

## **VMSR Summary:**

The Varsity Multiservice Redevelopment project (VMSR) is a residential and multiuse facility proposed for the northwest community of Varsity. Situated on the corner of 32<sup>nd</sup> avenue and 37<sup>th</sup> street NW, the project site is bordered by the residential community of Varsity to the west, the University of Calgary to the south, and the University Research Park to the north and east.

The City of Calgary's first integrated facility project, the VMSR weaves together residential units for the Calgary Housing Corporation, child-care facilities, City of Calgary community spaces, a fire station, and a household hazardous waste disposal site. This program and site usage intensification is designed to minimize site, construction, and servicing costs while leveraging programmatic and urban principles towards making housing more affordable and more integrated, thereby ensuring more and better accessibility for a greater number of citizens in need.

Conceived as three separate programmatic blocks unified through shared amenity spaces, the VMSR aims to redefine and examine how seemingly unrelated users can perform as a community and support and benefit vulnerable populations.

The largest component of the VMSR is the forty-eight unit, four-storey housing block. The building's mass is punctuated with recessed and colored balconies to facilitate identity and ownership for the individual tenants. With a minimum building height to address the neighbouring community context, and spatial alignment to create public access and maximize solar exposure, the form of the residential block creates a sheltered, accessible, and community focused at-grade courtyard, open to the southern exposure of the site. Containing one, two, and three-bedroom unit types, the VMSR offers eleven fully accessible units, as well as adjacencies within the floor plan to allow access through multiple suites facilitating aging in place, and communal, inter-generational living.

The single storey glazed pavilion in the centre of the building massing contains the child-care facilities and community spaces, as well as serving as the main points of access for all programmatic components. Alongside this central pavilion, a feature social stair is defined by the geometry of the courtyard, generously linking the courtyard to roof-top amenity space for the community garden, play spaces for the daycare, and a shared public amenity seating.

The final programmatic component, Fire Station 17, is located on the eastern most portion of the site to provide required functional separation and access for the emergency vehicles onto 32<sup>nd</sup> avenue, away from the residential community. This siting also facilitates the operation of the existing fire station during the construction process of the new station. The massing of the fire station is meant to be honorific of the fire station typology while being neighborly with the adjacent residential and neighborhood context. The large apron of the fire station, adjacent to the ground level courtyard, creates a visual connection between community members as well as inviting spontaneous community participation on this potential play space, thereby promoting positive community relations.

The design's urban and programmatic integration is complimented by environmental and humanist metrics of well-being including targeting LEED and WELL Silver certification.