



**VARSITY MULTI
SERVICE RE-DEVELOPMENT**

COMMUNITY PRESENTATION



PROJECT PRESENTATION TEAM

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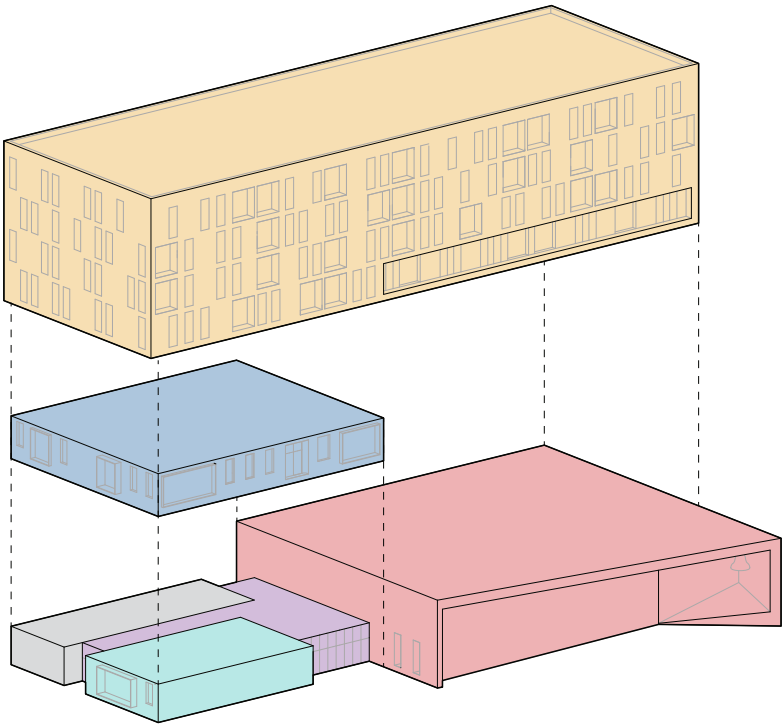
PREVIOUSLY PRESENTED DESIGN

The VMSR project was previously presented to the Urban Design Review Panel (UDRP) June 2019, submitted for development permit in December 2019, presented to the Calgary Planning Commission (CPC) in September, 2020, and presented for public hearing October 2020. Ultimately, through the development permit process, the project was requested to reconsider and revise several key approach elements including parking and access, location of building on site, integration into the existing community, and considerations for green space and future development of the remaining parcel area.

Since the time of the requested revisions, the project team; MBAC, consultant team, and the City or Calgary project management team, have worked diligently to re-imagine the project (described herein) to ensure that the issues previously raised have been addressed and considered in a holistic manner.



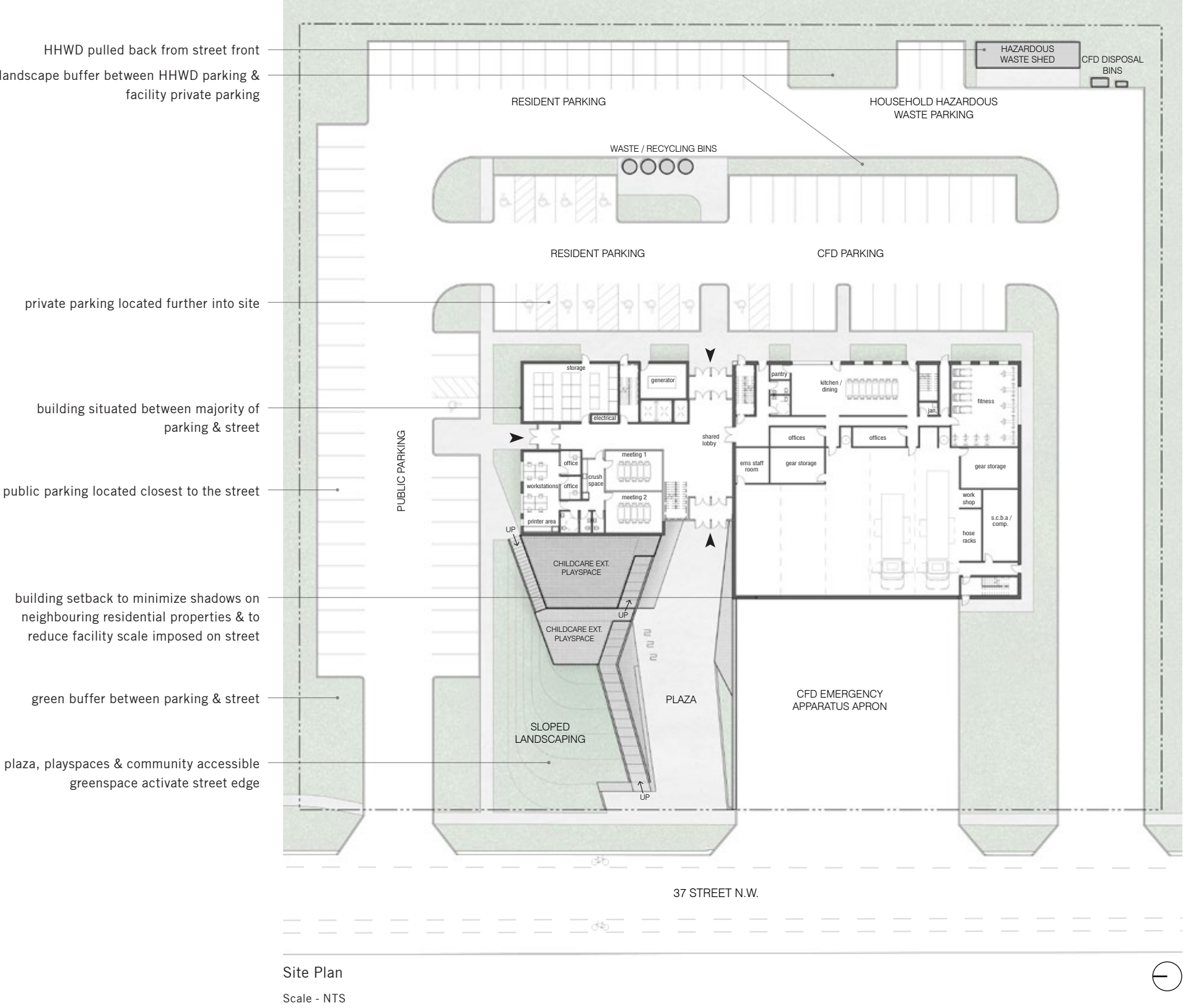
West Facade Render



Program Distribution

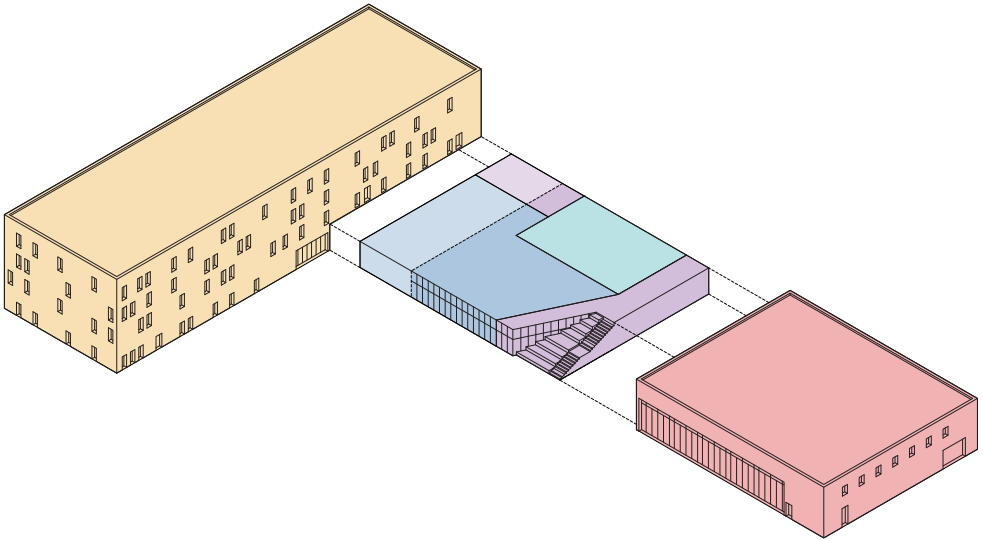
- Calgary Fire Department
- Calgary Housing
- Corporate Accommodation
- Childcare
- Shared Spaces
- Service Spaces

PREVIOUSLY PRESENTED DESIGN



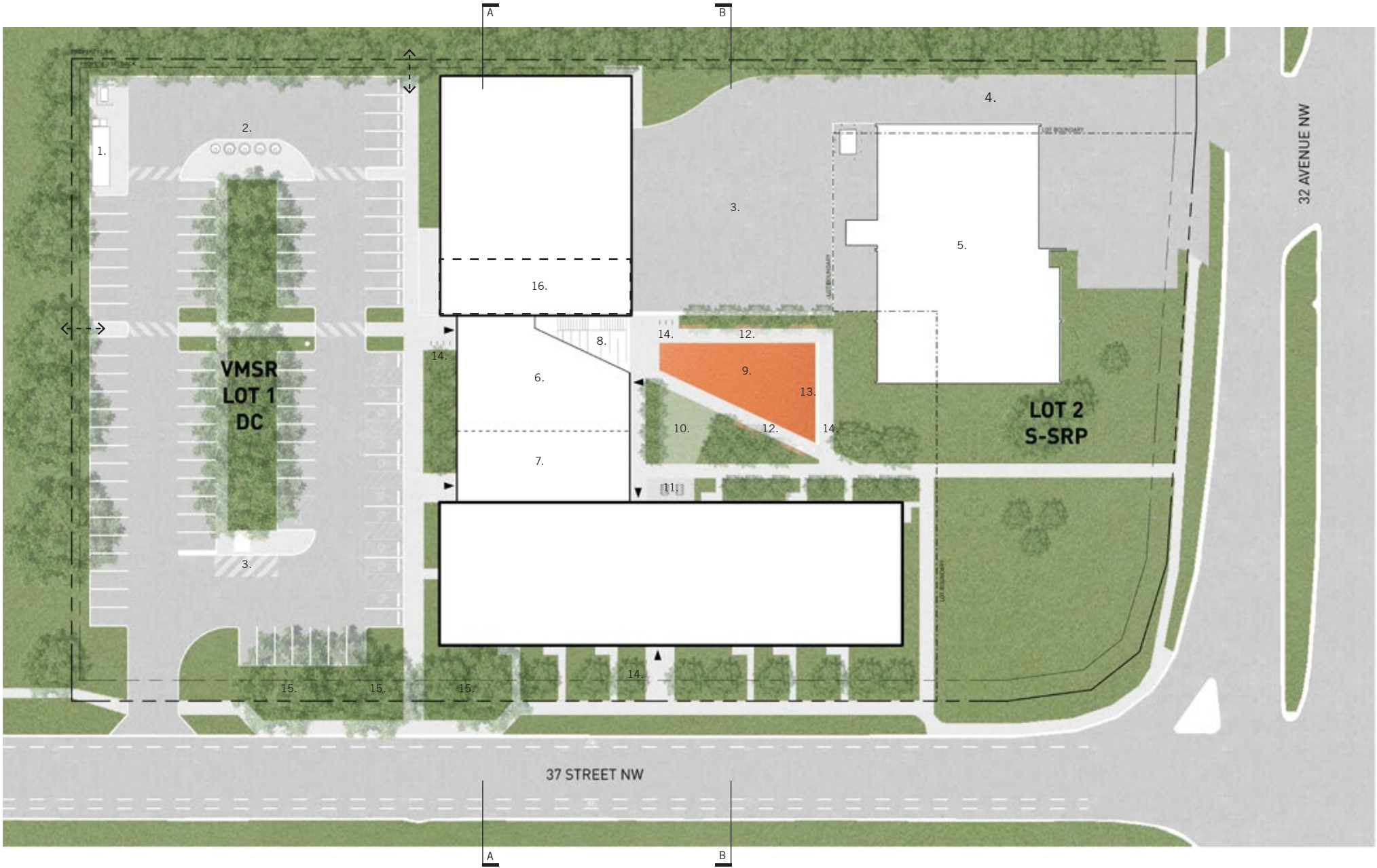
OPTIMIZED MASSING & SITE PLAN

The re-imagined VMSR unstacks the previous podium-based design to create a centralized campus approach. Each use has its own footprint, though connected and unified into a legible whole, creating a ground plane focused building that is sympathetic to the surrounding community context, and significantly lower in overall building height than the previous iteration. The VMSR is an L-shaped mass, comprised of a square 2 storey CFD block, a linear 4 storey CHC block, and connected in the centre though a single storey glazed pavilion that houses the CA and future CRU build out. The form of the building creates a generous exterior courtyard, that functions as multi-use amenity space for the CHC to create a unified community scale space.



Program Distribution in Optimized Massing

- Calgary Fire Department
- Calgary Housing
- Corporate Accommodation
- Childcare
- Shared Spaces



Site Plan

Scale - NTS

- Primary Building Entry
- Connection to Adjacent Properties
- House Hold Hazardous Waste Drop-Off
- Facility Waste, Recycling, Organic Bins
- Loading Stall
- CFD Emergency Lane
- Existing CFD Station 17
- Child Care / Public Rooftop Amenity Space
- Calgary Housing Rooftop Amenity Space
- Rooftop Access Stair with Integrated Public Seating
- Rubber Play Amenity Surface
- Informal Gathering Area
- Calgary Housing Resource Room Patio Space
- Bench Seating
- Multi-Function Play, Lighting, Signage Surface
- Bicycle Racks
- Existing Popular Trees
- Screened Mechanical Equipment



CONTEXT



Urban Section A
Scale - 1:500



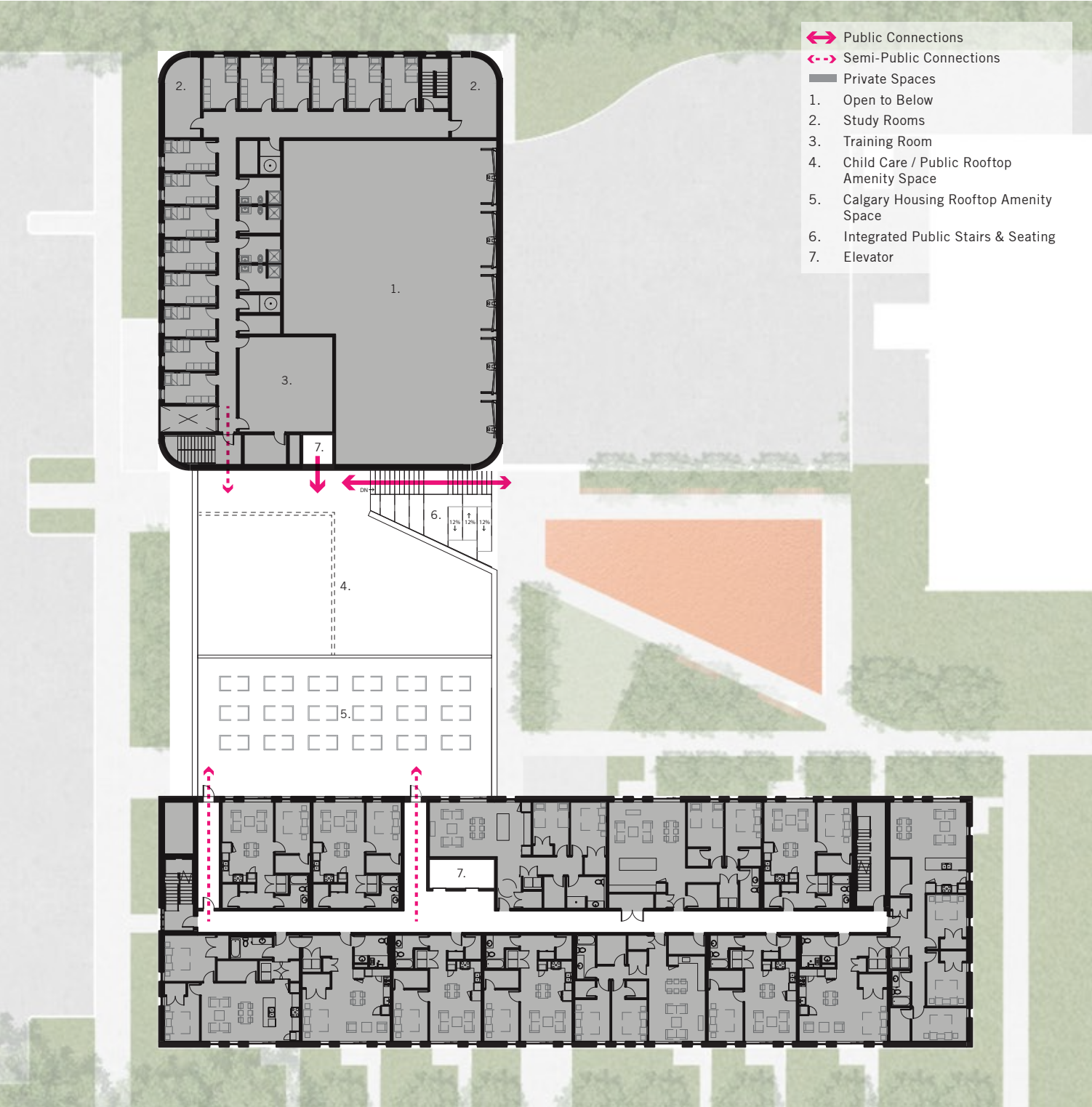
Urban Section B
Scale - 1:500

PUBLIC REALM



Site /Main Floor Plan

Scale - NTS



Site /Second Floor Plan

Scale - NTS





Perspective Facing South Along 37 Street NW

PUBLIC REALM

INTEGRATED PUBLIC SPACE

To unify the elements of the VMSR, a public, urban scale multi-functional stair is carved into the central building node, inviting users and the public to the rooftop amenity. The gesture of the stair creates a legible, south facing amenity space that acts as social space, and cultivates integration and interaction. The rooftop can be controlled though access, while the stair always remains accessible. The form of the staircase is strategically carved and sculpted to crate seating, offer conveyance, and provide views into the adjacent courtyard. The creation of flexible, multi-use spaces is mirrored at the ground plane, where a functional courtyard is created through the geometry of the building form and urban stair. Grooves of trees shelter the private program areas, while grassed landscape and a rubber surface create informal areas of play and occupation. The lower-level courtyard is dedicated to the CHC program, though fosters interaction with the CFD and CA/CRU through visibility, location, and provided amenity.

ACCESSIBILITY

With the goal of ensuring that all spaces within the public realm are accessible to all people, a public elevator for roof top access is to be provided. The elevator is be accessible from the public lobby that connects the north parking lot to the south courtyard. A ramp that extends part way up the seating portion of the stairs has also been proposed. This ramp can be used as seating or provide those with mobility challenges to access the higher tiers, allowing the users to be a part of the integrated space.

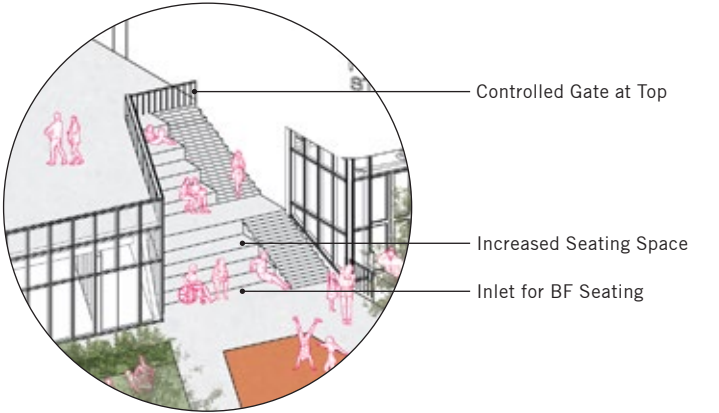
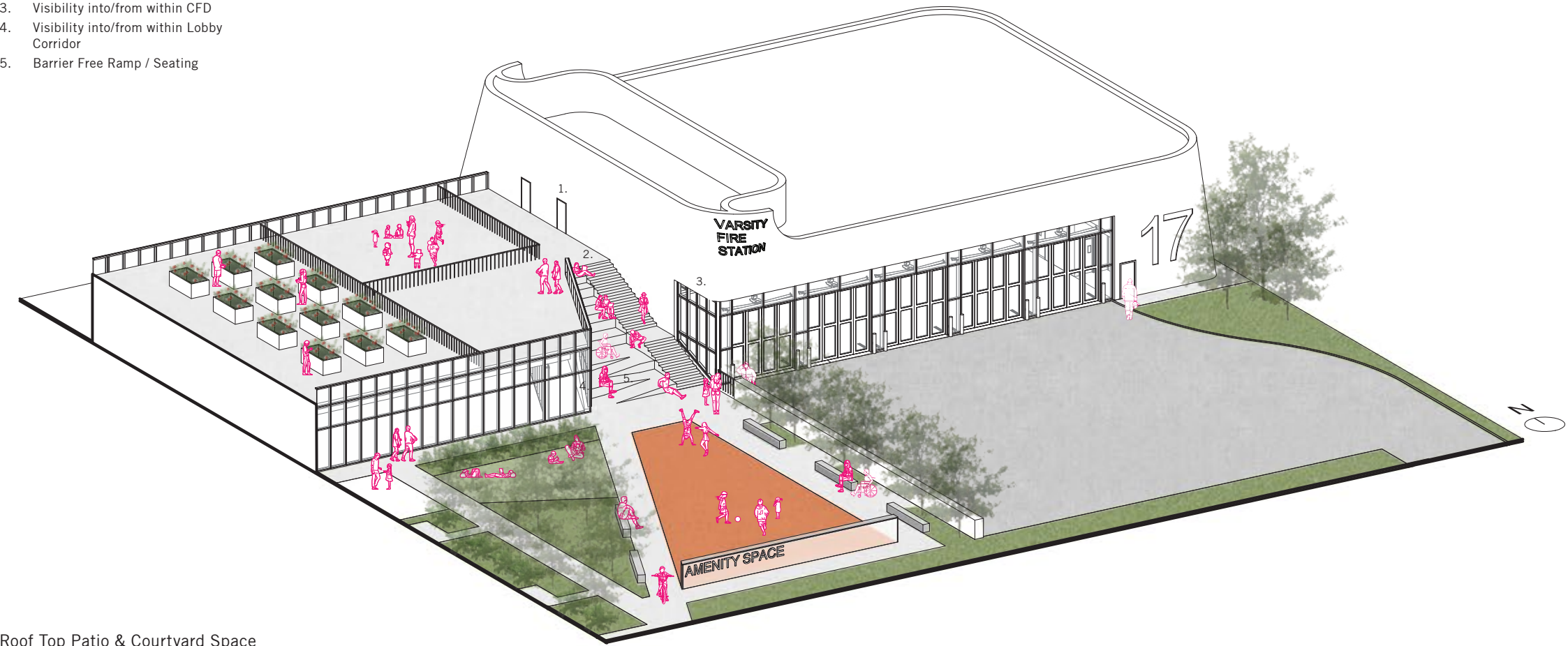
SECURITY & CONTROL

There are many possibilities with how the roof top patio can be used. There is the consideration for the future commercial retail unit tenant, potentially a child care, to use it as exterior play space, CFD may use the space for workout equipment, Calgary Housing has indicated that community gardens may be a good use of that space or the space could be open to the public providing a great spectator relationship to the courtyard below.

With those potential uses, there are several possibilities for access to the roof to be monitored and controlled. On the Calgary Housing side of the roof top patio, Calgary Housing has the ability to lock or limit control of the doors from the second floor to the patio. For the eastern portion of the patio, the public elevator can be operated at certain times of the day or have controls be modified to be accessible to only those with key-cards. A gate can also be implemented at the top of the public stair/seating area so that the public does not have access to the roof, but can continue to use seating for the courtyard.

Security will be provided through animated lighting throughout the public realm and through “eyes on the street”; the courtyard, stairs, and roof top patio are highly visible by the building occupants. The courtyard and stairs are visible from the interior lobby and from the CFD apparatus bays which is a 24 hour run facility. The roof top patio is visible to several units on the second storey and above from the Calgary Housing block. These spaces are open, to be well lit, and are highly visible, creating safe spaces for the users.

- 1. Elevator Access
- 2. Potential Control Gate to Roof
- 3. Visibility into/from within CFD
- 4. Visibility into/from within Lobby Corridor
- 5. Barrier Free Ramp / Seating



Potential Alternate Stair Design

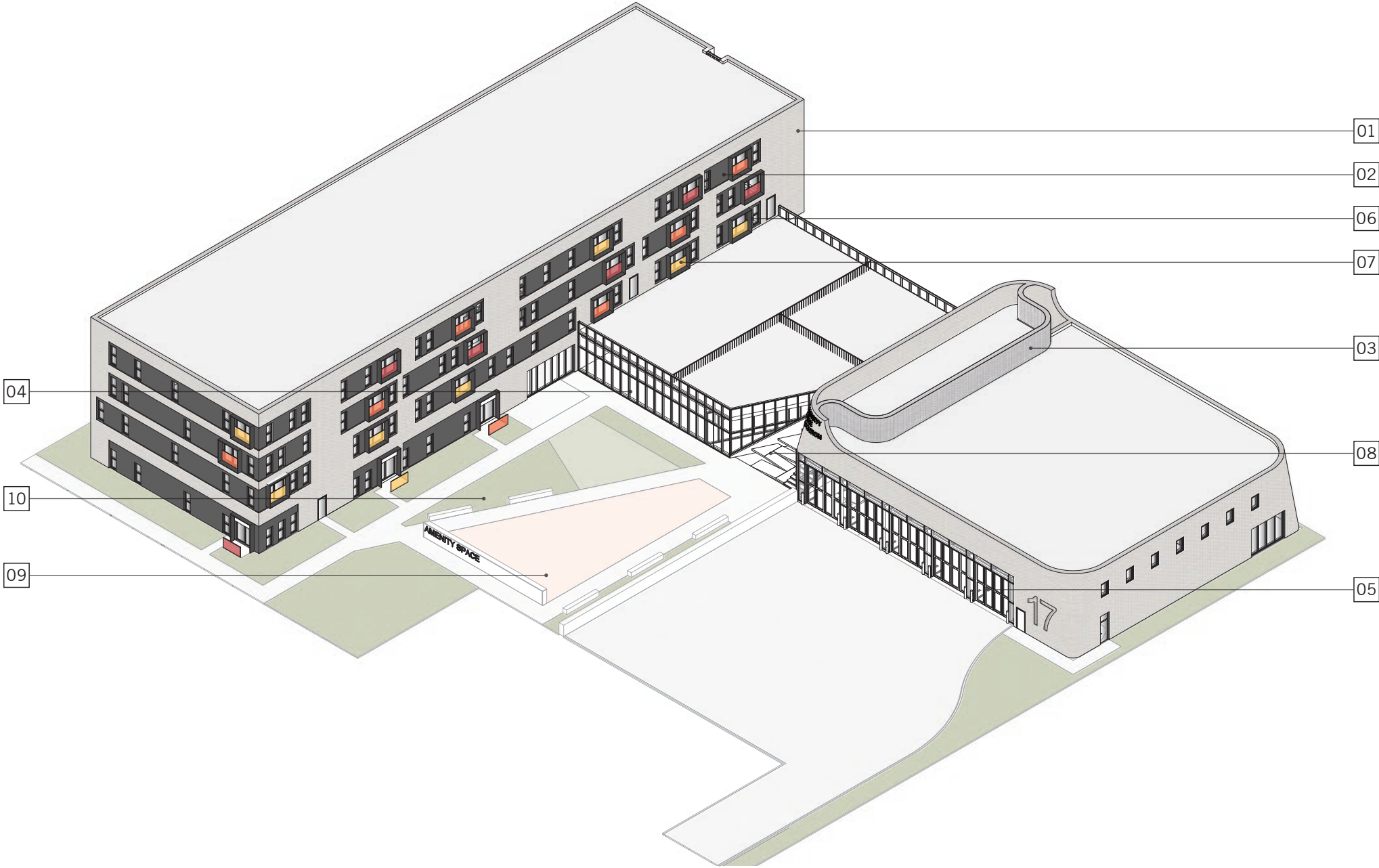
Roof Top Patio & Courtyard Space

Scale - NTS



Perspective Facing North from Integrative Courtyard

PROPOSED MATERIALS



01: FACADE



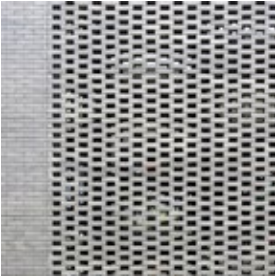
Clay brick masonry. The uniform material that ties the disparate programmatic elements together. The brick evokes a historical material association with fire stations that represent durability, security, and protection.

02: FACADE



High-density cement panels. This material type will meet the rigorous demands for durability for the exterior cladding of a multi-residential building and requires little maintenance. Assigned at strategic locations, the HDCP signifies the individual units within.

03: FACADE ACCENT



In key locations of the facade the brick becomes transparent through a hit and miss pattern, creating dynamic interest across the building, and offering shaded views to the building occupants.

04: GLAZING



Charcoal framed, fiberglass curtain wall. To meet the project's energy goals, curtain wall infill, for singular and full wall openings will have the benefit of high thermal performance and noise reduction. Centralized in the connective pavilion, the glazing acts as a transparent facilitator to promote connectivity and integration.

05: GLAZING



Fully glazed operational 4-fold doors for the fire station provide optimal natural light for interior working conditions while creating a strong public face and connection through transparency.

PROPOSED MATERIALS

06: GLAZING ACCENT



Charcoal aluminum frames encapsulate and frame windows, offering sun screening and a legible identity for single units.

07: GLAZING ACCENT



Colored acrylic Juliet door guards are aligned to individual housing units. The colors are abstracted from a painting of an Alberta landscape and bring individuality and identity to the housing units.

08: GROUND SURFACE



Concrete, a robust and economical material, creates public pathways and the generous, occupied urban design stair in the courtyard.

09: GROUND SURFACE

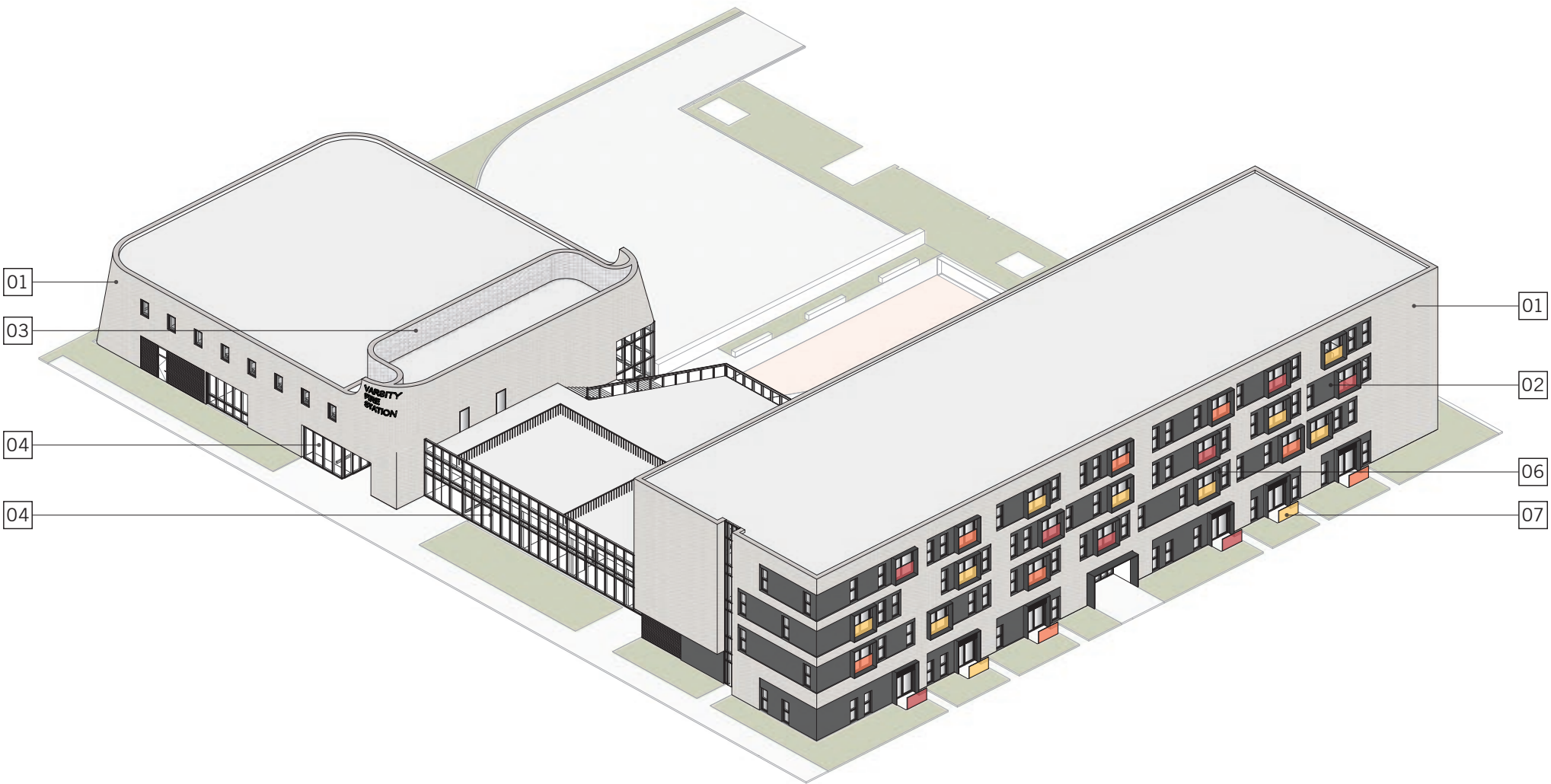


A multi-use area is defined in the courtyard through a poured surface. The material is durable, inviting, economical, and soft, allowing for a variety of uses across a wide demographic.

10: GROUND SURFACE



Planting. A key consideration to creating a viable, vibrant, and inviting courtyard amenity is to use planting as seating (grass), shading, and screening to the private amenities.



POTENTIAL FUTURE DEVELOPMENT & PHASING



PHASE 1 - CURRENT

Phase 1 involves the development of the Varsity Multi-Service Redevelopment structure and associated site and a connecting pathway through the adjacent south S-SRP lot to 32 Avenue. The remainder of the southern lot would remain intact until the commencement of Phase 2.










PHASE 2

Phase 2 would involve the development of the south S-SPR lot. This would include the decommissioning and demolition of the existing fire station with the subsequent design and development of the park. The community has expressed interest in working with the City of Calgary in the generation of a play structure. Other potential ideas for the park include a dog park and informal play areas. These spaces would both benefit and be a benefit to the VMSR integrated courtyard and roof top patio.

LANDSCAPE

PLANT SCHEDULE				
CONIFEROUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME
	PL	11	Pinus contorta latifolia	Lodgepole Pine
	PG	11	Pinus ponderosa	Ponderosa Pine
EXISTING TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME
	EX	27	Existing Tree	
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME
	PM	11	Malus x 'Big River	Big River Crabapple
	MJ	8	Malus x 'Jeffite'	Starlite Flowering Crabapple
	PE	17	Populus tremula 'Erecta'	Columnar Aspen
	PT2	22	Populus tremuloides	Trembling Aspen
	AG	12	Prunus padus commutate	Mayday
	SA	15	Sorbus aucuparia	Mountain Ash
	UA	5	Ulmus americana	American Elm
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME
	EC	37	Elaeagnus commutate	Wolf Willow
	JC	119	Juniperus communis 'Effusa'	Common effusa Juniper
	RG	13	Ribes aureum	Golden Flowering Currant
	ST	146	Spiraea trilobata	Three-lobed Spirea
	SO	68	Symphoricarpos occidentalis	Western Snowberry
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME
	EB2	203	Elymus arenarius Blue Dune	Blue Dune Lyme Grass
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME
	BM	1,224 m²	Bark Mulch	Mulch
	TS	1,517 m²	Sod	Sod

REFERENCE NOTES SCHEDULE		
SYMBOL	SITE DESCRIPTION	QTY
	GARBAGE ENCLOSURE	12.0 m
SYMBOL	SITE DESCRIPTION	QTY
	3m ORGANIC CONTAINER	1
	5m WASTE AND RECYCLING CONTAINER	4
	BIKE RACK	10
SYMBOL	SITE DESCRIPTION	QTY
	WOOD CUSTOM BENCH	224.7 m²
	CONCRETE SIDEWALK	1,400 m²
	CONCRETE UNIT PAVERS	93.5 m²
	LIMESTONE FINES	2.6 m²
	RUBBER PLAY SURFACING	208.4 m²



Landscape Plan

Scale - NTS