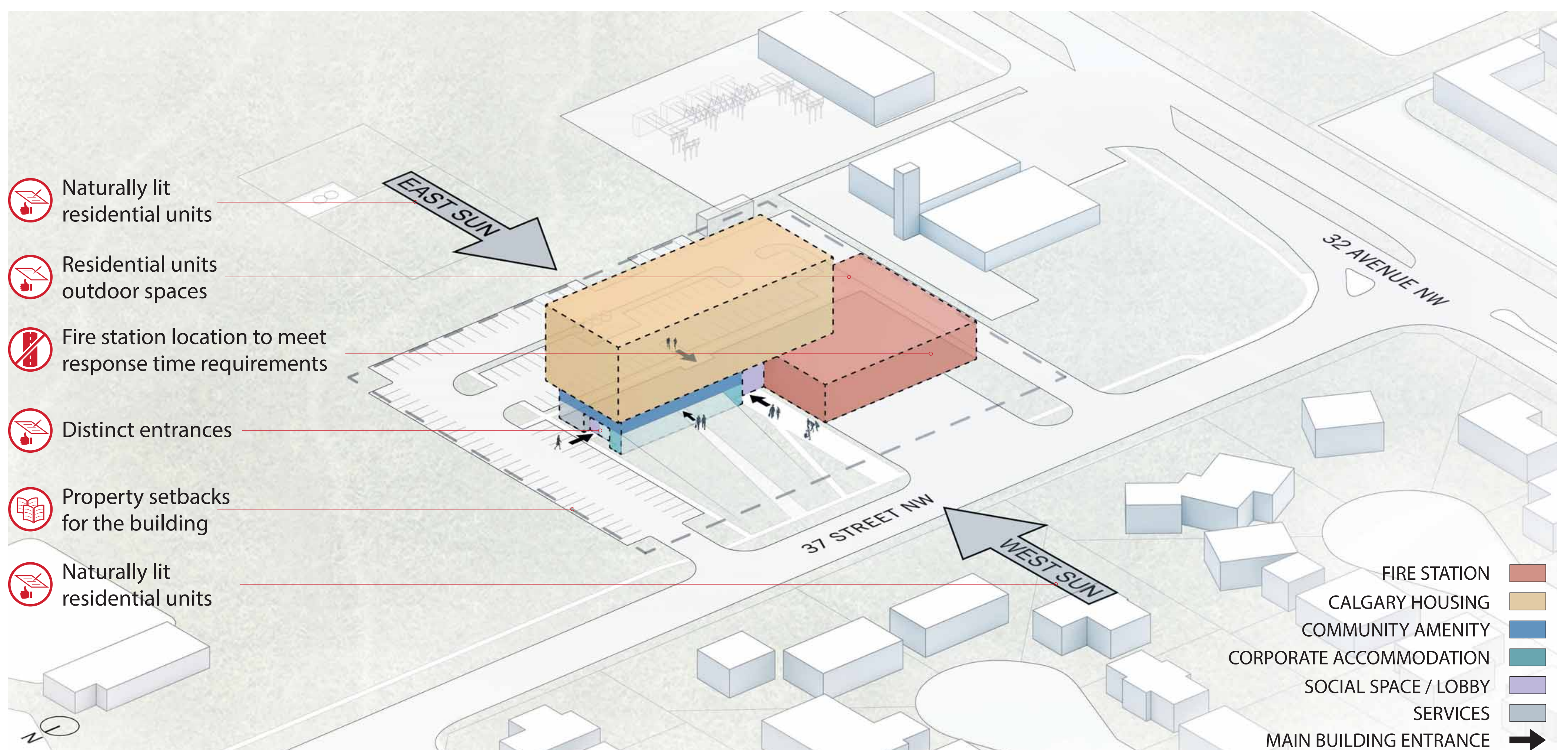
## Project diagrams

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 & parking layout



### Building layout

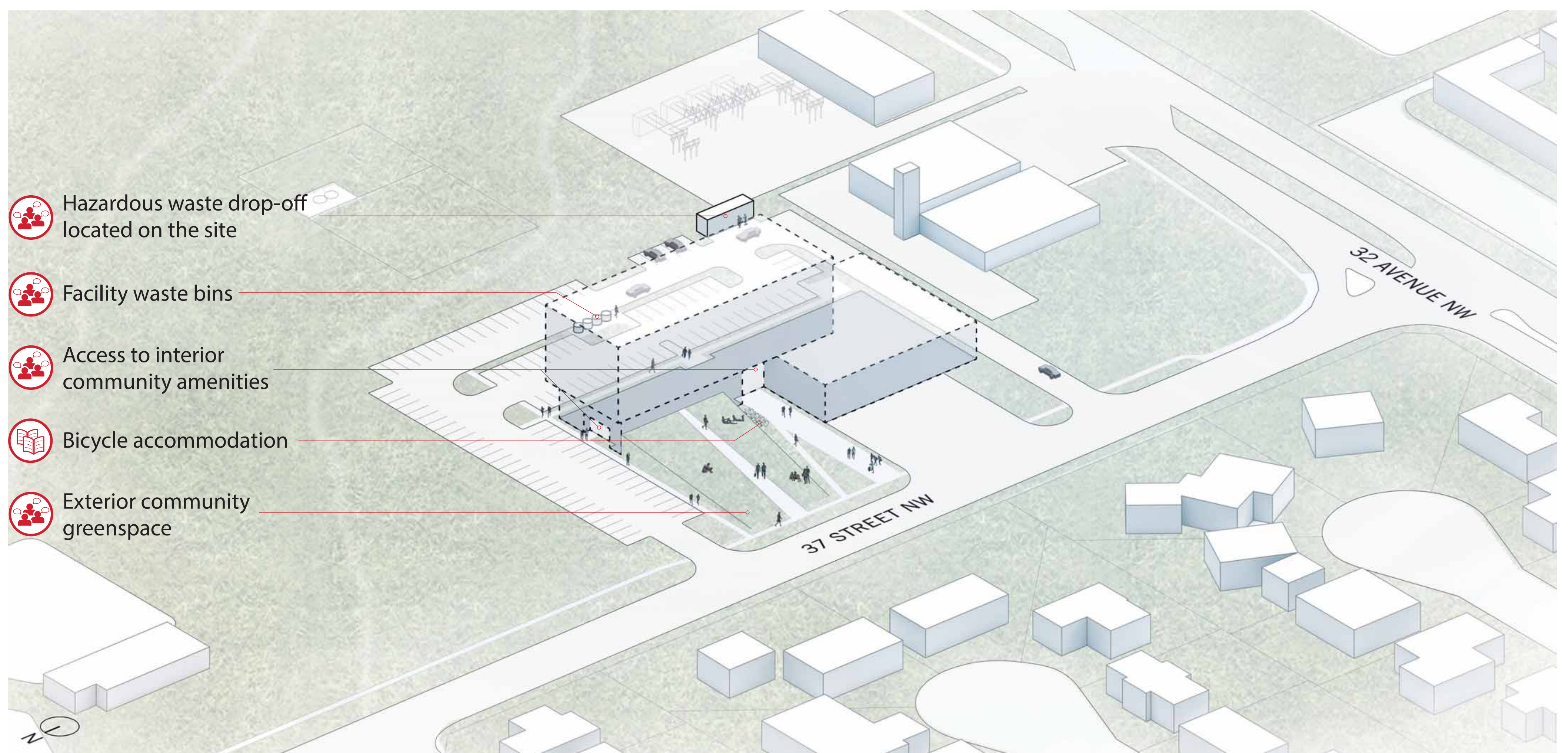


# Where we are

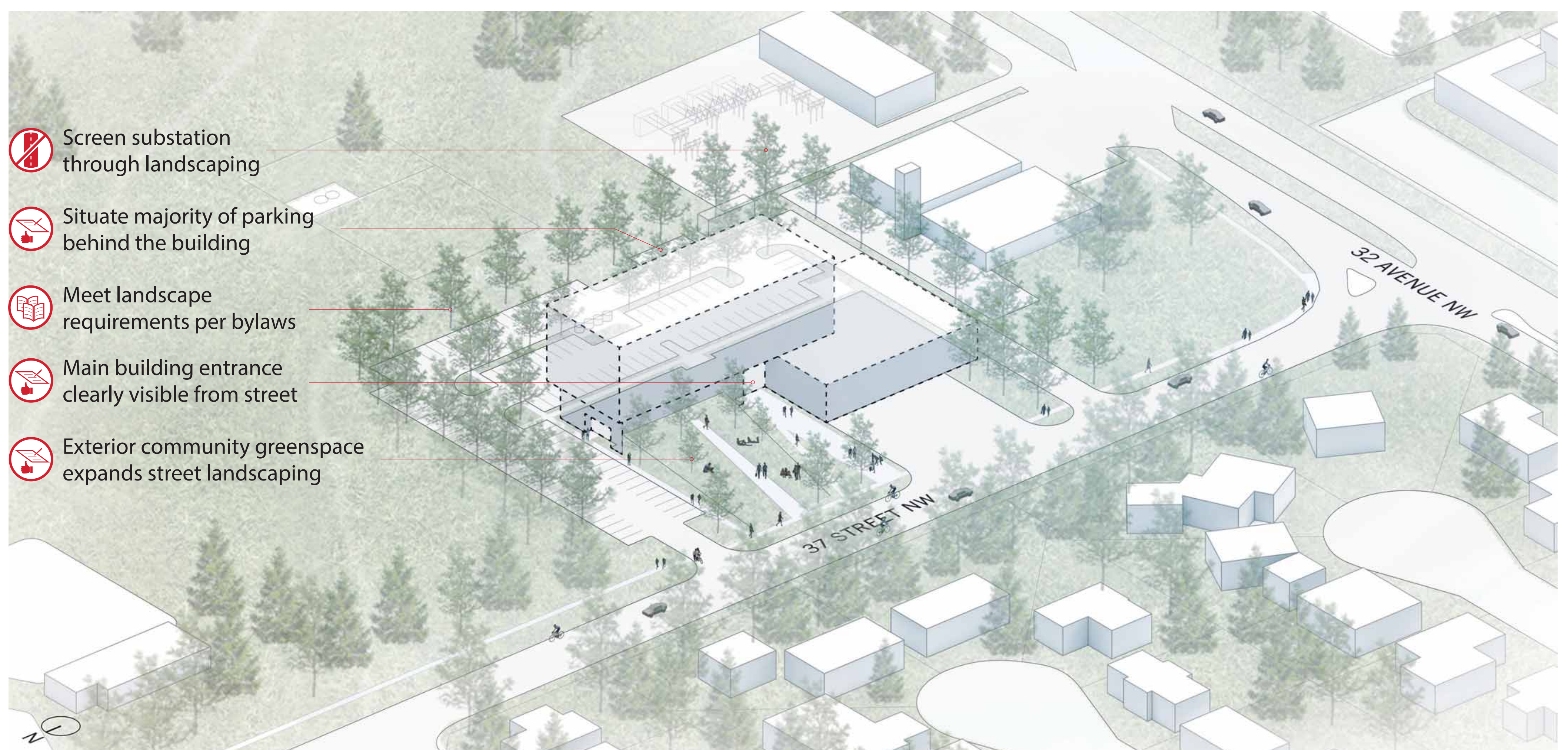
## Project diagrams

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 & pedestrian oriented design



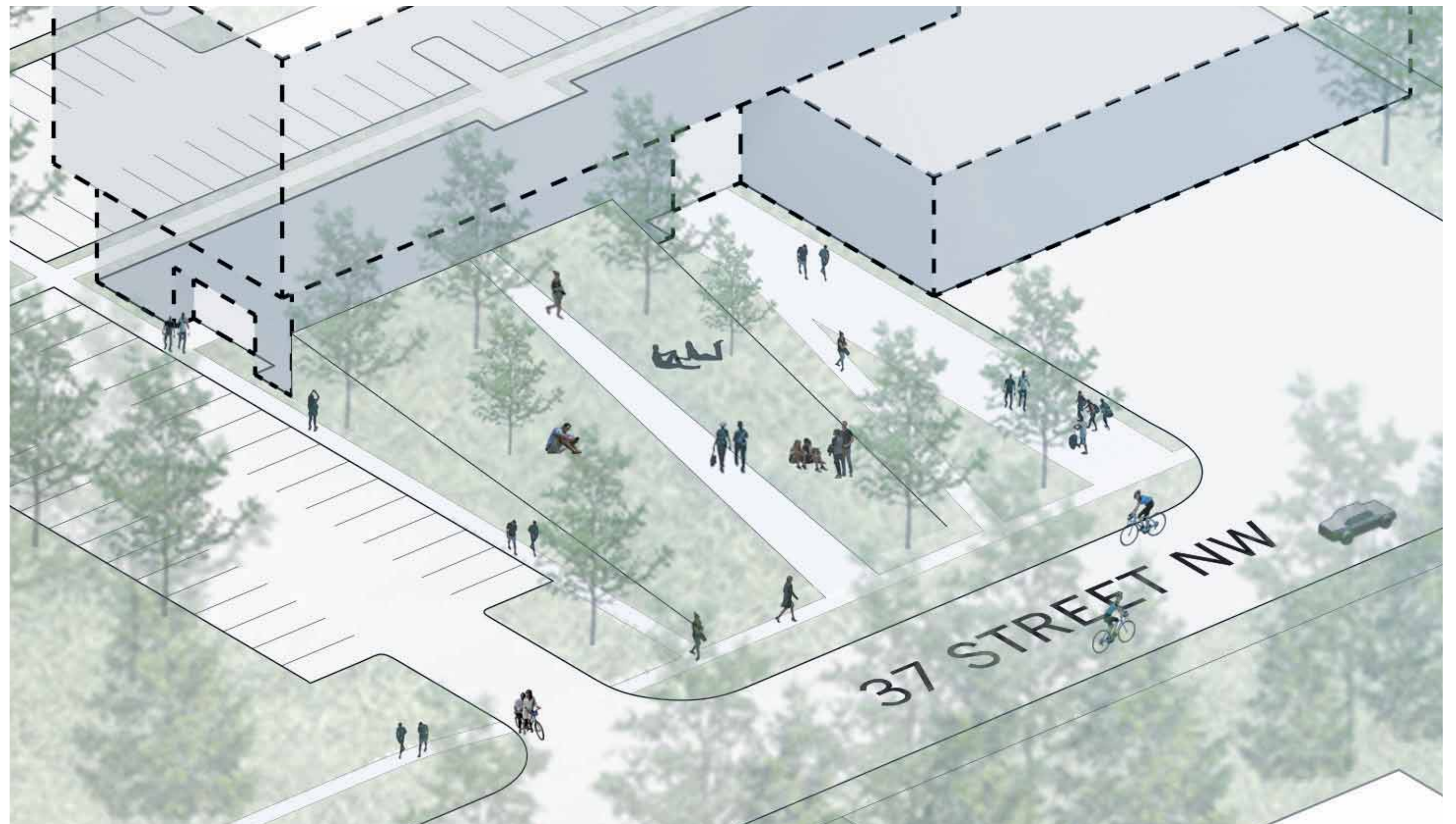


# Tell us what you think

## Community greenspace

How do you see  
yourself using  
this community  
greenspace?

Why?



Gather



Contemplative



Play

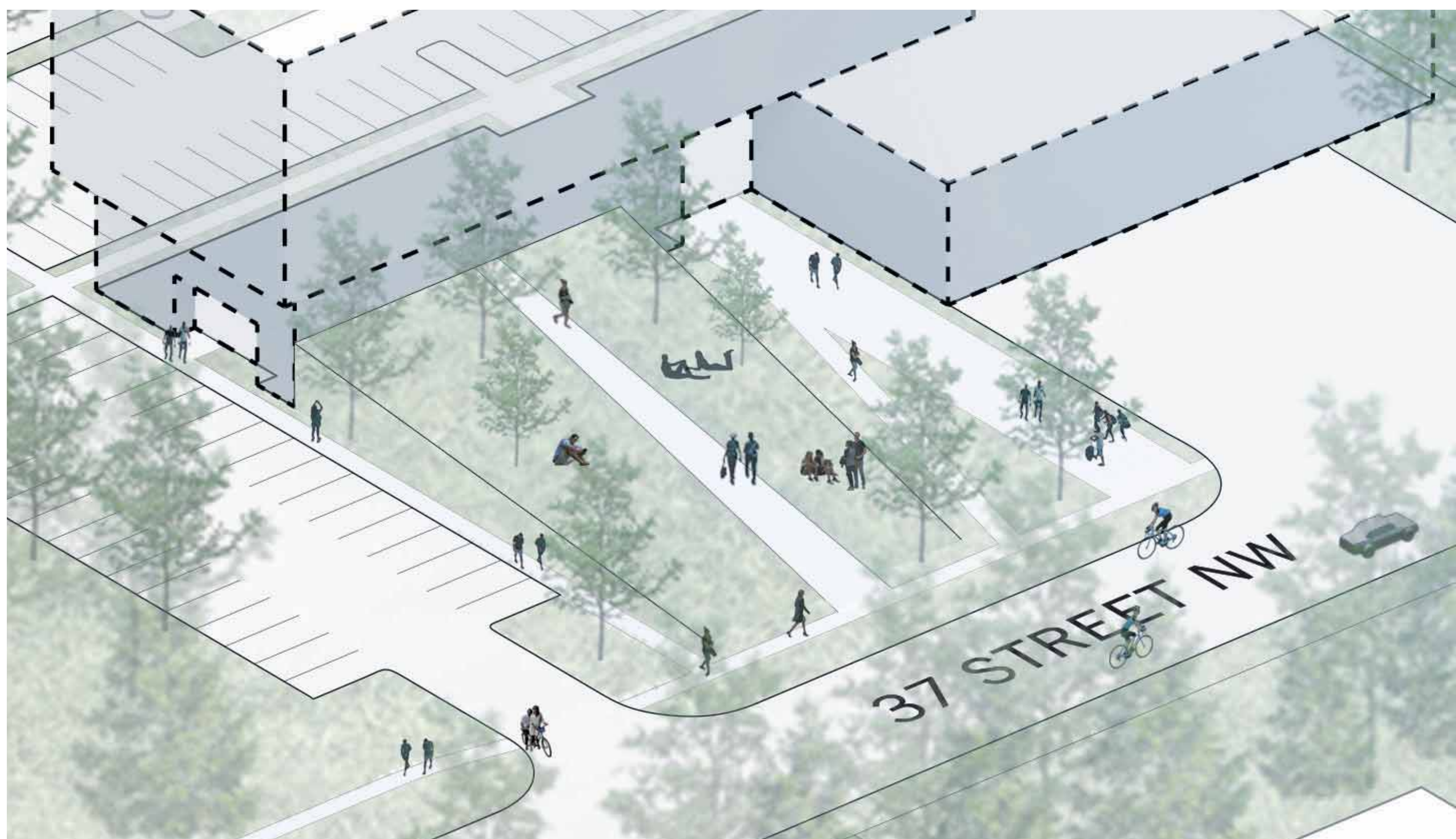
Other?

# Tell us what you think

## Community greenspace

What type of  
seating would you  
like to see in the  
greenspace?

Why?



Social



Integrated



Flexible

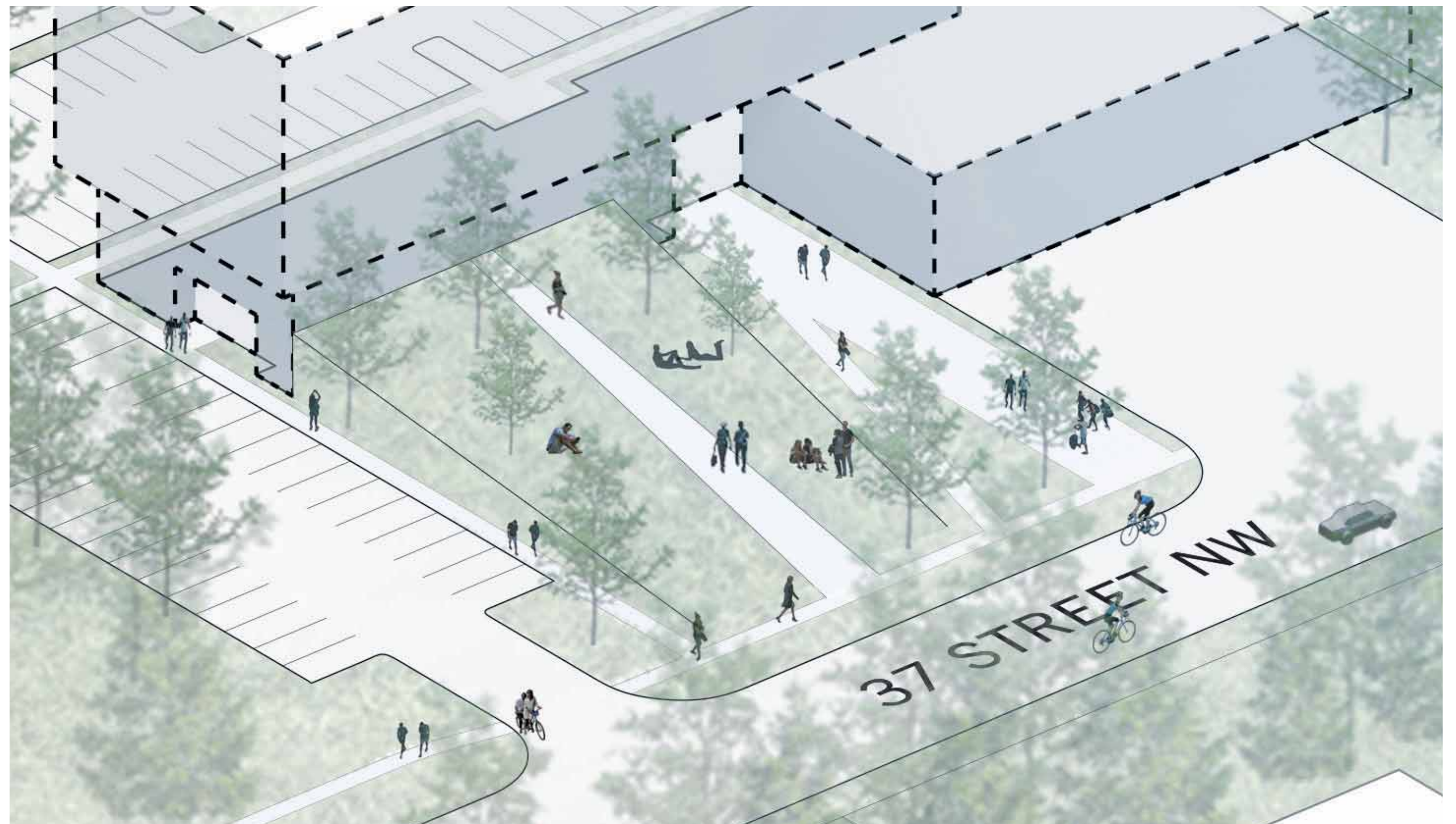
Other?

# Tell us what you think

## Community greenspace

What type of  
lighting would you  
like to see in the  
greenspace?

Why?



Bollards



Poles



Ambient

Other?

# Tell us what you think

## Calgary Housing

What aspects of the examples do you like?



Why?



A large empty rectangular box intended for user input or comments.

# Tell us what you think

## Fire station

What aspects of the examples do you like?



## Why?



# Tell us what you think

## Project design

What are the aspects of the design that you like?

Why?

What improvements would you like us to consider?

# Thank you

Thank you for attending the open house. Please don't hesitate to ask a project team member if you have further questions, and please fill out a feedback form if you have comments for the project team. You can also provide feedback online until February 24, 2019 by visiting [engage.calgary.ca/varsity](https://engage.calgary.ca/varsity).

A What We Heard Report compiling feedback received both in-person and online will be available in April 2019, at [calgary.ca/varsity](https://calgary.ca/varsity).

If you are interested in receiving email updates, please subscribe to our distribution list at [calgary.ca/varsity](https://calgary.ca/varsity).