



# Varsity Multi-service Redevelopment

Report Back // What we heard and next steps  
Land Use Re-designation January 2018

## Project overview

Fire stations in Calgary have traditionally been planned and developed using a single use model which caters primarily to the performance requirements of the Calgary Fire Department.

In 2015, Calgary City Council directed Administration to move to a coordinated approach for planning and delivering civic facilities that optimizes the use of City-owned land and better serves the community.

The result of this direction is the Integrated Civic Facilities Planning (ICFP) Program. ICFP ensures City sites, where possible, are built with multiple purposes in mind, rather than single use sites. This approach enables greater consistency and accountability while increasing efficiencies, partnerships, innovation and investment.

Varsity Fire Station #17 is at the end of its lifecycle and a new station is required to meet the increasing needs of a growing and redeveloping community. This provides the opportunity to develop a comprehensive integrated redevelopment plan for the site that aligns with Council's direction and the mandate of the ICFP Program.

In addition to the new fire station, the proposed redevelopment includes an affordable housing development and the potential for other services to be offered on the site.

## Engagement overview

The first phase of engagement was focused on the proposed land use re-designation for the current site. Currently, the site is for emergency services. The proposed land use re-designation would include a residential component as well as other potential services or amenities in addition to the fire station.

On Wednesday, January 24, 2018, a session was held for adjacent property owners from 5:30-8 p.m. which was attended by 45 participants. Following this session, a drop-in session was held on Wednesday, January 31, 2018 from 5-8 p.m., which was advertised to all Varsity residents. There were 95 attendees of which 35 completed feedback forms. An online feedback form was available online from February 2 – 16, 2018 and an additional 175 forms were completed through this channel.

## What we asked

We asked the participants:

- What other types of services they would like to see in this space
- What community space could be used for in this facility
- Any concerns or opportunities that they would like the project team to be aware of



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## What we heard

Feedback is based on both the in-person sessions and online feedback form. There are four high-level themes that came out of the discussions and comments:

- Project site
  - Potential amenities or services
  - Traffic
  - Design elements along with other general comments about the project
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- For a detailed summary of the input that was provided, please see the [Summary of Input](#) section.
  - For a verbatim listing of all the input that was provided, please see the [Verbatim Responses](#) section.

## Next steps

- All the comments received from the engagement sessions in January and from the online portal have been categorized and are being reviewed in detail. Input received which was not strictly related to land use will be taken into consideration for future work regarding building and site design
- An application for land use re-designation of the site is expected to be submitted in June 2018
- No decisions have been made on building design as this stage of work is yet to be undertaken
- Further input will be solicited once the building and site design is underway. There will be additional opportunities for engagement throughout the project
- Regular project updates will be made available on [calgary.ca/varsity](http://calgary.ca/varsity)



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## Summary of Input

### Phase I – Land Use Re-designation

This first phase of the project was to gather feedback about the proposed land use re-designation application as well as what potential services could be included. The proposed re-designation would include emergency services, other potential services or amenities (for example, a daycare) as well as a residential component to the site.

The feedback and high-level themes listed below came from two in-person sessions, emails to the project team and an online engagement tool. The in-person sessions were held on January 24, 2018 (for adjacent property owners) and January 31, 2018 (entire community) and the online component was open from February 2 to 16, 2018. The verbatim comments are listed out after the theme pages(s).

There are four high-level themes that came out of the discussions and comments. The first is related to the site itself, the second is around potential amenities or services, the third theme highlights traffic comments and the last theme includes more comments related to design elements along with other general comments regarding the project.

Site Comments and concerns	Sample verbatim comments (comments listed below are as they were received during the engagement)
<p>There are five sub-themes: Fire Station access, noise/lights, property values, density and the cost of the project. The verbatim comments included in here reflect the general sub-themes.</p>	<ul style="list-style-type: none"> <li>• Concern with multi-family on housing prices - a lot of multi-family coming in market and density and the impact of property values and traffic on 37th St</li> <li>• Will there be a change to response time in the construction interm?</li> <li>• Technology to determine proximity to cars for the fire trucks to initiate sirens?</li> <li>• ...The University District development has pushed densification into unreasonable territory.</li> <li>• This site, first and foremost, must be a functioning fire station and any design must not impede the effectiveness of the fire hall. Having a community meeting space like Rocky Ridge and Tuscany stations would be useful so long as it does not interfere with the operations of the hall. With regard to the subsidized housing, could a developer be brought on to build a P3 development?</li> </ul>
<p>Services and / or Amenities comments</p>	<p>Sample verbatim comments</p>
<p>There are four main sub-themes surrounding the amenities: First and predominantly, some form of</p>	<ul style="list-style-type: none"> <li>• Will Vecova be moved to this site with the City not renewing the Lease</li> <li>• Concerns with university district (2000+) residents coming to area and not enough facilities/amenities for young families</li> </ul>



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<p>recreational/greenspace component along with daycare space was highlighted by participants as being very important to them. Secondly, comments about the household waste drop off were brought forward. Third are comments related to Vecova and lastly some general comments about other amenities that could be offered on the site.</p>	<ul style="list-style-type: none"> <li>• Appreciative that no firm plans are in place yet, and that our input will be (hopefully) considered. Though of aptmt development? Hopefully, not a "tower". Commercial development / coffee shop / child care / meeting rooms on main floor?</li> <li>• Please keep the hazardous waste drop off. The current service is very handy</li> </ul>
<p>Traffic related comments and concerns</p>	<p>Sample verbatim comments</p>
<p>There are five sub-themes for traffic and related comments. First, comments directly related to 37<sup>th</sup> St. Second, comments related to access onto 32<sup>nd</sup> Ave/36<sup>th</sup> St extension. The third sub-theme contains comments related to safety. Fourth are comments related to traffic study(ies) and lastly an 'other' column for general traffic related items.</p>	<ul style="list-style-type: none"> <li>• Preferable to have access remain on 32nd Ave</li> <li>• Concern with the playground zone</li> <li>• Traffic concerns on 37 Street. Changing access to fire station to come in from 37 St would greatly impact traffic.</li> <li>• Has The City conducted a transportation analysis?</li> <li>• Parking in the area is already appalling, need to ensure appropriate amounts are added.</li> </ul>
<p>Other comments and concerns</p>	<p>Sample verbatim comments</p>
<p>This theme was generally for comments not necessarily related to the proposed land use designation change and were more related to potential design elements that will be engaged on later in 2018. The themes here focus on: First, the location of the proposed residential units. Secondly, around</p>	<ul style="list-style-type: none"> <li>• There are no schools within walking distance</li> <li>• University district should have been in play with affordable housing</li> <li>• Affordable housing for disabled persons/persons in wheelchairs</li> <li>• Does The City have any statistical data on other housing units in the city and impact of higher density on location?</li> <li>• Looks good. Like the concepts. But... couldn't you have some real designs and prototypes at these engagements!?!?!?</li> <li>• The process must be fully transparent and conducted in accordance with prudent planning principles having regard to</li> </ul>



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<p>transparency and engagement. Thirdly, around school related concerns and lastly around other general comments.</p>	<p>the fact that The City is the owner of the lands as well as the applicant for the redevelopment as well as the approving authority.</p>
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## Verbatim Comments

These comments were collected at events held on January 24 and 31, comments sent by email to the project team as well as through the online engagement tool which was available from February 2 to 16, 2018. Some comments have been redacted due to the clearly personally identifying nature and have been marked as such. The comments have been combined from all the events for this report. Please note, comments are written verbatim as how they were received.

- Preferable to have access remain on 32nd Ave
- Concern about access on 37th St
- Will Vecova be moved to this site with the City not renewing the Lease
- concerns there hasn't been a traffic study done yet
- what is the current traffic volume on 32nd Ave
- 48 people/units will impact traffic
- have you looked at school capacity?
- concern w/10% lower of market in this area as it's high income and not affordable
- affordable housing should stay in the SE
- wants real community engagement
- wants transparency - not feeling consulted - decisions already been made
- What is up for negotiation?
- is this ideation/co-creating?
- criminal record checks for residents
- concern with multi-family on housing prices - a lot of multi-family coming in market and density and the impact of property values and traffic on 37th St
- not ideal to live next to power station. If it was market housing, no one would want to live there
- Power station concern reiterated
- not much on the table - clarity is needed on what's open
- need a forum to provide comments - online?
- where are the opportunities for feedback?
- want more opportunities for feedback
- 37th St needs to be looked at
- concern with the playground zone

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- no fire trucks on 37th St
- there are no schools within walking distance
- not optimal for affordable housing
- hazardous waste on site
- will impact Brentwood, Dalhousie, University and Varsity districts
- court case about housing on this side of 37th St said there was no housing
- clarify legal issues east of 37th St re: Housing
- where is the next fire station?
- Is this fire station too small
- 48 yr old homes look good today, why haven't we maintained the fire station the same?
- Need to maintain better and should just renovate it
- no YMCA or recreation for young kids - only Vecova
- Need more recreation options in this older community
- concerns with university district (2000+) residents coming to area and not enough facilities/amenities for young families
- not enough daycares
- not enough schools/ choice of schools in the area
- need to build more rec for families
- not enough groceries in the area
- old community - needs revitalization and more infrastructure
- work with community service partners to determine future needs
- community needs to come together, not divided, feels like NIMBY
- talking about details before goals doesn't work, feels like it's being pushed
- No transparency, community needs to be collaborative
- affordable housing will bring in more crime to the University area and Varsity Village. Please reconsider this site. This site is not appropriate for the area.
- firehall redevelopment on 32nd Ave NW is ok.
- Building low income housing just east of Varsity Village will destroy our quality of life and our community
- there was talk about maximum usage of the site - too much density is not good. Fire station, 4 bays, daycare & offices is too much.
- other types of services: child care, city workspaces, public/community services
- Will there be a change to response time in the construction interm?
- noise concerns
- technology to determine proximity to cars for the fire trucks to initiate sirens?
- ingress/egress for fire trucks
- tear down early, go to a temp structure then build new on the current site
- noise from Shell research site and enmax site



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- does the fire hall need to be noisy?
- child care? Do we need it in the community currently?
- interfacing of traffic in build out of university district?
- how will you deal with pinch point of 37th St and 32nd Ave?
- Aesthetic Concerns: have building look better, develop space for recreation and additional greenspaces/trees
- The building doesn't have to look bad
- the affordable housing component needs to look good.
- what could bring different parts of the community together?
- local community grocery store?
- university district should have been in play with affordable housing
- traffic control along 37th St Between 32d and 40th Ave
- pedestrian crossings on 37th St to be enhanced
- Close off 37th St at Varal Road, Put the fire hall on the corner,
- extend 36th St to 32nd Ave for fire trucks, moves traffic away from Vecova
- traffic study beyond the preliminary
- put things in for the immediate community
- Questions on "background checks"
- affordable housing for disabled persons/persons in wheelchairs
- property values will go down
- put more disabled people in the affordable housing
- sound attenuation will be key
- concerns about lighting of the site when housing goes in
- how can access stay on 32nd?
- what are the guidelines for mixed use development for a fire hall?
- Traffic concerns on 37 Street. Changing access to fire station to come in from 37 St would greatly impact traffic.
- Has The City looked at having access from 36 St?
- Concerns with building affordable housing right by the Enmax power station and hazardous waste repository. This could impact health of tenants
- Does The City have any statistical data on other housing units in the city and impact of higher density on location?
- Is there an opportunity to provide input online?
- Doesn't make sense for fire trucks to drive past houses and playground areas. Is there data about this?
- Has The City explored if the schools in the neighbourhood are at full capacity?
- There are no schools within walking distance. This is not an optimal site for affordable housing.
- Has The City conducted a transportation analysis?

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- Why is The City building affordable housing in a high income area if rents are 10% below market value. How was this decision made?
- Is the affordable housing rental housing?
- Is this redevelopment a “fait de complete” Please clarify what residents can provide input on.
- Was it the need for a new fire station that initiated this redevelopment?
- Why can't The City just maintain the existing fire station like homeowners do on their homes that are 48 years old.
- Is it possible to create a recreation space on the site?
- Young families are moving here. Is it possible to build a child care centre on the site?
- City of Calgary should work with the community to determine what's needed on the site
- There's already too much density coming into the area. This adds to this
- Will affordable housing impact property values?
- What's up for negotiation in terms of the redevelopment?
- Council has approved the need for a new fire station, and the opportunity for new affordable housing has been identified as part of Council's commitment.
- Fire trucks/ EMS existing onto single lane on 37 St seems unusual considering the potential in reducing emergency vehicles response time. Does the fire department chief really believe in a 2nd best option in Varsity.
- Thanks for coming out! I'm very happy to see the possibility of more affordable housing in a nice, but expensive, community. My chief concern is that the new project contain adequate accessible housing.
- I don't like fire trucks entering onto 32nd. The location of fire station should be located that a access should be on side of new bldg. to allow fire trucks to exit on 32nd as they do now. The existing facing a residential area is just not acceptable.
- The fire station should only exit onto 32nd. Ave. Exiting onto 37 street will further disturb residents adjacent to the station - making one turn onto 32ave makes much more sense than 2 from 37th. As for the housing there should be now windows facing the residential area, only facing North & South for the privilege of residents in their yards.
- Can taxes handle costs. We need something like this in Montgomery and there is land there. Yes we should use up some of the empty lots with some green space. Bus service would benefit from more density.
- Knowledgeable city employees. However more detail as to the type of affordable housing & where it would g would be good. Big concern is traffic - 37st is busy now & if there are 48 units this could be unsustainable - not to mention commercial development. There is a lot of high density housing near e.g. U of C family housing & their Univ. District development. Is there really a need for more high density accommodation - what about the coop development.
- 37th St. - was always intended as an access street for Varsity residents - those living in the multi-units must have access to schools, open space - not planned for, (by 37th) would be available from 32nd (NOT PLANNED) - a very busy street with high traffic fire station + - must have access to 32 to be a sensible build.



- First, I am not opposed to low-cost housing in the area. However, if one places any form of housing, low cost or otherwise, there should be at least minimum ground (green space) for children to be able to play outside. My opposition is that the city is attempting to squeeze too much on to the four acres without consideration for amenities. Frankly, I am not sure of the wisdom of combining 48 units with a hall for fire and ambulance.
- I have concerns re: the following: - A 37 St. exit for fire station- road is too narrow & wasn't intended for such use. Concerns re: noise, sirens, traffic. - 6 storeys of affordable housing is too much. How will parking be accommodated. Varsity is becoming saturated with new construction and building ie. Univ District (15-17,000 & increase in pop.), Brentwood co-op proposed bldgs, Univ. City (which is not fully subscribed) I am very concerned that there is very little room left on the Univ. Research park footprint. Trees & green space (what little remains) will be affected.
- \*My main concern is that the fire trucks exit onto 32 ave or 36 street out of concern for homes on 37 street. "Quality of Life Issue"
- Retain the hazardous material drop-off, please - good idea to have more housing near to amenities.
- Comments on proposal - access to fire station should remain on 32 Ave NOT 37 St.
- Appreciative that no firm plans are in place yet, and that our input will be (hopefully) considered. Thought of aptmt development? Hopefully, not a "tower". Commercial development / coffee shop / child care / meeting rooms on main floor?
- Issue - fire trucks should access 32nd Ave not 37th. Affordable housing - no problem other than size of plan. Have the impacts from the Univ. City project been taken into a/c for the overall traffic congestion? 37th Ave should be the exit route for the housing project.
- My concern is about the entrance/exit to the new firehall proposed for 37 St. I do not live there & won't be directly impacted but I think the access should remain on 32 Ave. and (indecipherable) street should be better developed. (Redacted due to personally identifying comment) and use both streets all the time. 37th is an ideal conduit for the neighbourhood & bike lanes but should not be used to handle more traffic from fire hall + residents.
- Like the concept of utilizing city land for more affordable housing in combination with the new construction needed for an essential service.
- This is an ideal location for high density: no shadow concerns, quality public transit, (bus route a short walk to LRT), post secondary people hub across the street. As a City of Calgary initiated project I expect affordable or attainable housing to be integrated into this development (see above density reasons). Kudo for multistage thinking w/ fire hall (indecipherable). But need to bring U of C to table and also evaluate synergy and benefits for (indecipherable), another arm of government services & cost that could benefit. IE: put their current building problems, strategic plan for new building, and costs and land asset into the operation. Very synergistic possibilities here.
- Since the fire station and affordable housing development are going to be 2 separate structures, in my mind, it would obvious serve to capitalize on this and position both in their ideal locations. Proposal: (I) Fire Hall farthest south-east corner so trucks can exit on to which has ideal access to Crowchild & Shaganappi = faster response times. (II) Affordable housing on the northeast corner closest to the C-train, grocery store and, as

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an added benefit, furthest away from the fire hall to avoid 1. congestion between emergency services and families 2. Reduce noise & disturbance to families from fire hall 3. Safety of families

- Looks good. Like the concepts. But... couldn't you have some real designs and prototypes at these engagements!?!?!?
- I think this is a very appropriate site for accessible housing, strongly support this development. (redacted due to personally identifying comment) and am concerned about neighbours close by having a 'not in my backyard' attitude.
- Thank you. I like to overall plan, including mixed use. Both Varsity Village and the University Research Park are very walkable. Please be in keeping with that. No fences. Be "campus like".
- Thanks! 1. Day care is not a compatible use. 2. Medical use is not compatible. 3. Any kind of housing is OK but the sound from the fire hall needs to be mitigated. 4. Fire engines MUST access 32 Ave or as extended 36 St.
- I was pleased to learn that the housing will likely be under 5 storeys. Will you be able to install a playground nearby for the children? What will be done to reduce siren noise at night? I could envision residents being awakened every night. Though I like being able to use the Hazardous Materials Drop off at the current Fire Hall, perhaps it should be moved away once the residential component is in place. Hopefully the winter sand mixture would still be available.
- Cumulative traffic study aggregating increased traffic from all area developments including University City. Presence green space. Community garden, hockey rink, playground, seniors or disabled housing are ideal uses for the rest of the site once fire hall moves into new space. Attention to overall traffic + sewer capacity in area.
- We are very concerned about the plans for the space left after the old firehall is demolished. I hope it goes to community uses and not further high rise residential development as has happened to Brentwood. Vecova could go here. Community pool. Community garden.
- Sounds like a great idea to have more density in our neighbourhood. Affordable. Maybe for seniors & students too? How about a day care inside of a seniors complex to keep the generations connected. Art studios, coffee house, everything fun :)
- Development looks good. Appears to be on the mark.
- Please do not add more traffic to 37th St. It is quite busy enough now, with "University" traffic. There are speed reduction signs - to 30 mph - because of the lovely pond and playground that a lot of drivers don't respect. Could more control be arranged? Please have fire trucks exit onto 32nd, not 37th. Thank you.
- Include: green space, multiuse space, affordable housing (disability accessible, diverse demographics), egress from fire hall to 32nd Ave (vs 37th St), consider partnership with Vecova if it needs replacing also due to age.
- Firestation egress...why shift to 37th Street from 32nd Ave? I take it that traffic lights would be installed at corner of 37th + 32nd? Density of housing? (IE> # of units) External appearance? Other services to be included? Transit additions? - street parking concerns as currently of no cost vehicles parking by U of C students along the 37th St corridor.



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- Fire Hall must exit on 32 Ave. Too much traffic on 37th - 2 way street. Density problem in the area. Affordable housing should be lower density - only 3 stories high if develop. Affordable housing is not conducive to the area.
- Increase population density with affordable housing will affect, more traffic, require more parking! The serenity \* the quietness in the neighbourhood. Fire hall drill will affect and increase the noise level!!
- No low income housing: impacts value of houses and increases crime. At least ask community what is needed: seniors housing & day care. No exit of fire/ambulance onto 37th - use your brains - 32 is only viable option.
- (Personal, identifying information removed) Chief concern for me is noise second concern is traffic. I am not keen to have fire traffic spill out onto 37th (due to noise). Can the firehall be operated more quietly? Is there no P/A system and reduced use of sirens? In the interest of not spilling out onto 37th can the fire hall be built facing south? If built on the current building site perhaps the garage could be retained with Atco trailers while the new building is built.
- Sewer capacity?
- unconsolidated soil - impact for drainage
- Radioactive cache behind the site?
- Access to 37th St
- Wood Structure on top of the fire hall? (see California fires)
- Power line outside of fire hall is temporary - what are the plans for that? Is there enough power?
- Bus Traffic
- Solar energy in the buildings
- foot print of surface parking
- max 4 storey building - any higher will block morning sunlight
- what happens to green area/park greenspace?
- consider access for fire hall and housing onto 36th St or 32nd Ave, NOT 37th St
- outdoor hockey rink/ outdoor splash park
- why not look at 36th St?
- look at lights
- schools
- understand need for new station and facilities, only concern is access on 37th St (I don't live on 37th St) too much traffic as is - 4 way stop won't work with fire stations
- at University need bus indent so busses aren't blocking 2 lanes of traffic
- How do fire trucks get in and out of the facility?
- Why is this a surprise? No one has heard about this before?
- radar solar operated speed reduction at duck pond/park seniors, kids etc
- what would the impact be on existing schools?
- seniors assisted living

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- research park (further down 42nd) for AH
- we do not need more housing
- we should welcome more affordable places to live in our community
- can the building be oriented north/south?
- privacy in back yards
- will crime increase?
- how does it operate?
- substation buzz - can hear something infrequently
- is this site too close to environmental issues?
- consider disability housing - link to Vecova?
- tenant noise
- love the idea of having affordable housing
- need traffic study
- university district plus this infrastructure can't handle the extra traffic
- how high will this building be?
- access for building of new site - congestion on 37th St (cuts 200m into 100m)
- 6 storeys is too many
- the city already has other projects to work on
- please keep the hazardous waste drop off. The current service is very handy
- what is to prevent ghetto-ization? This housing will be adjacent to million dollar homes
- good space for affordable housing
- support housing, concerns about 37th St access
- Safety on 37th with all the developments - congestion concerns
- it's good to have increased housing density without being obtrusive, which I think this development would be
- why is this project geared towards the senior population?
- no exit to 37th St for fire/ambulance
- perfect area for this because of area services available
- will fire hall be too noisy for residents?
- open 34th St to 32nd ave for fire station
- seniors residence or daycare, no affordable housing!
- agree with affordable housing due to close proximity to amenities - prefer mixed demographic
- I hope the hazardous material drop off continues at the new station (and the sand supply too)
- I hope noise from the fire station is minimized so as to not bother the residents in the housing development
- height and shading impacts on yards across 37th St
- Access to 37th St
- existing tree removal
- amenity space for residential



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- seniors housing
- preferred access on 32nd for fire and majority of access
- direct access to 32nd
- what will happen with the Enmax electrical plant on 32nd Ave?
- don't want 48 unit close to intersection - safety issue
- 4 way stop at 40th Ave and 37th St
- don't want street/road repaved for fire radius - \$ taxes
- good transit busses here
- a 37th St exit is ill conceived
- concern about multiple traffic light synchronization
- cul de sac short cutting
- don't want to lose cycle lanes
- want traffic signal at 37th St and 32nd Ave
- more bike storage
- extend 36th St
- fire access off of 36th St and 32nd Ave
- make 37th St a pedestrian corridor
- a pathway through the site
- no fences
- sufficient parking off street
- speed bump on 37th St
- Cyclists, international students safety
- multiple pedestrian cross walks on 37th St
- island desired at 37th St and 40th Ave
- Firstly, I have heard that it is proposed to redevelop the firehall and associated city offices and functions on the north side of the site and place the affordable housing on what is (presumably) the present firehall site. This may be expedient for construction purposes, but it puts the two uses in the wrong places from this professional planner's point of view. Fail!
- The proposed firehall and 'community functions' would access 37th Street which is residential and carries traffic from the Varsity area to the university. Placing the firehall here would create problems of access to the community for the emergency services which extensively use 32nd Avenue and Shaganappi Trail to reach their service calls. Placing the firehall on 37th Street will tempt the fire service to use 40th Avenue and Varsity Drive as routes to Shaganappi Trail, past schools and residential driveways and lower speed-limited roads. Increased development in the University District will result in more calls but this proposed location will result in slower response times to almost everywhere. Fail!
- The proposed residential development would be on the corner of busy 32nd Avenue and 37th Street, creating unnecessary noise for residents, in part from the relocated firehall immediately to the north. It

would also require residents to go past the firehall and commercial/community services to reach the nearby playground at 40th Avenue. The residential development, being on the corner, would be further from the playground and if the development is apartment-style as shown in the images on the information board, the play and recreation area for the apartments would be further away than desirable. Fail!

- The proposed residential development would be bordered on its east side by the Enmax office and service yard which is less desirable as a neighbour to residences than the green space north of the site on lands presumably part of the Shell Technology Centre (offices, not as noisy). Fail!
- The distance to transit at Brentwood Station and shops at Brentwood/Coop shopping centre is increased thus less convenient. Fail!
- On the other hand unless routes are revised again, the corner location might be marginally better for access to transit.
- The community needs affordable housing, so it is good to see the concept being applied in this area; just not at this poorly chosen location. It is clear that construction convenience of the site over a short period is being given precedence over the long-term viability and amenity of the residential development.
- When the plan is revised and re-presented to the community, I hope to see that the residential component is built to the extremely energy-efficient Passive House® standard. In addition to keeping home operating costs down, the increased insulation values will provide a quieter living environment for the occupants.
- It is clear that redevelopment of this site has looked narrowly at only the site, and not at its context in the community. The detail on the boards carried no information about the present or future development in the vicinity of the site; nor did the project reference compliance (if at all) with the Area Structure Plan. I assume there is one – searching calgary.ca did not disclose one).
- (personally identifying comments removed)
- I support the replacement of a 45 year old facility but I wish to share my concerns about the overall direction the City is taking with respect to Varsity.
- I reviewed the plans for the fire hall on calgary.ca. The engagement website allowed a maximum of 300 words which was insufficient to articulate my concerns but I can summarize them here:
- Fire trucks should come and go onto 32nd avenue not onto 37th street.
- Please, no more residential development.
- My issue with more residential development stems from the following:
- The City forecasts Varsity's population to increase by 11,000 in ten years and increase by well over 100% in the next forty years. With this in mind, my concerns are:
- I haven't seen any plans to increase parks, social infrastructure, pedestrian spaces, libraries or community centres to keep pace with this burgeoning human population. Quality of life will be eroded and "manhattanized"
- Silver Springs, Scenic Acres, Tuscany, Rocky Ridge, etc do not seem to be getting their share of densification. The character of Varsity is being fundamentally changed by over-densification while other communities are getting none?

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- Varsity is among the most mixed-use communities in the City with a major mall, retail space, office buildings, high rise apartments, and an Industrial park/research park. Doubling its size with condo developments is inappropriate.
- Transit-oriented development makes sense. But, when two train stops are only a couple of kilometres apart (Brentwood and Dalhousie) the level of density dramatically alters the existing neighbourhood. A seismic shift in the 'rules' is unfair to existing property owners.
- The University District development has pushed densification into unreasonable territory.
- Regarding affordable housing units, these should be incorporated into all current and future developments adjacent to LRT stations and in University District where these condos and their occupants can be part of a community rather than be in a "low-income complex" built on a random street corner, over a fire hall, with no neighbours and no surrounding services.
- (personally identifying comments removed)
- I appreciate that the City is looking to update the fire station infrastructure and also believe that increasing inner city density is a bold plan, if it is handled correctly. My concern is for the increase in traffic along 37th Street by this plan without having any actual knowledge of the effect of traffic expected from the University District. I fully expect that 32nd Avenue traffic will also increase. I wonder if you have traffic stats from 10 years ago, recent stats and projected with University District opening up? The redevelopment proposal seems to layer on traffic on what should be considered a residential road.
- As late as 10 years ago, concerns were raised through the Varsity Community Association (VCA) with respect to the increase of traffic cutting through the community along 37th Street. Emergency vehicles currently use 37th street to access 40th Avenue. The park/playground zone on the corner of 37th Street and 40th Avenue is a wonderful asset for the community, however, the playground zone is not recognized by many of the vehicles cutting through the community. I wonder if you have traffic stats on 37th Street from 10 years ago, recent vehicle counts and what is projected with University District opening up? Calgary City Police have, on occasion, set up photo radar within the park area and I am certain that you could get statistics to confirm that they issue an inordinate amount of speeding tickets for the time set up there. Additionally, the numbers of cars travelling on 37th Street has risen over the past years, and I expect it will increase again with the development of the University District.
- The proposal from concerned area residents through the VCA in the past had a simple solution, open 36th street to 32nd Avenue and install traffic calming along 37th Street to deter much of the traffic. 36th runs on the East side of the existing fire station and if this road was opened, and utilized by the new fire station, (which would need to be turned to face East, not West), it would divert most traffic off of a residential road and into a primarily industrial site. Opening up 36th would still give emergency vehicles access to both 32nd and 40th Avenues. Lights are already installed on 36th Street at 40th Avenue, as opposed to the 4-way stop at the park on 37th and 40th, which should make for safer travel. I recognize that this route runs on the East side of the park/Playground zone, which doesn't totally solve the problem, however, the playground equipment is located on the West side of the park. With the traffic calming plan on 37th Street, it should divert much traffic out of the neighbourhood.

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- (personally identifying comments removed)
- ONLINE COMMENTS
- Health services, AHS community clinic (currently Varsity is served by Ranchlands clinic). Lifestyle enhancements such as community centre, library, theatre space or other gathering space.
- "Fire station, NO CHILD CARE OR Family affordable housing. Stop cramming in buildings in every green area we have left in the older NW neighbourhoods.
- I recommend space be used to develop a dog park . Keep it green, no buildings."
- I would suggest that instead of building more affordable housing, the city should build something like a police station or library or even an arena by the fire station. The term multi-use facility implies that it should be something that benefits everyone in the community.
- This is great location for child care. It would also be great to mini self serve library like the one in the new rocky ridge ymca. it would also be a great spot for a community oriented (people walking to it from Varsity, University Research park) coffee shop/Cafe. All of these together.
- It is ok, but there are two problems: (1) increased traffic on 37th street, which can be solved as outlined in the space below. (2) potential health issues due to residential proximity to power station.
- "townhouse style housing
- transportation within walking distance
- convenience store within walking distance
- elementary school within walking distance
- green space - safe for children (fenced playground f.ex.)
- entire space be ""open for safety's sake""
- look at Copenhagen, Denmark's high density solutions"
- This redevelopment of Station #17 looks good and will be an important benefit for all. The land use for Affordable Housing can work within the Varsity Estates neighbourhood if well thought out and is respectful of the established community.
- The space should absolutely be used for Child Care Services. Varsity is in dire need of afterschool child care. Varsity Community Association is at capacity with massive wait lists (years long). Second choice would be public/community space that adds to the community vibrancy.
- Child-care or an outdoor pool and waterpark.
- It would be good to have some sort of activity here, i.e, tennis courts/ basket ball court, where the children in the affordable housing could play safely. Perhaps a courtyard for the older residents, or a community garden.
- "Housing
- Retail space (coffee shop)
- Plaza space"
- Once again, I would like to confirm that opening 36th Street (from the existing 36th street and curved to connect with Collegiate Blvd) so that it can be utilized as the egress for the fire station on 36th would be very beneficial for the Varsity residents all down 37 st.



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- <redacted due to personally identifying comment>. I agree with the new firehall however the entry/exit should be onto 32nd ave, not 37th street. 37th street is a residential street. The site is not ideal for affordable housing. There are no grocery stores or schools in close proximity. Market mall and Brentwood are not close on foot and these people will most likely not have cars. The city should cancel the proposal for the affordable housing complex and find another site.
- The City should not be building an affordable housing complex beside a firehall with hazardous materials on one side and an electrical power plant on the other. Studies have shown these external factors increases cases of cancer and birth defects. The City is putting themselves at risk of a future class action lawsuit by people affected by this influence. Reconsider moving this affordable housing complex elsewhere. You are putting tax dollar funding at risk and setting yourselves up for failure!
- "A Seniors Health Center to permit ageing in place.
- A Community Health Center.
- These are modeled after The Alex and would comprise a multi-disciplinary team and a capability to adapt to changing needs in the community."
- This site, first and foremost, must be a functioning fire station and any design must not impede the effectiveness of the fire hall. Having a community meeting space like Rocky Ridge and Tuscany stations would be useful so long as it does not interfere with the operations of the hall. With regard to the subsidized housing, could a developer be brought on to build a P3 development?
- Farmers markets - indoor/outdoor space. Small community festival type events -music, kids day, art/craft show
- "Gym for community use
- Community garden for university family housing residents and varsity residents
- Space for community groups to meet up"
- "1). The firehall must face and exit onto 32 Ave. This reduces disturbance to adjacent properties and only makes sense.
- 2). The housing/apartments must only face North and South insuring privacy to the adjacent neighbourhood homes and yards.
- 3). All prospective tenants shall have a criminal check done, ensuring safety to the adjacent neighbourhood.
- 4). The complex will have sufficient parking for tenants and visitors.
- 5). The adjacent neighbourhood should have residential parking permit"
- " - green space and pathways connecting all four sides of the site (to embrace the walkability of the area)
  - a ROOFTOP CAFE with mountain/river/sunset views! or a ground-level cafe connected to green space and playground. Living & working in the area, I suspect both would be very popular.
  - childcare centre
  - A small public library branch, or a pick-up/return station for requested materials - creating a walkable future around UofC & Varsity for the many people who live and work here"
- <comment redacted due to personally identifying information>. We strongly suggest that the new fire station continue to sit on the current site and that their vehicles exit on to to 32 ave NW as is currently the case. We

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can't imagine a worse location for a Affordable Housing project on the northern block of land - not because of any impact on neighboring communities but because the location next to the fire station( noise) and Enmax sub station- noise/ safety, major traffic problems -no schools near

- Parking.
- It is very important that the interests of all stakeholders be fairly considered in the redevelopment of the fire station and the development of any other City lands. This is especially important having regard to the fact that the residents of Varsity Village purchased their homes based on the current development of the Research Park and the logical existing location of the fire station on 32nd Avenue and access of the fire trucks and EMS vehicles onto 32nd Avenue.
- Fire station redevelopment- The obvious best location is the existing location. If this is not going to occur due to the costs of a temporary building and the future redevelopment of the existing fire station lands, The City must mitigate the impacts to the Varsity community. It is critical that ingress and egress from and to the fire station be from 32nd Avenue as it is the logical existing larger transportation corridor. This will alleviate some of the significant impacts of noise,
- Transportation and traffic issues- A full traffic study needs to be done and shared with the community before and re-designation of the lands proceeds. This study should include the impacts of any traffic from the proposed affordable housing and any other uses and the significant traffic which will occur when the University District development is completed. The impacts to the bike lanes, narrow road on 37th Street and proximity and traffic by the playground should be alleviated.
- Affordable housing and other possible uses- If any development of the 4 acre site in addition to the fire station is proposed there are a number of issues and impacts that must be addressed. The density of the development must not be excessive having regard to the relatively small area of the site and the fact that a new fire station is to be included and the fact that the site is directly across the street from existing low density housing. Accordingly due to the size and location of
- as well as aesthetics and other important design issues. All preliminary and revised project drawings should be provided now and throughout the process.
- Consider the location of the firehall on this site. It was originally built with accessibility to 32 for a reason- and this reason has not changed. Sirens, speed of vehicles, and traffic need to be considered.
- Consider parks
- This is a hard question with the new development in the "University District" adjacent. A gym or workout facility would be good and a place for CFD to interact with the community. Rentable room would also be of benefit.
- Community pub and or all ages drop in center. Create a space that encourages real community.
- University District and transit-oriented development at Brentwood and Dalhousie are over-densifying Varsity relative to similar communities. Affordable housing should have been (could still be) built into these other developments. Where are the parks, libraries, community centres to support this?



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- Again, stop building on every piece of space in established neighbourhoods. There is a huge university city development in Brentwood, they are redoing the Dalhousie co-op area with more housing than necessary. They have destroyed Varsity Estates with the groves of Varsity. Enough already.
- Primary concern is access and egress of fire vehicle. Do not put them on to 37th street. It is a residential street - maintains access on 32nd Avenue.
- <Comment redacted due to personally identifying remarks>
- <Comment redacted due to personally identifying remarks>
- <Comment redacted due to personally identifying remarks>
- <Comment redacted due to personally identifying remarks>
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- <Comment redacted due to personally identifying remarks>
- I am concerned about increased traffic and more congestion on the roads. Also, there are already several housing developments in process in the NW, perhaps the city should either wait for those projects to be completed or move the fire station to a different location.
- 37 street should be closed off at 40th Avenue. 36 Street should be opened up as a main road with proper lights at 37th and 40th. This would allow traffic and fire trucks to use 36th street, and 37th street closure at 40th would close Varsity off. this would solve all the traffic problems raised.
- Do the criteria for Affordable Housing ensure that the tenants who will benefit the most from this are indeed who it is intended for? Will university students qualify for Affordable Housing, and thus occupy publicly supported residences intended for others?
- I don't want to see the low-income demographic, increased population density, and increase in potential crime that the affordable housing project may bring as it would decrease our enjoyment of the community and would potentially bring down values of homes which would be unfair.
- I live in Varsity because it is a quality community. Affordable housing will bring in undesirable people, increase crime, and lower property value in the area. Build something like that in the NE.
- I am concerned about two things. First off, the January 31 meeting was not well communicated to the residents. Secondly, the area has lost significant green space due to increased development, how does the city plan to offset this so that the children have someplace to play?
- Fantastic location for new housing, and especially affordable housing. Would be nice to make the intersection at 32 Ave and 37 St safer to cross. Good location for retail and restaurant too. Excited to see this happen. Please consider pathway connections across the empty field towards Brentwood Stat
- The 32nd Avenue connector to N Crowchild Tr. causes many delays which causes an increase of cut through traffic in the Varsity area on 37th St. Moving the egress to a newly developed 36 street moves traffic to industrial area vs. residential. 37 st. has only 1offtake makes it a racetrack,playground
- The city's proposed site of the affordable housing complex will be right beside a firehall with hazardous waste disposal and an electrical power station. Why would the city think this is a good place for people to

live? It's bad enough these people are living on low incomes, why must the city force them to live in a toxic environment with hazardous materials? Everyone knows those living close to electrical power stations have higher rates of cancer and birth defects. Find another site elsewhere!

- The City should not be building an affordable housing complex beside a firehall with hazardous materials on one side and an electrical power plant on the other. Studies have shown these external factors increases cases of cancer and birth defects. The City is putting themselves at risk of a future class action lawsuit by people affected by this influence. Reconsider moving this affordable housing complex elsewhere. Do not set our City up for a class action lawsuit by those affected by cancer!
- As much as Calgary Housing needs more units, I am not sure this site is suitable for housing. Fire Halls are about as noisy as the CPR main line.
- This site serves the University which can have thousands of people in need of fire support in case of emergency. Please consider this when designing the new facility and ensure it will serve its mission going forward.
- Please consider we as a community have paid high prices for our houses which reflects in the high taxes we pay!!! Before making any final decisions the community should be informed of all decisions!
- This site connects UofC campus with Varsity, so there are a lot of people walking at any time of the day. I think it's important the development embraces and celebrates that and make the campus community more walkable and inviting - so please definitely keep open green spaces in between and around the buildings, and hopefully a playground and cafe!
- Intersection of 32 Ave/and 37st is already congested and in need of lights. Adding 48 units of A.housing plus a larger fire station plus significant new traffic from University district will make the corner a nightmare- already very dangerous for young kids ( one death already)from student housing and community. Current student busing stops on 37st and growing bike traffic. Very unfair to renters in AH being dumped into this situation. Also Check Shell's emergency response plan for explosion-
- Parking in the area is already appalling, need to ensure appropriate amounts are added.
- The process must be fully transparent and conducted in accordance with prudent planning principles having regard to the fact that The City is the owner of the lands as well as the applicant for the redevelopment as well as the approving authority.
- lighting, traffic, speed, sirens, proximity to the existing playground and other factors.
- If possible 36th Street should be extended to provide ingress and egress to any affordable housing or other proposed uses.
- this site, a number of critical issues and impacts must be satisfactorily addressed, including but not limited to the height and location of any improvements, ensuring that significant setbacks are provided consistent with the neighborhood and other existing buildings in close proximity in the Research Park, the design of any buildings, lighting, parking, privacy, crowding, appearance ,noise, lighting, no balconies, obscured glass, access off 36th Street, if possible, landscaping, as well as
- Other issues-All environmental and health and safety and other issues must be satisfactorily considered, mitigated and addressed. These include the impacts of the Enmax site, hazardous waste disposal, and other

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important impacts from other uses and materials on the site and surrounding lands. It is critical to properly address all health and other risks particularly if housing is being considered on this site.

- "Transportation and traffic issues: we need a traffic study prior to any consideration as to what this site can handle (keeping in mind the University District development and the route to access to the LRT) and the impacts of this with a playground. This can be alleviated with accessing the firehall via 32 ave or extending 36 st
- Environmental and health/safety need to be addressed (i.e. hazardous waste, Enmax) especially if people are residing on this land and/or children will be close by"
- "density regarding the small site and roads surrounding the area
- height and location of development (setback on the site, landscaping, appearance, privacy, crowding, no balconies, obscured glass, access off 36 st, aesthetics match community design)
- Please share any design drawings as soon as possible to be transparent and communicative."