



Varsity Multi-Service Redevelopment

Report Back // What we heard and next steps
Design Concept February 2019

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

This phase of engagement was focused on the design for the new site, located immediately north of the current fire station. This engagement also contained a report back and showed the progress of the design process by the project. On Thursday February 7, 2019, we had a drop-in session from 5-8 p.m. which was open to all Varsity residents. This session was attended by 55 people. A second drop-in session was held Saturday February 9, 2019, from 11 a.m. – 2 p.m. which was attended by approximately 45 people. An online feedback form was available from February 7 – 24, 2019 and an additional 136 forms were completed through this channel.

What we asked

We asked the participants:

- How do you see yourself using this community greenspace? Why?
- What type of lighting would you like to see in the greenspace? Why?
- What type of seating would you like to see in the greenspace? Why?
- Regarding the Fire Station – What aspects of the examples do you like? Why?
- Calgary Housing – What aspects of the examples do you like? Why?
- Project Design – What are the aspects of the design you like? Why?
- What improvements would you like us to consider?



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What we heard

Feedback is based on both the in-person sessions and online feedback form on the design aspects. There are some high-level themes that came out of the discussions and comments related to the project design:

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

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 February and from the online portal have been categorized and are being reviewed in detail.
- An application for land use re-designation and development permit of the site is expected to be submitted in Q2/2019
- Regular project updates will be made available on calgary.ca/varsity

Summary of Input

Phase II – Design Concept

This phase of the project was to gather feedback about the proposed design elements and to report on what work had been done to arrive at the design.

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 February 7 and February 9, 2019 and the online component was open from February 7 to 24, 2019. The verbatim comments are listed out after the theme pages(s). The following top themes and subthemes emerged from the data: This information is not statistically representative. These graphs are a snapshot of the over 400 pieces of feedback shared online and in person events. One comment could also be represented in numerous themes as well.

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.

Project Design Aspects	Sample verbatim comments (comments listed below are as they were received during the engagement)
There are three focus areas for this theme: Fire Station Design, Calgary Housing design the overall project design. Here, the focus is on the facility envelope and the overall design.	<ul style="list-style-type: none"> • The brick faced examples are more in keeping with the adjacent community and project a sense of permanence. • This is an established older neighbourhood. Even the most modern condos that are being built two blocks to the west aren't remotely as modern as these options. It will stick out like a sore thumb. Not impressed. • I don't like the concept of mixed use for a fire station.
Greenspace	Sample verbatim comments
There are three main topic areas: Greenspace Lighting, Use and Seating. In these, participants focused on more ambient lighting, integrated seating and the greenspace to accommodate being a gathering place while incorporating both quiet areas as well as play areas for children.	<ul style="list-style-type: none"> • Would love to see these facilities more than one purpose. Would also love to see the firefighters out interacting with the kids. After a fire on our street the firefighters had a water fight with our kids and it was a highlight of their summer after a negative experience with the fire. • community garden allocation would build connections for new residents faster. Healthy and a great stress reliever • I think the flexible would require too much maintenance. The social is too rigid particularly as sunlight, wind changes throughout the day. The integrated would accommodate more people, more spaces to congregate.

	<ul style="list-style-type: none"> We need to consider house around as well as nocturnal animals.
Additional improvements to consider	Sample verbatim comments
There were a few suggestions regarding additional improvements. The top sub-themes were related to the site layout, traffic and the remaining site the current station is on.	<ul style="list-style-type: none"> Community garden? In creating housing reserve some that pensioners - regular pensioners can afford Make sure there are lots of trees to provide shade. Make sure the access to the station and waste drop off is convenient from all directions. Make sure there is enough unrestricted parking if someone wanted to come and spend time in the green space/playground. Any plan to erect sound barriers along 37th St, & 32nd ave because of increase traffic?
Other comments and concerns	Sample verbatim comments
This theme was generally for comments not necessarily related to the design elements. The themes here focus on: First, the location of the proposed residential units and their proximity to schools. Thirdly, around other general comments.	<ul style="list-style-type: none"> There are no schools within walking distance mixed income communities provide for staff for lower paid jobs - retail, hospitality, child care, babysitting Put both N & S Bike Lanes on the same side of the street (preferably the East side - This makes bike-lane plowing easier and more cost effective. 32nd/37 st intersection look at a drop down barrier similar to 16 ave/19 st NW Fire Stn exiting onto 16th ave instead of potential traffic light. We don't need another traffic light onj 32nd ave

Summary of Online Survey



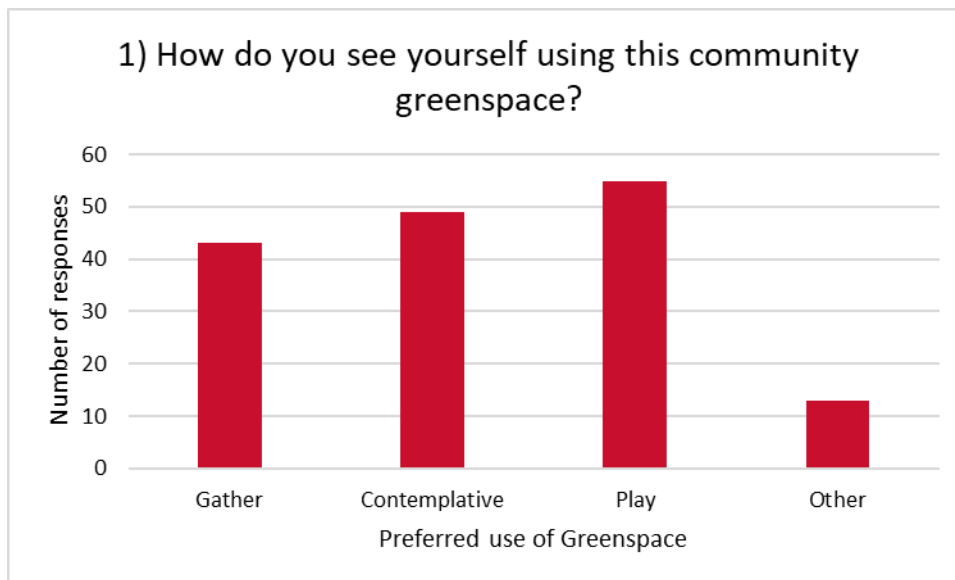
Gather



Contemplative



Play





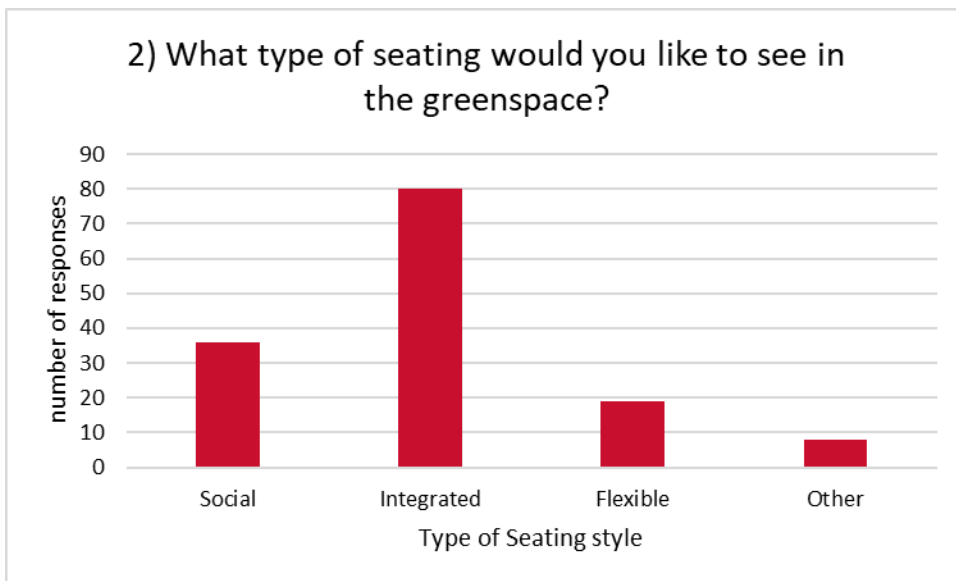
Social



Integrated



Flexible





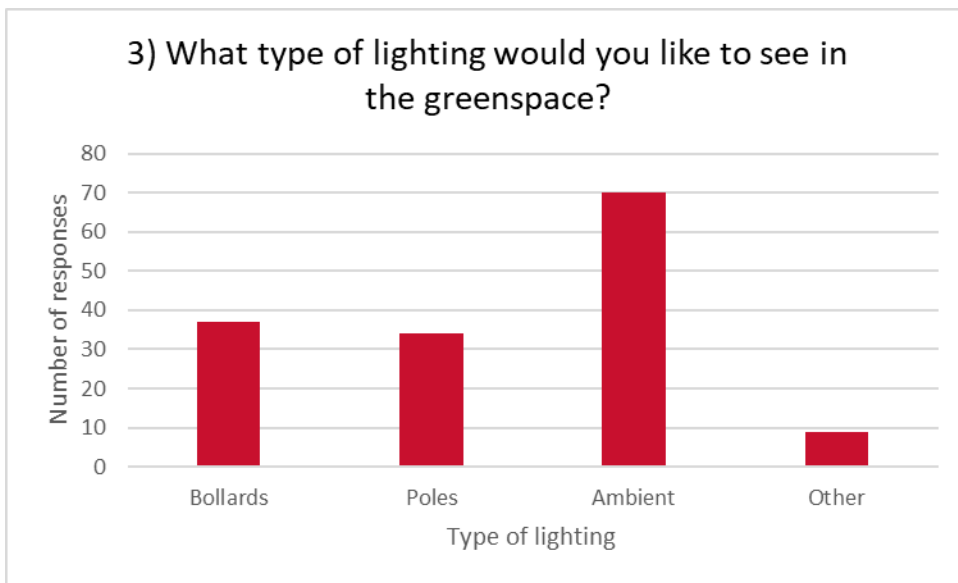
Bollards



Poles



Ambient





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Verbatim Comments

These comments were collected at events held on February 7 and 9, comments sent by email to the project team as well as through the online engagement tool which was available from February 7 to 24, 2019. Some comments may 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.

In Person:

Fire Station - Tell us what you think – Aspects of Examples

- The brick is more earthy and warm. Ultra modern works better in a younger, newer community, not adjacent to Varsity
- Brick to match architecture with housing unit
- More unified feel
- Brick tile exterior, but doesn't have to be all brick
- Brick to match the neighbourhood
- Modern, Glass and wood and stone
- We want glass doors so we can see the fire trucks
- Brick, more traditional
- Warm, natural works with Varsity
- Nothing Modern
- traditional fire hall look of red brick please!
- like lower right and upper right
- brick is nice
- traditional brick façade please. More glass panels or strips (insulated of course) solar panels for power generation
- some brick for tradition, mixed with windows to see inside
- make it welcoming for people to drop in (kids/interesting)
- like the glass doors
- like the idea of windows on the firetruck bays
- I prefer the 'brick' example (ctr top) why? It fits in with the other architecture of most other buildings in research park
- traditional brick, brown wood
- Modern windows
- No really large sign or numbers
- coordinated exterior for both housing and the firestation
- avoid modern cubic design as it clashes with the more earthy feel of the adjacent community.
- have it blend with the natural surroundings - top R hand corner best option



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- like the modern with wooden elements
- public interest for accessible units - more than 20%
- will there be visitor parking? What is the future plan for parking on 37th St?
- the centre image is classy and subdued
- move it back to where the 'fed bunker' is then you can go higher - better use of space
- no stucco
- durable materials that age well
- adequate open and large windows
- four stories is to high for residences and light
- left bottom row, right top row
- natural colours, brick, architecturally interesting
- glass and steel is a bit cold, but adding wood may help
- more natural design to fit parks and residential area
- the U of C has the modern style done well
- warm colours
- low maintenance siding, no brick
- looking at other houses built in this area - talk with the university
- best view from houses across the street

Project Design – Tell us what you think – Aspects of Design

- Solar panels on the roof
- I like it, add a couple more stories, we need more density
- make energy efficient
- plan for the inevitable informal walkway over to 36th St
- You've done a great job. Looks good. Great addition for communities
- appreciate how you have integrated feedback from prior session into plan/design
- thoughtful design, could even add more density
- good that housing is in one building (vs a bunch squashed in at new university district)
- Placement of building/residential is important for mental health - really liked the design because of east/west exposure to light
- Nice location for affordable housing. Hopefully more families will move in and fill up the schools
- If 7 stories then set back housing tower to eliminate any shadow impact on varisty residential
- Too tall
- make the units accessible eg. Wide doorways, roll in showers
- what will happen to existing fire hall land? That decision should be incorporated into and with present proposal



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Community Greenspace:

Greenspace Use:

- Skating rink
- outdoor park (fire themed)
- Splash park
- Soccer field
- playground with slides and roller slide
- naturalization area like at the schools
- playground made out of wood (natural elements) like confed park
- elements of community garden to allow them to grow food
- community garden allocation would build connections for new residents faster. Healthy and a great stress reliever
- pet areas
- pet friendly area to walk dogs
- sitting area
- if I lived here - a playground w/grand kids
- reading and picnic area
- make playground accessible
- all of the above
- incorporate a fire truck themed playground

Greenspace Seating:

- integrated, immovable seating
- tidy
- multiuse
- important to maintain earthy, natural, nourishing, grounded environment of Varsity
- chairs or benches with back located in shade
- integrated or social
- flexible
- please keep the duck park and pond just down 37th St northbound intact.
- seating for the elderly as well
- integrated
- multiuse
- integrated looks more accessible and more use
- picnic tables, BBQ
- integrated favorite



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- flexible is my least favorite
- integrated
- flexible would be stolen
- need storage in the winter and refinishing
- combine integrated and flexible
- area suitable to eat lunch outside
- like a greenspace for dogs
- water park for kids
- lots of shrubs, plants and colour

Greenspace Lighting:

- the greenspace will likely be sold for commercial, so this may be misleading
- ambient
- ambient only
- ambient because less light pollution
- lots of light for safety, already seeing more activity with LRT extension
- sleep deterrent benches
- well lit for safety and line of sight

Project Design – Calgary Housing:

- What are the bedroom sizes for affordable housing units?
- allow some elements of individualization for each unit. Could simply be a simple gesture like door colour
- information on CMHC's housing standards - how many people will be housed
- brick, upper right
- lots of trees
- shrubs, trees
- prefer integrated deck
- contemporary exterior
- no - top level, like bottom row
- grass, less concrete outside building
- warm materials
- brick or woodlike
- not really modern, not industrial, not white
- balconies can get really messy
- like balconies, not too institutional
- red brick is fine as long as the windows are not too small
- balconies are nice



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- grey brick would look like a prison
- like them all except top centre
- like mixed windows and materials
- no white exterior or dark brown
- the height of the housing needs to be lower
- the balconies need to be eliminated as the project is very close to the houses

What we heard:

- Potential Amenities & Services:
- Regarding the housing units: avoid laundry facility on basement floor only, especially if there is no elevator in the building. It's really hard on arthritic knees and feet. Please build elevator. T. You.
- Privacy issue for homes across the street
- No sensitivity to single family homes right across the street. TOO HIGH!
- Any loss of light is unacceptable
- The shadow study does show a negative impact
- Bldg too tall - destroys site lines and overshadows
- We were told 4-6 storeys max. Why the increase?
- Please no Higher than 3-4 stories Thx
- 5 to 7 stories is too high. I agree with comments already shared re ongoing develop. In our area - significant, negative impact on our community. Avoid dark colours in design as dark colours have a negative impact on the mind and contribute to the depression factor. Avoid current architectural Calgary-style designs. Try to add a European touch.
- Please no higher than 4 stories maximum
- The height would best be kept to the same height as the Univ'y Res'ch Building. (3-4 stories) that are adjacent to this project and on the same parcel of land,
- With the recent ongoing development on Shaganappi & 32 ave, there has already been significant impact on Varsity residents. Additional housing and another tower will continue to have an increasing and significant impact.
- 7 stories is fine. We need density.
- 7 stories is a tower.

Renovate:

- This needs to be proven. Numbers?
- What are the numbers so that we can judge if this is accurate - or just cooked up numbers to force a case?
- Property Values:
- However property values WILL be severely affected by the firetrucks facing houses.



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- Property Values will be depressed by the fire trucks exiting onto 37 Street. I have heard estimates of 20 - 30 %.
- Of course property values will go down.
- They will be affected by increased noise - and significantly
- Mixing density projects that have no ownership will cause property values to go down.
- Household Hazardous Waste Material:
- Thank you! This is a well used and need service (Hazard goods drop off)
- Please consider expanding the service and have clear list of acceptable materials Thx
- Security looking/monitoring the HHW Shed. Particular concern for children getting into the space & using/playing with items in the shed.

Daycare:

- Will there be a daycare?
- Consider playground on 2nd/Upper level for residents: secure space.
- Daycare is not appropriate to the site. (EMS-FIRE) NOISE & SAFETY ISSUES & TRAFFIC INCREASE
- this project definitely needs daycare facility
- Please consider a learning centre or library for studies & work
- Don't put a daycare with a firehall - silly! All the noise from the engines will upset children, children could be running around when fire engines getting in the way. How about a senior's centre or a library, Too much traffic in front of halls could cause delays for fire engines,
- Pet friendly accommodations please! Thank you

Project Site – Fire Station Access:

- Speed bumps along 37th / crosswalk for pedestrians
- Fire truck access should use off of 32nd st
- This is a terrible imposition on the neighbours right across 37th Street - living in a low den residential area. A less abrupt transition would be more reasonable and fair to citizens.
- 32 Street is far superior
- It seems based on the City's conveniences only which is a huge concern for homeowners
- Fire Station exit from 32 ave or 36th str off the existing loop
- Fire trucks already use 37th st and it has limited impact on noise/traffic
- Moved the exit to 32nd
- Traffic lights will be needed as there are school bus stops a 37th str
- Fire trucks accelerating on 37th in front of homes at any hour of the night is unacceptable. Why move this to a residential road?
- Exit for Fire/EMS must be off 32nd or onto 36 st. 37th St has a playground @ 40th Ave and is a designated bike route

- 37 St. access is completely UNACCEPTABLE
- However NO consideration was given to the very negative impact on adjacent homes!
- How will noise of fire station be minimized for the people living at the site?
- If there are "vehicle exiting" lights (ie fire trucks etc) will lighting impact backing onto 37th St
- Access should be from 36 st NW! I don't believe an impact study has been done. Shame on you!
- You've added an extra fire bay & an EMS bay facing homes
- This doesn't make any sense at all. Of course, there will be an increase in noise!
- Adding an EMS (high frequency response rates) to this station will increase noise levels.
- The city needs to anticipate correctly - OF COURSE There
- Of course there will be more noise, traffic, garbage, etc
- Too much noise due to additional vehicles
- That doesn't make sense! Ridiculous opinion not based on any evidence
- My home backs onto 37 street. The fire trucks on 37 street are far noisier than on 32 ave. We have lived there for 30 years and know fully the noise impacts - they are huge and unacceptable.
- No sirens until on 32nd ave
- You are proposing to build over and destroy the green space. We will miss it.
- We already have beautiful green space.
- No: community greenspace will be lost because of this project.
- Permit parking only should be incorporated along 37th street
- 2 hr parking on W side of 37 Street is not being enforced what can we do?
- Please consider the size of the Average Calgary Vehicle (Trucks for Hazardous Drop off & Have a few larger than the small spaces in most strip malls. Larger parking stalls please.
- What will be the impacts to the parking along 37 St> Currently this is 1 h, and can get extremely crowded on weekends.
- Will this be surface parking only? If yes, it's a concern...How many vehicles are we talking about?
- The iconic firehall in New York City has been renovated & updated - not replaced.
- What are the respective costs?
- How have the requirements changed? Demonstrate the justifications for building a new fire station?
- What We Heard Potential Amenities / Services & Project Site:
- No schools close by sadly.
- The bus stop to the CBE is on 37th street
- Isn't Marion Carson full? How is FE Osborne being redeveloped?
- There are no public schools within walking distance. Terrible for affordable housing kids.
- There are no public schools within walking distance of the proposed housing site. Also - no sidewalk on N side of 32 is BAD.



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Calgary Housing:

- I think that housing units above a fire station would be too noisy
- Noise from the fire station not conducive to naps or meal time at day care
- How is safety of pedestrian traffic from add'l housing being considered w/ a high traffic fire hall?
- I'm not a resident on 37 st however I would be very concerned about a tower going in across from me: - increased congestion - increased parking - increased issues noise - decreased light - decreased visual privacy
- Too much traffic will make this surrounding too busy not safe for childcare and housing.
- Doesn't make sense to put it all together
- No walking distance to schools, which, I would suspect be a concern for lower income scenarios
- How many units are planned? Are they rental or purchase, through affordable housing?
- Great spot for affordable housing!
- I think it's an excellent location for a bit of density.

Traffic Study:

- As 32nd Ave has "URBAN BOULEVARD" designation, we would like to see the project for the Fire station contribute to making this a reality - currently 32 ave is operating as an arterial road way. There have been several pedestrian fatalities on 32 and yet the speed is still 60 km (one death occurred at 37th / 32nd intersection in spite of crosswalk. So: for 32 ave - reduce speed limit - do put in a traffic light @ 37th - develop a sidewalk on North side of 32nd.
- 37th St. - currently a road which is used to speed down. Possibly due to open spaces along 37th St. Traffic calming /Speed bumps as an option to reduce speeding?
- Any plan to erect sound barriers along 37th St, & 32nd ave because of increase traffic?
- Reduce speeds on 32 ave & 37 Street.
- 32nd Ave speeds are too high for increased Pedestrian Activity
- What about 36 St access?
- What about the 36th St extension? Has this concept just been ignored? Again?
- Improved access to Brentwood LRT station is needed.
- Traffic study does not address full development of the site
- Traffic study has not been done independently

Pedestrian Safety:

- Emergency vehicle crossing sidewalk & cycle path a problem.
- 37th St is used a lot by pedestrians - if exit is onto 37th then suggest traffic lights at exit.
- 32nd/37 st intersection look at a drop down barrier similar to 16 ave/19 st NW Fire Stn exiting onto 16th ave instead of potential traffic light. We don't need another traffic light on 32nd ave
- Traffic volumes and speeds on 37 st are dangerous for pedestrians. Calming measures - controlled pedestrian crossings, bumps, roundabout at 37 st & Varal RD NW, gate for fire engine use only on the south

end of 37 st /Varal, extension of the playground zone with automated or increased enforcement - should be considered. Thanks

- yes to traffic calming on 37 st: it is a bit of raceway at present!
- Can we look into traffic calming on 37 street?
- That won't help rest of 37 street
- Why can't the building be flipped so the firetrucks leave going east & then south (around existing firehal) & access onto 32 ave. If trucks have access onto 37 street I am expecting a reassessment of my taxes because of the increased noise causing a reduced value of my house in <redacted due to personally identifying comments>.
- Can the fire engines use 32 Ave preferentially over going north to 40 ave?
- comprehensive cycling plan? - why does U district not have these incorporated - can bike facility be added to 32 Ave
- Because of proximity to University bike lanes are highly used & need to be built out.
- Put both N & S Bike Lanes on the same side of the street (preferably the East side - This makes bike-lane plowing easier and more cost effective. [different hand writing] I agree with it.
- Bike lanes on 37 St no link to the south (connecting to west campus/ U district
- There's a playground zone on 37

Other:

- Then why do many countries in Europe have rules against putting people close to substations. Since its Affordable Housing - it doesn't matter what they think?
- Is the southern extension of 36th st on federal lands?
- The private land could be acquired for civic purposes.
- "life cycle" means nothing to me. Use more transparent language.
- There have been deaths and severe injuries on Enmax substations. It is hazardous to locate residential house immediately adjacent
- I probably will not use as already have a park space nearby (bowmont). I like the gather and small play. Too much concrete in contemplative. Flat areas safer year round than many stairs
- lighting - a mix of high and low - high for safety and low for attractiveness
- Social - for residents - some in shade, some in sun. Trees and bushes. Too much concrete in integrated. Flexible - admirable, but messy and not as sharable.
- Facing 37th St should be subtle without bright lighting. The wood/black combo seems to fit into the neighbourhood more than the white/grey combo
- No balcony provides a neater exterior. Something contemporary in an earthy warm colour. I like #5 with the mixed window placements
- I like the attempt for a multiuse facility although the actual Fire/EMS facility is not shared, only the land. Interesting City project bringing up the question of what is the more important - a new Fire Hall or Housing?



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If more housing is needed for families with younger children a build closer to schools would be more desirable.

- Greenspace - Grass and trees please. Not too much concrete. A cooling spray area, not a wading pool
- daycare optimal usage, neighbourhood gathering also for local families from U. and housing. Have kitchen, coffee, tea etc available
- Yes, retain as only one in greater area
- Exit south on 37th, but not northward
- the rents could reflect / consider the amount of noise left after acoustical imprint. You should also warn tenants
- The size of the fire vehicles is sufficient to stop traffic and the lights without sirens
- mixed income communities provide for staff for lower paid jobs - retail, hospitality, child care, babysitting
- No
- Guest parking on site also
- Sorry to see any building taken completely down
- Exploration understood
- Suggest a sign for southbound traffic on 37th St to say "Fire Station ahead on left" or some warning message
- Maybe no parking north of 32nd Ave to north of the station
- Another factor future residents will consider before renting
- transit is important and walkability. Schools are not so close by

Online Feedback:

How do you see yourself using this community greenspace? Why?

- attract family
- A playground would provide a purpose for using this space. Outdoor seating alone is just about never used in this community. The small seating area just outside the former Jerry Potts school is one example, however the nearby playgrounds are quite popular.
- I may take my grandchildren there, however it is a considerable distance from where I live.
- "Walks in the community
- Lots of existing playgrounds and sports fields nearby at Jerry Potts, Research Park, Varsity Acres"
- With the site being across from the University, there are enough gathering places. It would be nice to have more play areas for kids in the area to promote and encourage more families to move to the area. The area including Charleswood, Brentwood & Varsity.
- There are lots of 'gathering and contemplative' spaces around. A new type of play area would be great
- Increase in population over the next few years with the university district will require more playground space.
- I have no children, so it is likely to just be me.

- Should be flexible and for family gatherings
- Can 32nd handle all the new traffic from this building and University heights. Are there plans to add more traffic lights?
- Would love to see these facilities more than one purpose. Would also love to see the firefighters out interacting with the kids. After a fire on our street the firefighters had a water fight with our kids and it was a highlight of their summer after a negative experience with the fire.
- Near to university. I could sit here and work.
- I work nearby!
- There are two large fields already in this space. Both are used by the local community. I have personally been using the fields since 2001 for numerous activities and they are more than adequate
- Similar to research park use, there is also a need for a play area for older kids as research park is a toddler park.
- Great space to relax and have a lunch (contemplative). Great place to take my son to come play (play.)
- I have grandchildren who I like to take to neighborhood playgrounds
- A quiet place for recharging after hard day's study/work.
- Close to my work so might be somewhere nice to visit at lunch
- A number of kids need better playgrounds. Research park has inadequate facilities
- LOVW Calgary's green spaces!
- Other developments in the area do not promote large-scale gatherings, so it would be nice as a family spot for children to play.
- Kids don't really use our door space like they use to. I'm tired of seeing empty playgrounds.
- Doesn't seem like a place (today) to contemplate or gather. This could change with good design and implementation.
- I would not take my young family near here, as there are too many hazards associated with a fire station. Fire trucks and kids playing in the same area? Hazardous goods and kids in the same area? I don't think this is a good combination, no matter how it's designed. It's just not a good combo
- There is nothing for the young generations in this area as more young families move in to the neighbourhoods they grew up in as children.
- The overall layout of the site needs to be changed. The parcel should not be divided into 2 sites but should be developed comprehensively.
- It would be good to see different uses for the green space. There is already a park on 37 S very nearby so another play area seems redundant. Plus a play area near where emergency vehicles will be maneuvering seems like high liability/risk.
- We have young kids and with the duck pond close by, we would naturally extend our play time to the surrounding area
- Most of the playgrounds in the area are older so a new play space would be phenomenal. Especially if there was a splash park included.

- With Iniversity District going up in record time, there will be a need for easily accessible gathering places and playgrounds
- We need more free space in calgary
- There's already park space close by so a splash park would seem appropriate.
- need to intergrate into the community in a positive way. This will impact the houses of citizens across the street and MUST maintain their quality of life and community. Must include all season activities.
- I love the idea of a playground at a fire station.
- just to get outside
- Work close by
- There is already a playground further down the street in the large park with a pond. This would be best used for seating and just a place to stop for a brief rest.
- Not sure where this green space is, but being close to residential it could be a great community location.
- For years the green space around the fire hall has been a lovely area for community members, so I am hopeful this will be preserved.
- This proposal virtually eliminates the existing greenspace.
- they will be using the space the most and deserve to choose. or at least consider their needs when planning
- I came to this website to provide my input on this proposal. But there is nowhere for me to submit the letter I have prepared. I am being shut out of participating, shut out of providing my input. This is a very poor design. Where can I submit my comments without being completely channeled?
- "I have some concerns about these plans, and I am setting them out below:
- 1: What's the Rest of the Story
- These plans only cover a portion of the parcel. The parcel is not very large. Good planning would establish plans for the entire parcel. A lack of further intentions for the rest of the"
- research park office building (Shell Technology Centre). It has been setback from 37 Avenue and kept low enough (4 stories max) that it avoids 'imposing' itself on the neighbourhood, and it blends in nicely. Any City of Calgary development needs to do at least as well as this research park office
- "4: Mixed-up Mixed Use
- I am puzzled by the mix of uses proposed for the development by the City of Calgary. I presume the fire hall is a given. So, activities that fit well – or perhaps do not conflict too bad – with a fire hall would seem to be called for. The uses identified in the proposal at"
- I submitted my full letter in the "Other (please specify)" field above. It says what I want to say. I very much dislike being restricted to 300 character capacity boxes to provide my input.
- My full letter is posted in the 'Other (please specify)' field above - I need more than 300 characters to inform you of my opinions on your proposed project.
- Walking and enjoying green space. I expect that children will enjoy playing in the green space similar to the "Duck Pond" at 40th Aven and 37 Street.

- Without a comprehensive city-led plan for the whole site (rather than split and part sold off), it is not clear what the green space will be like or if there will even be one. There should be one central area that is quieter and safe. The city should not be able to sell off part of the space.
- More children in the neighborhood and lots of new families will be in University District across the road. The traffic will be excessive and children need a safe place. More development would actually make the area undesirable and inaccessible because there is already problems with increased traffic
- A green space beside a firestation is not necessarily a place I want to go. The development must be respectful of the existing residential area.
- Near to other calming green spaces

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

- Maybe some chairs and tables would be nice.
- good place to walk and sit down if you like
- Outdoor seating alone is just about never used in this community. The small seating area just outside the former Jerry Potts school is one example, however seating at the nearby playgrounds is quite popular.
- It would appear to have the potential for numerous uses.
- "Aesthetics
- Multi-function"
- I think that having non formal seating areas are a way to create spontaneity and chance encounters.
- Terraced areas with trees would provide shade, a bit of privacy, and lots of spaces to sit.
- I am older and boney.
- I believe a design to match the style of the building would really make this a unique property for many years to come
- More permanent. Integrated seating would allow me to do work in the area. Flexible appears only good for relaxing. Social is awkward
- Two city blocks to the North is a wonderful park. Plenty of parking, sitting areas and a pond. Two parks within 2 blocks is excessive. Not to mention the fact that the trees in the field will undoubtedly be removed detracting from the overall esthetic of the neighbourhood
- Can't be specific. I like how it looks.
- I think the flexible would require too much maintenance. The social is too rigid particularly as sunlight, wind changes throughout the day. The integrated would accommodate more people, more spaces to congregate.
- has a sense of style, and easy maintenance.
- Nice place to sit alone or with others
- More seats for increasing population in varsity
- Encourages community gathering. Keep the greenspace though as proposed in the integrated option.
- All are nice options

- It's a fire station, not a park. I understand the concept of multi-use, but a fire station is not the right location for a park or for a place for people to gather.
- There is bench seating down the street at the pond (adjacent). Allows for green spaces.
- Let's sort out the important issues first such as access onto 32 Avenue and a height no taller than 6 storeys.
- Please not a couple of benches and patch of grass with trees that will be mature in 20 years....
- Fixed seating is often concrete and without backs. I have arthritis and need a comfy seat with a back. Wood is nicest
- The more places to picnic together, the better! (Some under shelter would be nice; maybe a gazebo that could be rented for events?)
- Picnic tables would be great
- lost a fair amount of green space with the U.D. Development
- Love integrated spaces, plus it allows for festivals to come like at Olympic Plaza
- Easier for groups to interact
- Fixed, immovable fixtures so they are not vandalized, defaced or otherwise destroyed.
- more area to sit or walk
- Not the flexible seating shown. Downtown along the Bow River, this type of seating gets wrecked quickly or has homeless people using it as a base. Integrated seating lasts longer, doesn't require maintenance and isn't as likely to be used to "camp out".
- Integrated furniture provides a longer life span but it needs to be social to bring people together and they want to use the space as a neighbourhood
- This will encourage usage. It will allow for seniors and families to have space to visit and picnic, while also allowing the more athletic members of the community to use it.
- Least obtrusive.
- I don't care about the seating. The new residents of the proposed housing should have a say. I do agree with the development of some sort of green space as mature trees will be removed.
- parcel would verge on incompetence, so I expect City of Calgary staff do have some such intentions. Any sort of fair public engagement process would include an indication of these further intentions for the entire parcel. I am concerned a much more intrusive high-rise development is being
- "building – to be at least as responsible – and not squeeze bulky, imposing, incompatible structures up against the neighbourhood.
- The City of Calgary should also follow the good example set with the building immediately to the north and should orient the access and egress for any activities other"
- "this point are: (a) affordable housing and (b) day care. Neither of these seems compatible with a fire hall.
- With regard to a day care, the reasons for incompatibility are obvious: a fire hall (and EMS dispatch) will be exploding with loud sirens and dashing vehicles at any and all times of the"

- Social is the closest but I do not like any of the alternatives shown. The development of the Duck Pond at the corner of 40th Ave and 37 Street NW is preferred. Room for kids to play. Designed for walking, limited concrete, no stairs, as much grass and trees as possible.
- I am most likely to use a safe & central social location. But that requires a comprehensive plan for the whole site. It also requires safe access, which means having EMS access off 32 Ave.
- This will be next to a firestation, electric substation and chemical research lab. You don't want people to spend lots of time there.
- Something with seat belts so that I don't jump when the sirens go off. Not sure a fire station is a good place to have a daycare.
- Aim to accommodate a variety of folks

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

- good lighting
- Two types of lighting are needed to enhance general security and safe walking.
- This type of lighting is the least intrusive.
- "Aesthetics
- Safety"
- Whatever is good value and it must provide safety in the area. ie similar to Riverwalk.
- see above
- I care about the environment and about flora and fauna.
- Not super concerned with lighting.
- Ambient lights relevant areas. Creates better feel. Bollards and poles are boring
- Reduce light pollution while still lighting space for safety reasons
- I believe that they would minimize the impact to the local community
- Minimize light pollution.
- Poles and bollards add more "fussiness" to the view, particularly in the daytime when they are not needed.
- Not as bright
- Would work well with integrated landscaping and less chance of vandalism
- nicer than overhead lighting
- Well lit for safety for young generation
- We need to consider house around as well as nocturnal animals.
- Dead sexy.
- Especially at night, I don't think it's safe to have people around a fire station. If fire trucks or other emergency vehicles need to get out fast, they should not need to look out for pedestrians and especially small children who might be riding their bikes or playing in the area. Bad idea.
- Keeps with the clean lines of the integrated seating. Build in to the environment rather than jutting out. Still offers enough visibility and lighting.

- Whatever lighting has the least negative impact on adjacent single family homes.
- Good lighting will be important for security. Also ambient lighting can soften scale of large buildings.
- Any type of lighting is fine so long as it is sufficient to keep the area safe
- Whatever minimizes the light pollution
- No opinion
- Ideally lighting that would allow children to play into the evening
- Better visibility at night
- Design can have an impact on keeping the space safe, clean and accessible for citizens in the area.
- should be able to see more at night
- Because it makes more sense of with having more lightning instead of Bollards
- Lots of lighting of any kind! No dark corners or hiding spots.
- Bollards are important for safety concerns but ambient lighting reduces the amount of light pollution and makes environments more cozy and welcoming.
- The poles are ineffective as they often burn out, the other lighting suggested does not reflect upwards in a way that provides better visibility during the night.
- Least obtrusive.
- safety
- The type of lighting is so very minor. I have other points to make. I am being constrained from making them.
- considered 'unofficially' for the rest of the parcel, but that this is being withheld from the public in order to finesse the public engagement process. Otherwise, some of what is being presented at this point just seems to be bad for all concerned.
- than the fire hall to the east using 36 Street, not to the west using 37 Street. Acquire the necessary land if needed. Then the generated traffic will use the research park streets, and will not mix with the fire hall emergency egress and will not disturb the people living along 37 Street.
- day and night, and a fire hall needs clear and certain emergency egress. A day care has little children who could get in the way (unless they are well penned-up), and babies who would be disturbed and perhaps even hurt by loud sirens. Further, a day care generates intense peak periods of pick up
- Better fit with the community. We are looking for green space and park like setting.
- For safety and aesthetic purposes
- With development, it is likely to have more traffic, and since the city does not have good policies around criminal checks for low income housing, we should expect more crime. It should be well lit to keep crime down.
- Respectful of the people living in the area so that it does not affect them.
- Find a mix and balance for safety and allowing nature and nearby residents to not be subjected to illumination 24 hours per day



Varsity Multi-Service Redevelopment

Report Back // What we heard and next steps
Design Concept February 2019

Calgary Housing – What aspects of the examples do you like? Why?

- None of them - all hideous square boxes - almost brutalist in style. The architecture should reflect that of the adjacent neighbourhood(s), which is classic and traditional
- looks open
- 6 & 7 Balconies are nice to have. But where will the solar panels fit?
- The brick faced examples are more in keeping with the adjacent community and project a sense of permanence.
- Less trendy, more timeless modernism
- open, covered, and private spaces for the residents.
- balconies, nice colour of grey, greenery, nice windows
- patios for kids/seniors to enjoy the outdoors
- Looks nice, modern, not too colorful
- Looks nicest to me. Like windows
- Not too concerned about look of Calgary Housing building.
- All are multi family units.
- Varsity residents do not want low income housing in this area. We have repetitively stated that low income housing does not make sense in this area. There is no grocery store or basic services anywhere near this area.
- Not too modern, has an Alberta feel.
- It looks the least communist block but i'm not really fond of any of the designs. Make it more fun and bright!
- It is the only option that is remotely close to fitting anything within the neighbourhood. And that is because of the mature tree in front.
- I like the green trees.
- #1 and #6 look too stark or sterile; #4, #5, and #9 look too edgy; #2 looks too industrial; #3 has "heart", feels softer would fit in more with the community, green space aesthetic.
- More modern
- Low-rise, no more than three storeys , pls.
- interesting design
- looks..
- Rabbit warrens.
- No housing
- "7) Everyone deserves a small piece of outdoor space such as a balcony.
- 6) I enjoy buildings that have a bit of artistic influence to them.
- 8) nature inspired colours and wood choices."
- The buildings have depth and texture. Affordable housing doesn't need to look cheap.
- Warmer looking than the rest, less institutional.

- Housing? Really? Would you want to live in the same building as a fire station? How many times will you be woken up by sirens, or, if you think fire trucks would run silent, that's a different hazard. This concept does not make any sense.
- Something earthy with brown tones that are in keeping with the existing apartment buildings in the area. Modern look is great. NO balconies on the building. Balconies will be an external junk collector and then look terrible from outside right next to homes in our move up price range.
- Needs to be compatible with surrounding community. Needs to endure over time.
- "Let's not build an ugly metal box please in this older lovely area with varied character homes -- most of the examples above look like they belong in a high density metro setting in Vancouver or Toronto.
- Can we please see some exterior designs and materials that respect what is already here."
- People need a little bit of outdoor space of their own
- It's a nice green space; building should be designed to join in with the natural area :)
- Goo mix of modern but with trees around. It would be nice if the social housing had balcony's for the tenants.
- Timeless and classic look that won't be dated quickly.
- Space for greenery is always nice
- Don't look like projects. Windows for natural light
- Almost nothing, too blocky (massing) too little green and neighbourhood-like landscaping. Doorways and entrances have no individual character. People need outdoor space attached to their homes (balconies or patios), more than just the park next door.
- I like number 8 because of the wood paneling which incorporates some natural sense into the building, as opposed to a straight concrete box with windows.
- Please make an effort to make Calgary look like high end housing instead of "the projects". The homes can be small but not like institutions.
- Not always a big fan of the modern contemporary look. Like some detail and interest not all glass
- looks like more daylight gets in
- None.
- Tenants will love the windows
- This edifices look modern yet well-integrated to the general environment. At the same time metal panels provide element of grange that inspires futurism and hopes for the better modern world.
- Modern clean
- I don't think this is a good location for low income housing. It is far from social services that these people typically need. Also the nearby university provides cheap housing for students and families and excellent services already for those pursuing an education.
- Not just a big block! While that is the cheapest way to build, it also looks like it. Add some interest with inset balconies, staggered windows, varying materials. If you make it look cheap, it will not have a proud place in the neighbourhood and residents will feel they only deserve "cheap".

- In my opinion they don't look as institutional.
- Being an architecture student having a wood building is important. The inset balconies are a nice and private. Operable windows are also important. The building should be mix use and provide a variety of lifestyle options
- This is the most similar to the existing fire station. It is still impersonal though, it would be nice to see something new in the neighbourhood that had character reflective of the area. Right now we have a lot of the cold apartments going in.
- Three story walkup housing similar to the recent 48 unit Wildwood affordable housing project off Bow Trail in SW Calgary would be far more acceptable to neighbouring residents than the massing of a 7 story project, at a much lower cost than the mid-rise concrete structure proposed for this site.
- The real issue at this juncture is NOT esthetics of the housing but the orientation/access. Do not exceed 6 storeys to minimize shadow impact. Residents of new housing need safe car, cycle, pedestrian access to their homes, so no mix with Fire/EMS on 37th st it should be a residents' only entrance.
- With regard to affordable housing: dwelling space with or over a fire hall cannot help but be sub-standard, with fire engines and EMS vehicles roaring away with sirens blazing at any and all times of the day and night, and the diesel fumes in close proximity. The people in the adjacent neighbourhood
- "2: Don't Go Changing
- The proposal includes switching the emergency egress for fire trucks and ambulances from wide and busy 32 Avenue to narrow and quiet 37 Street. This is a bad idea for several reasons:
 - It will slow emergency response times because these vehicles will have to navigate"
 - The quieter back-areas of the buildings would be facing the neighbourhood to the west. Berms and planting could be used to help shield the neighbourhood from the new buildings in the same way this is being with the existing building further north. This will allow 37 Street to retain its major
 - and drop off activity with long queues of private vehicles on the adjacent streets. The literature on fire hall planning indicates that experience has shown that locations adjacent to cinemas are poor choices because of the intense periods of private vehicle traffic causing congestion that inhibits
- I do not like any of the above designs.
- While the look of the building is important (it should blend in), it is more important to consider the design and size of the building first. For example the maximum height should be 4 to 5 stories and be part of full plan by the city for the whole space.
- Modern
- None of these examples, too much the same look. Do not want ultra modern design in the Varsity area. I want something that goes with the age of the community.
- Matches surrounding buildings
- Having three access points onto 37th street increases concerns of safety. Need to be concerned about the speed of traffic on 37th Street. Bike Lane, playground zone. All pedestrians crossing 37th Street break the law (jaywalking) no crosswalks. Fire truck must have direct access onto 32nd Avenue.
- Architecturally interesting - please use materials that don't deteriorate quickly

- Bright and clean yet organic with the wood accents. Looks clean, modern yet approachable. It's design seems timeless. The others look too clinical and cold.
- Incorporate balconies: good for growing plants and encouraging birds for people that don't have yards

Fire Station – What aspects of the examples do you like? Why?

- Traditional materials and style is in keeping with adjacent neighbourhood(s)
- open and looks comfortable for fire fighter
- No preferences here, because the current plan requires the housing function and fire station function to be incorporated into the design and appearance of one building.
- Same as above.
- "Interesting material qualities and textures
- More balanced and mature architectural style
- Rhythmic quality from glazing and finish surfaces"
- Kids love seeing fire trucks and having glass as part of the structure allows kids walking buy to really enjoy it.
- 5 is nice too. bright, open - as long as the design is efficient and works for the firefighters.
- nice looking and at least a bit of greenery.
- New vibe with some classic red brick really works well together
- I like these a
- Look nice and modern and approachable. Human scale.
- Fresh but not too extravagant. It is after all a fire station
- Seems to let a fair amount of light in to meeting spaces and the big numbers are kinda fun. I hate serious-looking buildings and this concrete block fad though.
- This is an established older neighbourhood. Even the most modern condos that are being built two blocks to the west aren't remotely as modern as these options. It will stick out like a sore thumb. Not impressed.
- Transparent.
- #1, #3, #8 have too many windows which would be too reflective, especially in the summer. #2 and #9 look too industrial. #5 seems softer and more welcoming; the roof seems to counteract the windows.
- Like the looks
- modern looking
- "2 way exit
- Looks modern"
- Nice aesthetics
- Has a modern, glassy look, allowing light to travel through. Consider the needs of the FD though.
- Artistic styling but not exposing the outside to too much artificial light. We need to consider nocturnal animals, other housing into our building decisions.
- It doesn't look like a garage. The transparent glass is nice, particularly when lit.
- Like the wood. Gives warmth.

- Modern look
- Earthy color tones. Clean lines. 9 is nicest.
- needs to be more traditional to fit in.
- Again can we reflect and respect the integrity of the housing in the community. There has to be some relationship with the neighborhood -- not just building a metal box that looks cool.
- I like the lines.
- They look the most welcoming
- Fireball is clearly signed
- Looks slick and modern
- sleek, doesn't block sky or views, blends into the landscape. Single storey.
- I like the large glass garage doors so you can see the fire trucks
- Love the modern look.
- Not all glass . #7 more of a traditional look
- I think it would use less energy
- None
- Should be no mistake that it's a fire hall but use the space above it too
- 2 and 7 look very classic North American style, let us say "back to the roots" concept, while metal shapes of 9 provide element of grange that inspires futurism and hopes for the better modern world.
- Clean lines
- Something with articulation and varying materials / colours on the exterior. Not just a big block.
- Firehalls should look like traditional firehalls and not architectural wonders
- Wood design is important for a modern fire station. Large numbers are a great identifier. Black wood is a beautiful contrast. Concrete looks good too as a high thermal mass
- It blends best with the apartment style I liked best and is the most similar to what exists now.
- Seems to present less massing than the other designs displayed. This design would be acceptable if it is oriented in a north - south manner, with the bay doors facing south onto 32 Avenue, and situated as far east on the existing south site as possible - like the existing firestation.
- Most important issue now is not the esthetics of the building. It needs to meet the needs of FIRE/ EMS. After that, the building should be situated so that engines exit onto 32nd ave, as now. There should not be overlapping driveways access for the residents of the new housing and the fire/ems.
- are concerned about the increased nuisance arising with the proposed switch in egress. Imagine how much greater the concern would be if the switch was to a dwelling unit right at the fire hall! Don't the people using affordable housing deserve better than such sub-standard dwelling space?
- "an extra intersection and contend with increased access and egress traffic generated by other elements of the plan for the site;
- (b) It will increase the potential for these vehicles to be blocked because 37 Street is narrower than 32 Avenue, further impacting emergency response times; and"

- focus as a bikeway to and from the University of Calgary without adding other traffic and help in the development of a cycling and walking friendly intersection at 32 Avenue and 37 Street – consistent with the complete streets designation of 32 Avenue as an 'Urban Boulevard'.
- effective emergency egress. A day care would do the same. Suggesting putting a day care with a fire hall when starting 'from scratch' seems like looking for trouble. This was explained to City of Calgary staff during the previous round of open houses help about a year ago, but the City of Calgary
- "• I prefer the design of the 16th Avenue and 17 street NW Fire Hall. Brick and function to any of the designs provided on the website. Rationale: it is more consistent with the existing infrastructure and community design."
- While the look of the building is important (it should blend in), it is more important to consider access. It should come off 32 Ave. If concerns continue to be dismissed, then there must be a stop light at the corner, as way too many pedestrian near misses occur at the X-walk.
- None of these examples. I want a look that suits the 50 year community. This is all looks the same to me. I want something that resembles our beloved fire station No.17 that fit in with our community.
- Modern
- The building should be oriented so the apartment windows face N-S so they cannot look into existing housing. Total height cannot exceed 6 stories due to overshadowing.
- The red colour accent suggestes fire station. It is clean and easy to distinguish as a city building structure. It is clearly marked and designed uniquely to differentiate it from another buildings.
- Clear entranceways suggest a more personal and public, and less institutional space. #9 has clear functional space atop.

Project Design – What are the aspects of the design that you like and why?

- Not sure what this refers to
- I don't like the design at all because the scope doesn't include the existing fire station land that will become available for redevelopment. Opportunities for better land use and design are likely being missed. Enlarging and separating the housing and fire station buildings might be preferable.
- I like that it incorporates affordable housing.
- "Building orientation and organization of functions
- Setback and green space"
- I really like the idea of having affordable housing attached to the station. Is this project included with the Vecova redevelopment? If not, maybe incorporating the two together would be a good idea and save costs as well.
- It fits in with all the new University District development. Done properly, it would bring in long-term residents... not just rental units - there are lots of those already.
- multi-service design.
- not overpowering, blends in
- Modern look - fits with the advancement in the new housing down the road

- "Looks modern. I like that there doesn't seem to be much landscape (low maintenance) but would like to see some dwarf fruit trees or fruit bushes that are native to the region and thus require little water or upkeep
- This is also a new comment from the last time I filled in this survey."
- A modern and inviting building, gathering space, and play space would be great at this site.
- Human scale. I like minimal (or no) parking because most people are walking in the area, and it will have a better transit eventually.
- Hard to know what the design really looks like but I like the idea of outdoor space for seating
- That the hard working fire-people will get an updated facility that they deserve.
- I just like that something is being done with the space to increase its potential for mixed use.
- I like a mixture of residential, greenspace and business(firehall). It makes the area more balanced.
- public outdoor area
- clean lines - uncluttered
- Community friendly and sustainable
- Again ones that have a bold color of interesting angles maker it more of an at piece and easily recognizable.
- I haven't seen a design, yet.
- I don't like the concept of mixed use for a fire station.
- More community space.
- Building is far too tall. We were told it would be 4-6 storeys, not 7 storeys. There are no aspects I like.
- I am positive about the inclusion of affordable housing as this is a good community for families. I hope the design is reflective of the surrounding residential. I would recommend a rent to own option for this development to give families stability in a good area.
- Seems the least intrusive
- I love that it is providing much needed low income housing plus improved first responder service to our community
- modern,simplistic,comfortable and functional
- I am glad the firehouse is getting an upgrade. The firemen have an important job and deserve a solid building
- That is the fire station that responded to the death of my friend after a pedestrian accident on that street in 2003. I love the designs that show light and life. It reminds me more of my friend's life than his death.
- None
- Multi use
- Great idea for housing! Close to Research park which needs to have certain aspects stopped/cleaned up
- Energy efficiency and contrasting colours. Maximize the southern exposure and street presence of the station.
- I like the idea of the community area because it will draw people together and allow those in the apartments to have a space outside to congregate
- I like that the designers are looking at reasonably sized (no more than 4 stories in height) buildings and preserved green space.

- 7 stories is far too high and permits overshadowing and viewing directly into homes and yards on the west side of 37 Street. The housing should be situated such that the windows face north and south, not west and east. Having 2 major access points onto 37 Street increases safety concerns.
- I agree that a traffic light must be put in at the intersection of 32nd ave and 37th st. However, a sidewalk must be built on the NORTH side of 32ave between 37th st and Shaganappi Trail. A dangerous dirt track on a steep slope is there at present. CONSULT The Advisory Com on Accessibility, I will.
- I'm disappointed the City of Calgary is contemplating that sort of treatment of these people. Create nice dwelling space for them – don't create something sub-standard, especially when starting 'from scratch'.
- "(c) The sirens and lights from emergency vehicles would be much closer to certain households backing onto 37 Street – intrusively blaring and shining right into some homes – whereas exiting onto 32 Avenue avoids this entirely.
- There seems to be no good reasons for switching the emergency egress"
- If the City of Calgary does not do these things – and ends up developing something that irresponsibly and unnecessarily intrudes on the neighbourhood in any way that is worse than with the other building further north – then the City will have failed its citizens, and lost the moral high-ground to
- "staff have kept the day care in their proposal. Day cares are great, and we need them in Calgary. But we should not put them together with incompatible activities – not when we don't have to – its just not good planning.
- With regard to affordable housing: dwelling space with or over a fire hall"
- I have submitted written comments separately.
- I like the fact that the city is making attainable housing a focus
- Not pleased with anything so far.
- Fire station should not have to be torn down after 46 years. This is an unacceptable use of taxpayer money. A building of that type should last for 100 years according to structural engineers. So the city has either mismanaged the building or is being false to taxpayers about the life of the station
- The site should be developed comprehensively not split into two parcels. Trade existing forestation site to landowner to east to allow for 36th street to be the main access to the development.
- Overall I'm confident the design will be a good one. Much more concerned about the extra traffic on 37th Street - I don't think it has been properly addressed.
- Both buildings share design similarities to buildings nearby such as university of Calgary engineering building and university district condos.
- I think you school should model the fire hall to include old style fire hall with modern design, the design should let folks know it is a fire hall not a commercial building, give it fire hall character so the community can be proud of the design. Use brick and metal, old style fire house design.

What Improvements would you like us to consider?

- Did not see an 'actual design' online, so hard to suggest improvements
- Safe and attractive to community



Varsity Multi-Service Redevelopment

Report Back // What we heard and next steps
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- I was very disappointed to learn that there is now no definite plan for redevelopment of the existing fire station land. The scope of the current project should include that space. I think design work should be stopped now, and that a plan should be developed for the complete parcel of land.
- Silent warning lights for pedestrians and cyclists.
- How will this development connect and be integrated with the redevelopment of current firehall site to the south?
- I think the city should do more with the area to attract families because Brentwood commons, Co-op & Northland are all private developments that won't encourage families into the area. The Brentwood Community association also is not development friendly so we need the city to help to attract families.
- 32nd avenue traffic. This is an important road. With all the new development it is just going to get busier. Ensure that bus stops are off to the side, walkways and bike paths are built (Get the bicycles OFF the road) Traffic light controls are implemented and maybe an overhead bridge/walkway.
- Improved hazardous waste donation area please. Thank you.
- Has a traffic study been performed on 37 St. NW. 90% of the traffic is not from the community. This street is used as a short cut for University and Hospital students/staff. Average speed through playground is 60 km/hr. Even the fire trucks speed through the zone on their way back to station.
- Stone or brick arches
- Please ensure adequate underground parking and then some.
- Making these stations multipurpose and extra beneficial for the community besides just emergency services.
- Smaller bays for trucks. All trucks should be smaller than current designs so we can stop designing wide streets that kill people.
- Varsity residents do not want low income housing in this area. We have repetitively stated that low income housing does not make sense in this area. There is no grocery store or basic services anywhere near this area.
- Why are you adding housing here? I'd rather keep this location as just a fire station than any housing. There is a lovely park a block north of this location, no reason to add more.
- Keep in mind safety- not a lot of places for a pervert to hide. Since it's near the university I can almost imagine the issues. Seating shouldn't promote people to sleep in them to deter homeless/students who will just sleep there as they do on campus for hours. Or maybe have some sleep friendly?
- I know that my voice won't be heard. This project will unfortunately probably go through. The people that live on the road to the west are the most affected. Their opinion matters. Their opinions are being steamrolled. It's sad to see this from the people that "represent" the people..
- What small businesses could set up shop there? A grocery? A coffee shop?
- Make sure there are lots of trees to provide shade. Make sure the access to the station and waste drop off is convenient from all directions. Make sure there is enough unrestricted parking if someone wanted to come and spend time in the green space/playground.
- "1. Either a stop sign or pedestrian light on Varal road/37 street to ensure safety from increased traffic. because a number of kids and pedestrians walk to School Buses and Brentwood station.
- 2.Grow more trees than you cut."

- Make sure the fire hall does not face 37th. Also to insure privacy of Varsities Houses have all apartments facing either Douth or North
- More playgrounds and trees
- More greenery - so long as it doesn't interfere with the station's function. Both passive and active solar energy as part of the infrastructure.
- Increase green space
- Community garden?
- Ask me after you share the design.
- I would like to keep the old fire hall and just fix it up. It'd be cheaper and a better use of taxpayer dollars. It's a fire station, not a public art work. Only 46 years and needs to be replaced? I don't think that's right.
- No balconies on the housing project. Don't want it looking junky next to homes of the price point that are right across the street.
- "Develop as one parcel; access for emergency vehicles on 32 Avenue only; no taller than 6 storeys.
- It is clear the things that were most important to the community have been completely ignored."
- Fire access should be on 32 Ave only. Orient the building with windows facing North and South, not East and West. The COC is not listening to residents. A traffic study was not done on 37 ST, only 32 Ave. This whole thing has been rammed through, with only the appearance of consultation.
- Scale is important here -7 stories? This changes the community dynamic potentially negatively impacting residential property values. Let's have some real community spaces not just a patch of grass with benches/rooms for building tenants/city workers to use. How about a controlled intersec at 37/32 S
- In creating housing reserve some that pensioners - regular pensioners can afford
- My kids would like another duck pond ;)
- Splash park space
- "I want to see something cost-effective, safe & comfortable for residents. If it needs to be 7 stories high, so be it.
- South facing windows can make an apartment uncomfortable year round.
- The people on 37th purchased across from industrial/firehall/uni. Not a park. Redevelopment shouldn't upset"
- A space for training, classes for CPR, perhaps integration with the University of Calgary so students in Nursing and Medicine can visit a fireball to see what it's like on the other side
- A fountain
- none
- "Fire station should continue to exit onto 32nd
- Housing should only be 2 story maximum
- Day care is not suitable for site
- Significantly lower housing due to increase of traffic"
- Social housing is a huge benefit

- More glass-n-metal with probably some well-implemented classy brick design.
- What about employment or any other stuff that people would like to do and enjoy
- A childcare / daycare facility would be good to have here considering its close proximity to the university and market mall.
- "Consider passive house design
- LEED is a waste of money for the certification. The green space should be integrated with the building while not interfering with the services duties."
- Perhaps in the greenspace there could be an area for a community garden. This would be beneficial in a number of ways, including benefiting the residents.
- "I am concerned about the fire trucks turning on to 37th as it is a small street I think it would put the cyclists and pedestrians at risk.
- I'm concerned, as a speech-language pathologist, that putting a daycare by a firehall puts young children at risk for permanent damage to their hearing."
- The entire 4 acre site should be developed comprehensively, not piecemeal by splitting it into 2 parcels. It is absolutely critical that exiting fire trucks and EMS vehicles be maintained onto 32 Ave to minimize a dramatic increase in diesel truck and siren noise and lights projecting west on 37 St.
- "Fire and EMS vehicles must not have their major access/egress changed from 32nd Ave to 37th St. This will endanger pedestrians and cyclists on 37th St. & negatively impact homes backing on 37th. Daycare is not an acceptable on this site. Senior ctr maybe.
- Develop site as ONE not 2 parcels."
- Fire engines and EMS changing their access from 32nd ave. to 37th st. is a ridiculous and terrible idea. 37th st. is busy enough with residential units' driveways facing onto it and a bike lane. 32nd avenue is designed for higher traffic and is far better suited for fire engines and EMS to use.
- I have prepared an entire letter - more than 300 characters I am afraid. I will post it in these little boxes one after another. I refuse to be constrained from providing my opinion in the way I see fit by the design of these little boxes. PROVIDE A PLACE TO SUBMIT A NORMAL LETTER!!!
- from 32 Avenue to 37 Avenue that would compensate for these very large negative impacts. Ease of construction for the new fire hall is not a good reason – the entire parcel is large enough that the new emergency egress can easily be installed on 32 Avenue without impacting the current egress.
- these other office developers. Not only will they have lost their credibility as planners and developers who act responsibly with sensitivity to the conditions of their citizens, they will also have lost their social authority to require other commercial developers to act responsibly as well. The
- cannot help but be sub-standard, with fire engines and EMS vehicles roaring away with sirens blazing at any and all times of the day and night, and the diesel fumes in close proximity. The people in the adjacent neighbourhood are concerned about the increased nuisance arising with the proposed
- Access for both Emergency Vehicles and Residential focused on 32 Avenue and new access off 36 Street note 37 Street. 37 Street should be left as is with the complexity of bike, pedestrian and vehicle traffic.

- I believe while well intended, the summary does not adequately reflect the degree and span of issues raised by the community in the various forums. For example concerns about: splitting the land parcel/known what phase 2 could look like, building size, and potential use (beyond FStn & housing)
- I want some consideration for the residents of this community. There has been deep worry and concern for the traffic on 37 st. n.w. Coming out of Varal Road may become a headache with the unknown height of the proposal of this multi-service fire station. I do not want a problem to merge out on 37.
- Spread building over entire site, 2) fire truck exit should be maintained on 32 Avenue, 3) the height of building cannot exceed 6 storeys or shadows will severely affect neighbourhood, 4) building should be oriented so that most of the apartment windows face north and south, not east and west.
- open 36th street and have all site access come from there.
- Community garden
- Have solar included in design but keep an old style fire hall vibe, provide firefighters with a facility that they will be proud to work in and look after, not just another modern commercial style building, give it character like original fire hall 1 in downtown Calgary.

Emails Received

- We are out of town so are unable to attend the meeting tonight. I did attend the open house on Saturday and left quite a few comments. This is so frustrating and I just think the city is not listening to us at all. I hope the committee will discuss and put forward our ideas and let them know how displeased we are with the plans and the process. They said there was a traffic study done but <redacted due to personally identifying comment> and I never saw any evidence of a study. They say there will be no impact to the traffic, but I always know when the university is back in session after the summer because of the increased traffic and noise. Likewise for all the school holidays. Also, when there's a crash on Crowchild, I know about it because of the increased noise and traffic from diverted traffic. Who are they kidding? I believe that the city's traffic engineer has no idea of the current traffic density on 37th Street and what appears to be a simplified desktop traffic analysis has totally understated the future peak traffic volumes on 37th Street. In addition, the firehall/affordable housing structure is going to be 7 stories high? <Redacted due to personally identifying comment> I will not feel comfortable nor secure with my grandchildren <redacted due to personally identifying comment>. No privacy and no security. Property values will fall despite what Ward Sutherland tells us. Thank you for keeping everyone in the loop. I hope some sense can come from these meetings, however being the city, I know the people planning this development are not accountable for the impacts and have no authority to mitigate the damages that this project will incur. All they are doing is going through the motions of a consultation process so they can tick off that box on the re-zoning development permitting process. You have my permission to disclose this letter to the committee and the city's developers.
- I have numerous concerns related to this Varsity Firehall redevelopment proposal:
- • The site should be developed comprehensively and not split into 2 parcels.

- It is essential that access for fire trucks and ambulances be maintained on 32 Avenue to avoid an increase in noise and lights from headlights for the houses across from 37 St.
- With 3 major access points onto 37 St. safety concerns are serious.
- The playground zone on 37 St. will be one of the major safety concerns when fire trucks are speeding through.
- 37 St. is not appropriate for EMS vehicles due to greater conflicts with pedestrians and cyclists.
- Throughout the winter snowy days, 37 St. is very narrow and will compromise the vehicles traveling south and north when emergency vehicles are racing down 37st.
- The total height of the building cannot exceed 6 storeys as it will cause overshadowing.
- A day care is not compatible with a fire hall due to noise generated by the fire hall and possible conflicts with vehicles accessing the site right next to the driveway for the firehall.
- It is essential that the property owners in Varsity Village receive fair and substantial information on the City's studies on traffic, safety and feasibility of this proposal.
- I'd like a summary of the Varsity citizens' input on this proposal.
- I'm very concerned about depreciation of Varsity Village properties, our safety, noise and increase of crime in our community.
- Furthermore, I'm concerned about whether the City of Calgary has any intentions of listening to us, the taxpayers of Varsity Village East.