

**Calgary**



# Rosedale Affordable Housing

## What we Heard Report

Design Input December 2017



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Stakeholder Report Back: What we Heard  
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## Project overview

In September 2016, City Council approved the funding and development of new single detached homes on eight City owned properties adjacent to 16 Avenue N.W. in Rosedale. The development is expected to provide up to 16 affordable homes for Calgarians.

The City of Calgary has been working together with the Rosedale Community Association since March 2015. Past efforts include community association meetings, reports back to the community, block-by-block street consultations, and updates at community association annual general meetings.

The design-build team has been selected and we are entering the design phase of the project. Two community design workshops were held in early December for Calgarians to provide input into the design process and share ideas directly with the design-build team.

For anyone who was unable to attend the workshops, an online tool was made available from Dec. 5 – Dec. 22, 2017 to gather input for the Rosedale affordable housing design process.

This feedback will help guide the work of the design team.





# Rosedale Affordable Housing

Stakeholder Report Back: What we Heard  
Design Input December 2017

## Engagement overview

With the design team selected there was an opportunity for interested stakeholders to participate in design workshops. Input from these workshops will help the design-team as they consider the Rosedale sites with a focus on Street Edge, Built Form and Home Configurations. Two in person design workshops were held December 5 and December 9, 2017 at Rosedale School. A total of 64 people attend the workshops. The same information was available online for comment and 5 people provided 15 comments.

## What we asked

What we heard from the street by street conversations in 2016 was shared with workshop participants and included the following themes:

- Blending in with the neighbourhood
- Parking / alley access
- Who uses affordable housing
- Property values
- Construction concerns
- Maintenance
- Cost / budget
- Precedence / zoning
- Communication / engagement

During the workshop there was also an opportunity for participants to write down their hopes and fears for this affordable housing project in Rosedale.

A presentation by the design team provided an overview of their approach as well as an explanation on the three themes listed below: :

1. Street edge
  - Various elements contribute to the character of a street (mature trees, width of sidewalks, and how far the homes are from the street all help to define what the street is like)
2. Built form and materiality
  - Type of homes that border the street greatly influence the character of a community
3. Home configurations and shadowing
  - Linear option shows how the homes could be located side by side, providing a longer and lower building solution. A stacked option illustrates one home located above the other, providing a two storey option.



# Rosedale Affordable Housing

Stakeholder Report Back: What we Heard  
Design Input December 2017

In relation to these themes, participants at table groups reviewed images specific to each street, discussed design elements, and were asked to respond to images by considering the following questions:

- 1a. Thinking about overall community – what are the elements of a good street that fit in Rosedale?
- 1b. Thinking about the individual streets – what are the street edge (front) elements that fit with these streets?
- 2a. Thinking about overall community – what are the elements of the buildings that help create the character of the streets?
- 2b. Thinking about the individual streets - are there any elements of the buildings that help create the character of the streets?
- 3a. Thinking about overall community – what about each type of home configuration works well within the character of Rosedale?
- 3b. Thinking about the individual streets - what about each type of home configuration works well with the character of the streets?

## What we heard

Feedback is based on both the in person workshops and the online feedback form. Some of the key themes were:

**Fit in the community:** There was a desire to consider the character of the community so that the homes blend in to become part of the community.

**Maintenance:** Homes built with low maintenance and durable materials will help to keep the homes well maintained.

**Landscaping:** Many felt it was important to keep existing trees and think that it is important that the homes would have enough space for a yard.

**Parking:** Parking is important for these homes. Street parking and parking stalls at the rear of the homes was thought to be a challenge for these sites.

**Design features:** When looking at the streets and their individual characters there was a desire to try to keep to the feel of the street including the style of roof and the entry/set back from the street.

**Wooden sound wall:** Comments around existing wooden sound wall



# Rosedale Affordable Housing

Stakeholder Report Back: What we Heard  
Design Input December 2017

For a more detailed exploration of themes that were heard, use the Summary of Input section.>

- ▶ 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

- ▶ What We heard report shared with the community online and at community association meeting.
- ▶ Project team uses the input to guide the design development
- ▶ Development permit targeted for Q2 2018
- ▶ Construction targeted Q4 2018.



# Rosedale Affordable Housing

Stakeholder Report Back: What we Heard  
Design Input December 2017

## Summary of Input

The summary information combines both in person and online feedback collected from December 5 – December 22, 2017.

What are your fears about this project?	
Theme	Detailed explanation or example
Good fit with the neighbourhood	There was fear that the new homes would not fit into the community character and culture
Maintenance	There was a fear that the homes will not be taken care of properly
City policy/zoning	Some expressed a fear that this re-zoning will set a precedence in the community

What are your hopes about this project?	
Theme	Detailed explanation or example
Good design	Some hoped that the design would be beautiful and improve the streets
Good neighbours	There was a hope that the homes will bring new families and new residents that will become part of the community
Maintenance	There was a hope that the homes will be looked after and taken good care of

### Question 1:

Thinking about overall community – what are the elements of a good street that fit in Rosedale?	
<b>Street Edge:</b> Participants looked at photo examples and asked about preferences related to: <ul style="list-style-type: none"> <li>- Stoop</li> <li>- Distance to the street</li> <li>- Addressing / neighbourly</li> <li>- Veranda</li> <li>- Landscape</li> </ul>	
Theme	Detailed explanation or example
Consistent	Some would like to see set backs from the street be consistent with other homes on the street
Parking	There were questions about the amount of parking for residents would be available both on the street and on the site
Green space and landscaping	It was important that there be green space for a yard and specific plans for landscaping



# Rosedale Affordable Housing

Stakeholder Report Back: What we Heard  
Design Input December 2017

## Question 2:

Thinking about overall community – what are the elements of the buildings that help create the character of the streets?	
<b>Built form and materiality</b> Participants looked at photo examples and asked about preferences related to: <ul style="list-style-type: none"> <li>- Building heights</li> <li>- Street evolution</li> <li>- Roof materials</li> <li>- Glazing / windows</li> <li>- Rooflines</li> <li>- Wall finishes</li> <li>- Entries / styles</li> </ul>	
<b>Theme</b>	<b>Detailed explanation or example</b>
Roof	Pitched roofs are the most commonly found building types found in Rosedale
Colour	There was a preference for neutral colours
Siding	Use of durable, low maintenance siding materials was suggested
Windows	Should match the style of the home, i.e. traditional home with traditional windows
Variety	Homes should have a variety of styles like the community of Rosedale

## Question 3

\*Photos are included at the end of this document.

Thinking about overall community – what about each type of home configuration works well within the character of Rosedale?	
<b>Home configuration and shadowing</b> Participants looked at *photo examples and asked about what they like about each option and any concerns about each option <ul style="list-style-type: none"> <li>o Side by side on the lot</li> <li>o Stacked</li> <li>o Shadowing implications are minimized as all sites located on north side</li> </ul>	
<b>Theme</b>	<b>Detailed explanation or example</b>
Parking	Configuration should allow for parking
Stacked	For smaller sites
Side by side	For larger sites



# Rosedale Affordable Housing

Stakeholder Report Back: What we Heard  
Design Input December 2017

## Verbatim Comments

The following comments are as they were transcribed from posters at the workshop and from comments received from online. (Individual street photos are located at the end of this document.) Items have been grouped by topic and if applicable to individual streets, those comments have also been grouped together. Edits have been made to remove personal information and/or language as deemed necessary.

### What are your hopes about this project?

- Design fits into community.
- Design fits in community.
- To decide on size & look in our area.
- Good design.
- Beautiful design and improved street. Density near 16th Ave.
- Make this a design showcase for creative housing solutions.
- Build nice residence on vacant land.
- Massing and lot coverage are in keeping with other Rosedale houses.
- That the project blends & is a success and that any other changes are better communicated. And that older, single family communities are respected & kept as is in Calgary.
- Seamless integration - looking back, easy to say why was anyone concerned.
- Construction melds well with neighbourhood design.
- "Well built
- Environmental considerations in construction."
- Acceptance
- New residents are comfortable happy & integrate into community.
- Those needing a home find a great welcoming community to live.
- Well kept property
- Units & properties look nice & are taken care of.
- Active community members.
- Residents actually participate in community - schools - community recreation & social
- Increased school attendance.
- That development will be for families and will blend (architectural) seamlessly with the neighborhood.
- That it will be families with children to be part of community.
- Bring in more family.
- A family will move in and make it their forever home.
- Provide a home and hope to families in Calgary.
- My hope is that the families realize what a great neighbourhood it is!
- Develop low outside maintenance from the beginning.
- The City lives up to its "promise" of upkeep.
- Greater diversity
- Inclusive communities for EVERYONE!
- Residents become part of community.
- Make them ALL single family units so larger families can move in.
- Some families with children.
- Traffic is managed
- Fit in
- Building community



# Rosedale Affordable Housing

Stakeholder Report Back: What we Heard  
Design Input December 2017

## What are your fears about this project?

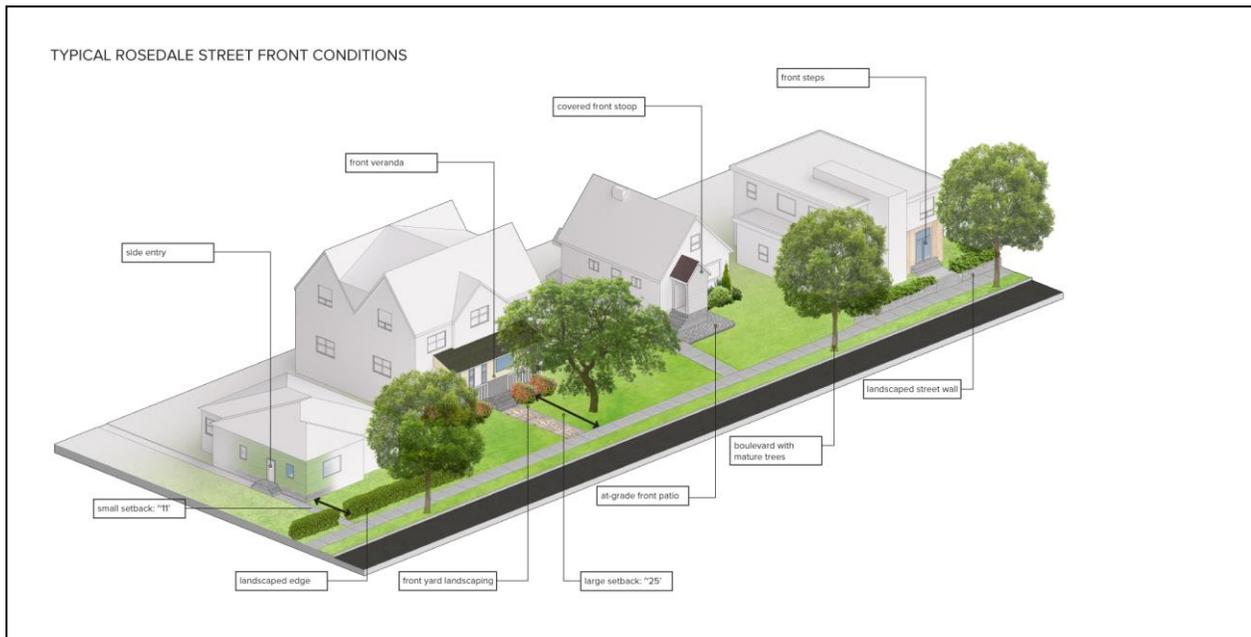
- Not one
- Lowering land/property values on street.
- That the lack of communication & consultation that didn't exist before will continue. That Rosedale will continue to be looked at as a disappointment.
- Property value has dropped 16-18% since the idea of A/H started. When the Avg property value = \$900,000 in Rosedale why would this ever be a good idea?
- -upkeep - maintenance - occupants being disruptive
- Lack of passive energy construction ∴ maintenance down the road
- City uses presence of units to justify rezone development - secondary suites - R2
- The zoning changed with no communication or consultation in an R1 area - Fear is that this would continue in the future changing the neighbourhood we chose to invest & live in.
- You started re-zoning Rosedale arbitrarily. What now on re-zoning?
- "City of Calgary owned. Cal Homes - builder (??) project manager for project 16 units 8 sites.
- Calgary.ca / Rosedale for web 8 dev permits - notice of posting once DP is in - BP after Q4 2018
- 1 yr of building until Q4 2019
- Possession?
- Parking?
- Who's the owners?
- \*[down arrow] property value. No decline says studies? Land use bylaw fits in?"
- 2 x single bedroom units speaks of singles. Rosedale is a family community. A 2 or 3 bedroom unit would fit my community better.
- Children's assimilation into a very affluent community's school.
- Traffic in laneway.
- Parking
- Parking
- Style of unit
- Occupants quality.
- Every other Alderman voted No to this? Too much turnover w/ ppl.
- Domestic violence.
- Main concern is losing portion of wall - increased noise, garbage blowing through. Sound level is already very high in these areas.
- Units property won't be taken care of properly.
- Units are not maintained and are allowed to fall into disrepair.
- a) Maintenance of each unit
- b) How the new kids will integrate into Rosedale School
- Design won't fit in with the neighbourhood.
- Architecturally sub-standard.
- Too large for lot.
- Dominates adjacent heritage home(s)
- Aesthetics. How to blend in with adjacent house.
- Maintenance of property & upkeep. Community character/culture.
- Multiple stakeholders passing responsibility for problems that may arise.
- Lack of property maintenance & upkeep."
- That it does not get built.
- None
- Outside appearance / maintenance over time.
- Maintenance is as terrible as other C.H. maintained properties (Have you seen the 1 in Falconridge?!)
- Cost

# Rosedale Affordable Housing

Stakeholder Report Back: What we Heard  
Design Input December 2017

- 2 units is ridiculous!
- What will be there % unit ??
- Special zoning will lead to houses that don't 'fit in' with the community.
- Parking congestion - construction congestion.
- \$2.5 m for 16 units ~ \$300K for each unit. Not a lot of flexibility.
- That the community will put conditions on who can use properties.
- People will not be given adequate support. i.e. social services, mental health services etc.
- Inappropriate building
- Doesn't fit with neighbourhood
- Doesn't conform to ARP
- Closes off alleys
- Doesn't address sound attenuation
- Non-handicap accessible
- Not suitable for a family
- That development will look like two stacked "sea cans".
- Concern Houses next door to these units will lose their privacy and value.
- Parking
- Appearance

## STREET EDGE



### Question 1a: Thinking about overall community – what are the elements of a good street that fit in Rosedale?

- Two story sound barrier
- Green space front and back
- Trees See through
- Balconies not looking over Windows same



# Rosedale Affordable Housing

Stakeholder Report Back: What we Heard  
Design Input December 2017

- Stairs, backyard
- Walk-way - street level - no stairs in front
- Maximize inside
- Backyards have them. Don't sit in front.
- 3 bedroom below 1 above
- Where are they going to store yard maintenance equipment?
- Not pink colour
- Upgrades from 1940s - contemporary current idea for design
- Streets change - uncomfortable w/ street specific plan for landscaping.
- landscaping in line w/ Rosedale ARP + comm plan
- possibly stepped back set-back
- Similar / consistent setback
- important to have high-quality material on side cladding/toward setback
- Linear or stacked makes a big difference [drawing - meaning unclear]
- Q: Can they still get residential parking? Street parking.
- Like parking behind.
- with 3m - 3.5m setback - important to provide relief @ front facade with porch or veranda
- need a form of relief on the front 'people space'
- 3 to 3.5 m setback will allow 'creep' of adj house when (if) it is developed
- Variety of form 2 storey 1 storey
- if they are stacked could you increase the setback
- No garish, bright exterior colours. The people who live in the affordable housing should feel part of the community not "a part". They shouldn't feel they stick out!
- New home should be single story
- What happens to the wooden sound wall? Will it become concrete?
- New homes need an 8 foot fence between new homes + existing home.
- Homes should be set back the depth as other homes on the street.
- Concern: The building doesn't meet ARP guidelines for sound attenuation.
- Concerns about setback.
- we want kids!
- Sound attenuation will take up so much of the building width.
- Keep the trees
- Temporary wall (wood) what's the fate.
- The ally was supposed to be on the lot?
- Trees at to the character
- Sound attenuation is important.
- Maintaining setback consistent with the rest of the homes.
- don't make it stand out - we want it to fit in
- Verandas are nice BUT takes away from liveable space.
- tweaks to create additional parking on lot to decrease on street parking.
- Concern on street parking
- Concern with size of lot, if they have permit parking it would be in front of neighbours house.
- garbage blowing in through holes in wall
- Sound concerns from 16 ave. Fence better than no fence.
- maintenance of preservation trees vegetation
- Lots of new houses boxy. Some concern trade off livable space.
- Some concern that secondary suite would be slippery slope
- Pictched roof would be better
- good design + function
- The size of the parking stall is a concern
- Street forward veranda large dormers. Front facing



## Rosedale Affordable Housing

Stakeholder Report Back: What we Heard  
Design Input December 2017

- skinny homes don't exist in Rosedale.
- Street parking is an issue
- I prefer to see multi-family social housing
- tightness of parking spots is concerning
- we use our front yards here
- capacity of the site is challenging
- Trees are very important - boulevard + and lot
- Adding design considerations for privacy is important
- Worried about setting a precedent w/ the set back
- Stupid waste of money
- The set back doesn't fit in with the community
- Big pride in landscaping and gardening
- Vegetation is important
- Landscaping is preferable on the front of the lots
- Neighbourhood watch - we take care of each other.
- Dispersing social housing throughout the community.
- Parking spot size - is it big enough to accommodate vehicles.
- Sidewalks are important because they are a through way.
- Parking on front street is a concern.
- Privacy is a concern for south facing side yard.
- I don't have a problem with secondary suites.
- Any new build is two story.
- Generally friendly and not fenced are more aligned w/ neighbourhood.
- Aesthetics of side wall very important - two fronts.
- Corner window on side [pointing to 'Rosedale Street Section without boulevard (typical)']
- Some sitting space - doesn't need to be big.
- Like interactive entry spaces veranda sitting space
- Veranda does get included in developable area - so smaller sq footage
- Balance w/ maximizing livable space [near entry details]
- 2 stories might be less desirable for tenants.
- Like parking at back - creates front yard culture
- Houses are already unique
- Doesn't fit into street because of unique land use.
- Front setback a concern. Use of veranda to meet requirement [in between 4A Street West & 6A Street East ?]
- Rosedale mature, great family community.
- Important how front of house looks.
- Privacy if stacked windows bedrooms /bathrooms [between 4A Street East & 6 Street East]
- Neighbourhood already so varied.
- Existing old growth landscaping important to character keep/enhance.
- Smart strategy to customize interior
- Street context important to determine front treatment
- We expect that new builds will be 2-storey.
- The streetscape will not the same in the future [between 4A Street West & 6A Street East]
- What is the expected life span of these homes?
- Adequate setbacks, landscaping and vegetation, curb appeal
- Soft/permeable Landscaping
- Boulevard trees and porches.



# Rosedale Affordable Housing

Stakeholder Report Back: What we Heard  
Design Input December 2017

**Question 1b: Thinking about the individual streets – what are the street edge (front) elements that fit with these streets?**

## **Street Edge - 4A Street West**

- Trees high > leaves see the house
- Articulation on the front
- Majority of lots are 50' consolidated [sites]
- Overlooking neighbours is a concern.
- RC1 area
- Replacement of trees
- Nice to [underneath comment: "Replacement of trees"]
- Maintaining canopy but not blocking porosity.
- Improve lightning on the side walks. Shoveling the snow frequently.
- provide more space
- Smile
- It's a wonderful place
- Increase parking lo

## **Street Edge - 6A Street East**

- Sidewalk in front > want it
- Maintain connection to ped xing
- front-yards can't have people (at max set back)
- porches and warmth
- single storey family resident
- Wooden wall
- single story with kids
- These look out of place - ugly square box [pointing at 3rd building from the left]

## **Street Edge - 6A Street West**

- stepped façade

## **Street Edge - 7A Street East**

- I want balance of variety (wartime, modern infills, cape cod)
- wouldn't want - cold - apartment building - institutional - austere
- SAIT students parking on site + 4A
- Design for privacy
- This street has front porches.
- Look of a front lawn important

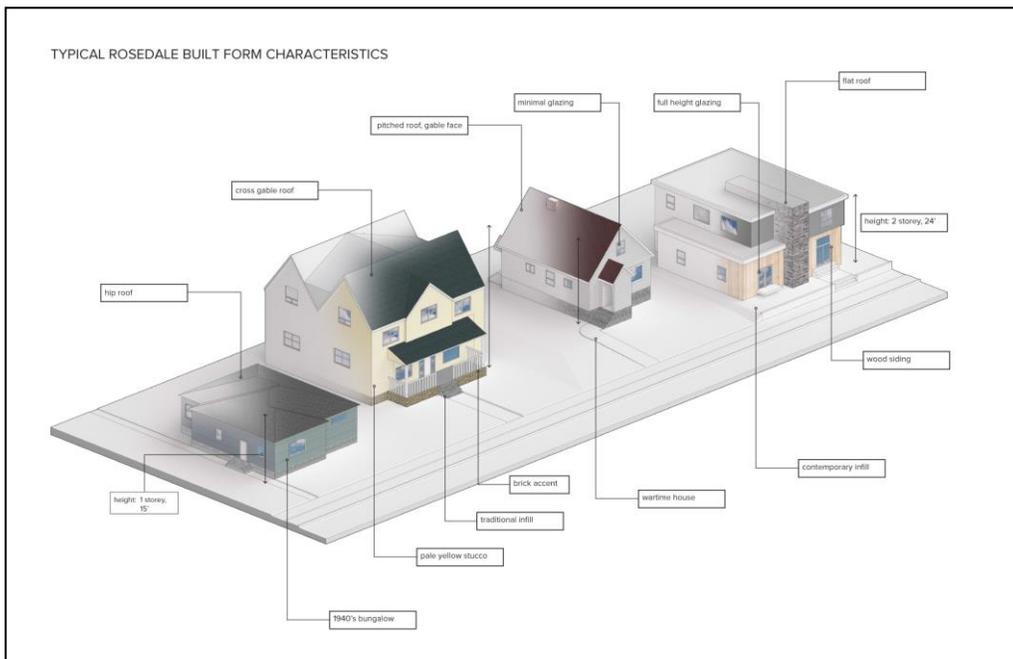
## Street Edge - 8 Street

- Verandas are important - I sit on mine all summer long

## Street Edge - 9 Street East

- This street - no porches - more back yard focused.
- Old pix trees don't exist. [pointing to lot to be developed]
- Peaked roofs
- Stacked home here would be good.
- -75% lot cvg = very little vegetation Schedule B - 2(i) - front yard setback relaxation - what effect does this have on future adjacent homes (foreward creep) - What is the depth of parking as shown.

## BUILT FORM & MATERIALITY



### Question 2a: Thinking about overall community – what are the elements of the buildings that help create the character of the streets?

- Want 2 storey
- Like stucco
- Metal windows
- Nothing you need to paint
- Make windows private.
- Make more contemporary- flat roofs - metal exteriors
- Water runoff control on such small lots?

## Rosedale Affordable Housing

Stakeholder Report Back: What we Heard

Design Input December 2017

- Lawn care - don't have the same rules/regs as the city area (DC bylaw)
- No higher 8.5 m total height
- Noise suppression? 2 storey over to put sound wall - built within house itself - window placement
- Landscaping - xeroscaping - interlocking blocks (mixed reaction)
- Not facing into yards windows.
- Window - traditional > with traditional
- No balconies
- Stucco preferred
- Neutral colours - greyx2
- Window - contemporary > contemporary
- Within the street palette
- Accents - wood - trim>add character - make sure
- Stone culture
- Don't take too much arch risk. Keep as much as we can with comm % build.
- Make the siding for each different.
- Need a background if they have kids.
- Character would be nice. Variety.
- Roofing type not relevatory
- Peaks vs flat roof
- 2nd storey neutral colours - no lime green
- 2nd storey setback from 7 st floor
- Trees? Keep or add
- Vegetation for sound attenuation
- Setback flush w/ other houses
- Basements?
- Parking on property
- Look like the other houses
- Focus on community feel versus specific street characteristics
- At the end of the street they shouldn't have too big an impact.
- Bungalows are appealing to aging population.
- Stucco is the material in this community.
- Variety in glazing.
- Neighbourhood is mixed in style.
- Prefer: traditional style w/ sloped roof
- Contemporary stands out like a sore thumb
- Neighbourhood tradition
- Rather multi-bedroom units
- choose materials based on snapshot at time of construction
- neutral colours comm changing
- quality materials - don't choose cheapest version
- material itself doesn't matter as much - choose high quality
- not blue
- durable, easily maintained [flat roof]
- hypocrisy for city lots
- makes sense to look at whole comm, b/c comm changing
- Durable materials
- Architectural touches to make it special
- Colour, accent touches
- Avoid mono-chromatic palette
- Like pitched roofs
- Typically - these have been spec built. Flat roof. My least favourite (for Rosedale)
- [flat roof] Tends to change the street massing away from pitched roof / wartime stock
- [Steep cross gable] Rare
- [Cedar shakes] High maintenance
- [Grey shakes] \*\*\*
- [Grey shakes] Concrete composite
- [Metal siding] Looks like a sea can. Will look cheap.
- Details - low maintenance but attractive
- Wood siding
- Brick w/ stone
- Durable?
- Beige & Light Grey Stucco
- No aluminum

# Rosedale Affordable Housing

Stakeholder Report Back: What we Heard

Design Input December 2017

- Cedar
- Low maintenance but high quality
- Pitched roof - 2:1 pitch
- Something more along this look [pointing to traditional window)
- Pitched roof for all sites. Better fit into the neighbourhood.
- RC1 - pitched roof fits better with the character of the neighbourhood.
- Stucco - needs highlights or brick to break up the blank wall
- Fine [pointing to steep cross gables & dormer]
- No [pointing to flat roof]"
- Not institutional
- Don't like [pointing to bay window]
- Fine [pointing to Simple window, dark frame & accents and Traditional window]
- Don't like [modern windows]
- Dormer good
- Roof - decent shingles
- Don't want modular homes
- No modern < boxy
- Siding not stucco
- Prefer pitched roof - no flat roof
- Fine [Chevron siding]
- No [layered flat roofs]
- These kinds of touches - unique/interesting - fine [pitched roof detailing]"
- flower bed
- Background trees + front
- Peaked rooflines or hip just no flat
- hardy board over vinyl siding
- Likes that homes not condos
- Rocky mountain Canadiana
- All homes different good
- Neutral + warm colours / Variety but not neon
- Could be used as facade element
- Lower maintenance requirement would be better.
- Brick is nice - lower maintenance
- How will these be maintained better than existing?
- A part of mixed income better budgets.
- Wood/cedar require maintenance
- Traditional elements, pitched roofs are the most commonly found building types found in Rosedale, even with the newer infills. Fronts of houses commonly have details like front porches or set-backs which these new houses should follow. Siding or stucco - preferably a combination of both and more traditional styled windows with trim.
- Curb appeal in general, well maintained homes and adequate landscaping. Different architectural styles are fine, as long as it doesn't look like the typical suburb character-less house. Choose exterior materials that go with the style of the house however will look classy and stand the test of time.
- variety is the character of rosedale. The form & massing (and main floor level) of each new home should be contextual the it's adjacent neighbors. Again 1426 7 ST is an example where the home does not respect the built context
- transition zones between the street and the entries, landscaping, change or grade elevations to accommodate all types of people accessibilities. Use of hard and soft materials, "zone sky" type of lighting between street and entry and around the area for security and comfort.
- No clear community architectural character, which is good. Like diversity and really only care about scale and integration, not style.
- Variety. It would looks odd if all the affordable homes were the exact same like suburban homes.



# Rosedale Affordable Housing

Stakeholder Report Back: What we Heard  
Design Input December 2017

**Question 2b: Thinking about the individual streets - are there any elements of the buildings that help create the character of the streets?**

## **Built form and materiality – 4A Street**

- Set back same as rest of houses
- Like to keep or add trees
- Preference - stucco primary on 4A - Anything but vinyl siding
- 4A St. has NO flat roofed modern houses and this should be followed with the construction of these new houses. If they are to blend in they should follow the more original character of the neighbourhood.

## **Built form and materiality – 4A Street East**

- Match homes on street
- Alignment w/ back garage behind
- Outdoor living space > we are family friendly community
- Parking
- Mostly one-story
- Sight lines in to backyard concern
- Street parking\* limited on each street > parking in front of my house

## **Built form and materiality – 4A Street West**

- Design should match existing streetscape/homes
- Privacy in bedrooms/bathrooms
- If 2 story not flush @ front
- Trees

## **Built form and materiality – 6 Street East**

- single storey family resident
- consider linear for heights 7/8 single story 75% stucco
- Plant shrubs/trees in that (?) 3 to 3.5 m setback"

## **Built form and materiality – 6A Street East**

- 2 storey balconies allowed? Bad privacy
- Facades too flat too tall [circled 2nd & 3rd building from the left]
- Not (much) slope so privacy not as much of issue
- flat roof could work
- Or too much - keep variety [pointing to "flat roof could work" comment] flat roofs are hard to maintain.
- Pitched roof



# Rosedale Affordable Housing

Stakeholder Report Back: What we Heard  
Design Input December 2017

## **Built form and materiality – 6A Street West**

- Colour ok But no neon

## **Built form and materiality – 7 Street**

- See [name removed] house (blue)

## **Built form and materiality – 7A Street East**

- Keep with style of roof.
- Maintain roof pitches > something similar
- Variety is not an issue.
- Protect the trees!
- These older homes will go stacked

## **Built form and materiality – 8 Street East**

- greenery - mature vegetation valuable
- 2 story - sound atten - yard space - set back

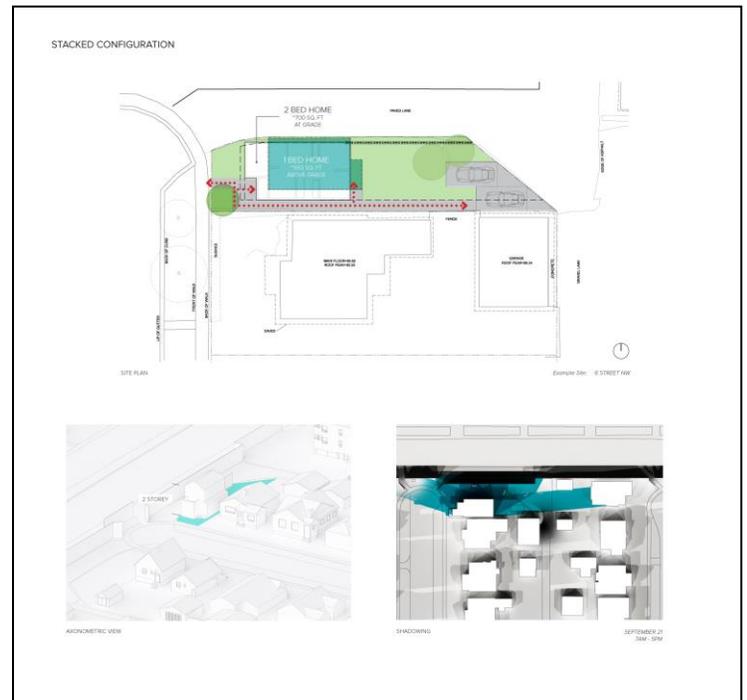
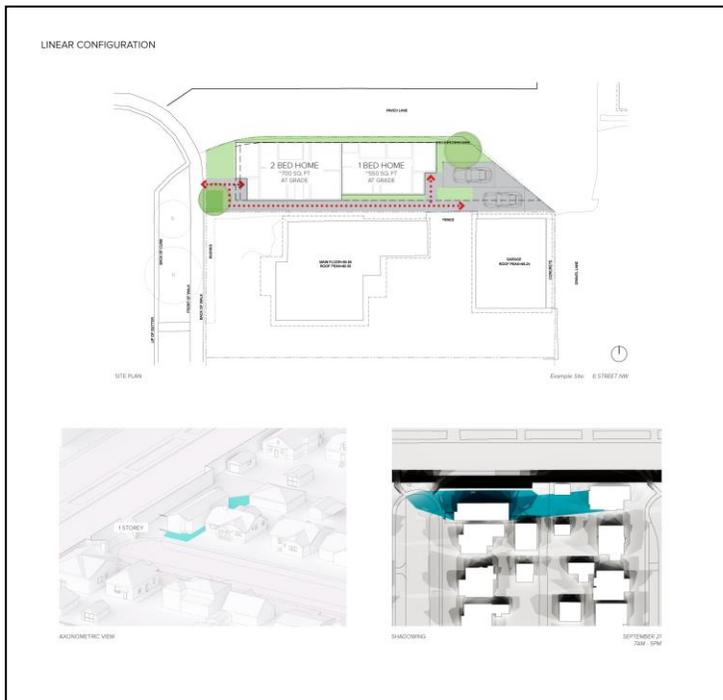
## **Built form and materiality – 9 Street**

- Brown/beige house Match palette

## **Built form and materiality – 9 Street East**

- Access into the garage > fences that protrude beyond the garage.
- [heart drawn around 'prominent window frames']
- No stucco
- Stacked

## HOME CONFIGURATION & SHADOWING



### Question 3a: Thinking about overall community – what about each type of home configuration works well within the character of Rosedale?

- I'd prefer no secondary suite
- larger lots associated with 2/3 bedroom.
- like that all houses different
- What about the trees?
- Is it better to be over looking the front or the back?
- Tough to swallow > different rules for City than us > not fair! Tough to take
- Appropriate involving the community.
- Don't like - ruins streetscape - on all streets the same
- Outdoor space not as important for 1 bed for accessibility
- Lots of park space in comm might not need yards
- Make sure wood wall stays
- Prefer upgraded to permanent materials (wish list)
- How big are the bedrooms? The units seem to small for the units.
- Drainage plan?
- "Don't want a hose station on a fire station"
- Ice build up and retention in laneway.
- Proper parking and access. It appears that there isn't enough front setback in the images.
- both configurations are appropriate. which one and on which lot will depend on the placement and depth of the existing adjacent home(s)
- There are no challenges. Either form fits in just fine.



# Rosedale Affordable Housing

Stakeholder Report Back: What we Heard

Design Input December 2017

- Bungalow [note on stacked 1st picture]
- Like 2 storey b/c of yard.
- provides a place for pets
- families can have place to play
- More protected for kids (cars on lane)
- Don't put another house in future on green space!
- [drawing] Moving house back on site (increasing setback)
- Potential for redev't will be 2 story
- Preferred stacked > not blocking sun
- green space is good
- Big trees for visibility
- [drawing] Moving house back on site (increasing setback)
- Preferred option
- Noise - how do we deal with inside?
- Construction material
- [pointing to yard] Same as house in community.
- Like this options. House
- Trade off is it better to be next to bungalow or is it better to have stacked to have view of backyard
- This house backs on my house. I prefer 2 storey but don't want sightlines into my house/bathroom (2nd floor)
- This is a rental house with lots of cars already.
- maintains the trees
- Parking at back better.
- Landscaping is easier with two stories.
- Fits in better with a yard.
- A yard is important.
- - like stacked much better - want to be in line with other houses - understand setback has to be between 3-3.5 m - split storey? One ?? Seems further away
- Underground parking? - \$? - Trade off?
- Reduced setback will ruin feel/look of street!
- 1 bedroom on top doesn't make sense
- Stacked almost all 1 bed second storey - likely tenants need more accessibility
- Stacked makes sense b/c 2 beds + 3 bed-families? Yard
- Stacked makes sense from context but 1 bed on top not functional.
- Provides outdoor amenities in stacked.
- Seems like perhaps smaller lots should be stacked to provide green space.
- Backyard important understandable evolution of community [pointing to stacked]
- Trees & flower bed to soften front.
- In general prefer stacked - Rosedale about lawns - linear looks institutional
- Maximize green space
- If single storey - the secondary suite doesn't interface - the quality of life is questionable. So if it's a 2 storey preference to be inline w/ average street setback.
- If 2 storey - concern it will be a box.
- The future resident deserve private green space, so I support the two storey stacked model.
- More obviously different than neighbour setback
- Less obtrusive to neighbourhood.
- Would look mobile home style > not in keeping
- Like this [on shadowing image]
- Don't like the wall [on axonometric view image]
- Where do kids play.
- Challenge for drainage
- \* Next to a bungalow
- Trade off is it better to be next to bungalow or is it better to have stacked to have view of backyard
- - Don't like - ruins streetscape - on all streets the same



# Rosedale Affordable Housing

Stakeholder Report Back: What we Heard  
Design Input December 2017

- Linear less obtrusive
- Linear better suited to context of community
- For 8 St - linear / accessible makes sense
- On linear 1 bed minimize circulation / hard space to give back green space
- If linear - use provide for outdoor leisure space (patio, veranda etc.)
- Accessibility is a key need in Calgary
- Linear 4A St W
- Linear for 4A Street E
- Challenge: outdoor amenity [pointing to Linear]
- IF linear - ensure not institutional
- As close to 45% coverage as possible
- In general prefer stacked - Rosedale about lawns - linear looks institutional
- Linear takes away from privacy
- If single storey - the secondary suite doesn't interface - the quality of life is questionable. So if it's a 2 storey preference to be inline w/ average street setback.
- Secondary suite facing the ally is a concern

**Question 3b: Thinking about the individual streets - what about each type of home configuration works well with the character of the streets?**

## **Home configuration and shadowing – 4A Street**

- perhaps set-back (3-3.5) is a relic of sound wall also.
- it would be better to leave existing sound wall and not have 4 m wall.
- concerns with safety and crime - no visibility

## **Home configuration and shadowing – 4A Street East**

- add illumination and security cameras
- [drawing] Moving house back on site (increasing setback)
- Linear for 4A Street E
- Concern that the walkway will drain on to the south property.
- Concern about the precedent of the front setback.

## **Home configuration and shadowing – 4A Street West**

- [drawing] Moving house back on site (increasing setback)
- Linear 4A St W



# Rosedale Affordable Housing

Stakeholder Report Back: What we Heard  
Design Input December 2017

## Home configuration and shadowing – 6 Street

- Preferred option
- Like this [on shadowing image]
- Don't like the wall [on axonometric view image]
- Where do kids play.
- maintains the trees
- Set back in line with the rest of the homes.
- What about the trees?
- Is it better to be over looking the front or the back?
- Parking at back better.

## Home configuration and shadowing – 6A Street East

- This house backs on my house. I prefer 2 storey but don't want sightlines into my house/bathroom (2nd floor)
- This is a rental house with lots of cars already.
- Fits in better with a yard.
- A yard is important.
- As close to 45% coverage as possible
- In general prefer stacked - Rosedale about lawns - linear looks institutional
- Icy laneway because of the shadow.

## Home configuration and shadowing 6A Street West

- Would look mobile home style > not in keeping

## Home configuration and shadowing – 7A Street

- Challenge for drainage
- Important to talk to the next door neighbour [not clear if referring to 9 St or 7A St]
- Stacked makes sense b/c 2 beds + 3 bed-families? Yard

## Home configuration and shadowing – 8 Street

- More obviously different than neighbour setback
- \* Next to a bungalow
- Trade off is it better to be next to bungalow or is it better to have stacked to have view of backyard

## Home configuration and shadowing 7 Street

- Concern about curvature [pointing to end - cul de sac - of 6 St]

- If linear - use provide for outdoor leisure space (patio, veranda etc.)
- No linear!!

- For 8 St - linear / accessible makes sense

- On linear 1 bed minimize circulation / hard space to give back green space
- Open to any materiality street is eclectic
- Trees & flower bed to soften front.



## Rosedale Affordable Housing

Stakeholder Report Back: What we Heard  
Design Input December 2017

- Make sure wood wall stays

### Home configuration and shadowing – 9 Street

- Potential for redev't will be 2 story
  - Preferred stacked > not blocking sun
  - green space is good
  - Big trees for visibility
  - Brick sound attenuation wall!
  - Noise - how do we deal with inside?
  - Construction material
- [pointing to yard] Same as house in community.
  - Like this options. House
  - Important to talk to the next door neighbour [not clear if referring to 9 St or 7A St]
  - Less space for vehicles more space for people
  - IF linear - ensure not institutional

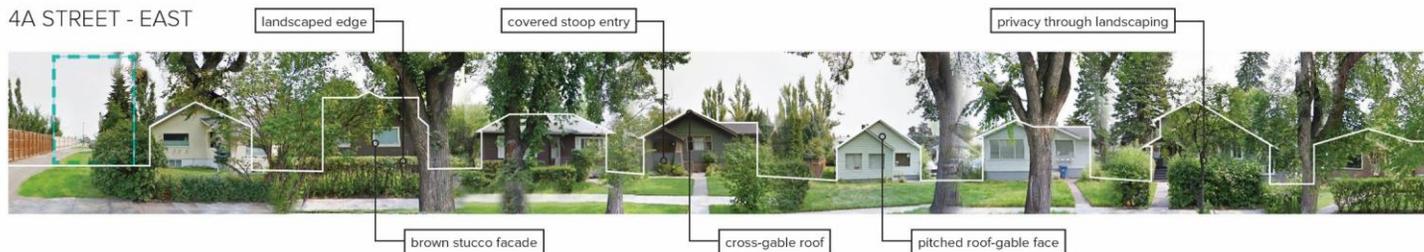


## STREET EDGE BUILT FORM AND MATERIALITY

WHAT ARE THE ELEMENTS OF A GOOD STREET THAT FITS IN THIS COMMUNITY?

WHAT ARE THE ELEMENTS OF THE BUILDINGS THAT HELP CREATE THE CHARACTER OF THE STREETS?

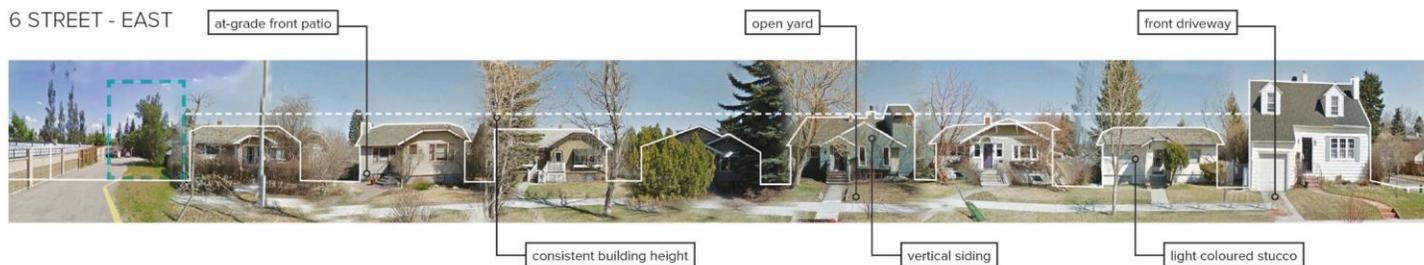
4A STREET - EAST



4A STREET - WEST



6 STREET - EAST





# Rosedale Affordable Housing

Stakeholder Report Back: What we Heard

Design Input December 2017

## STREET EDGE BUILT FORM AND MATERIALITY

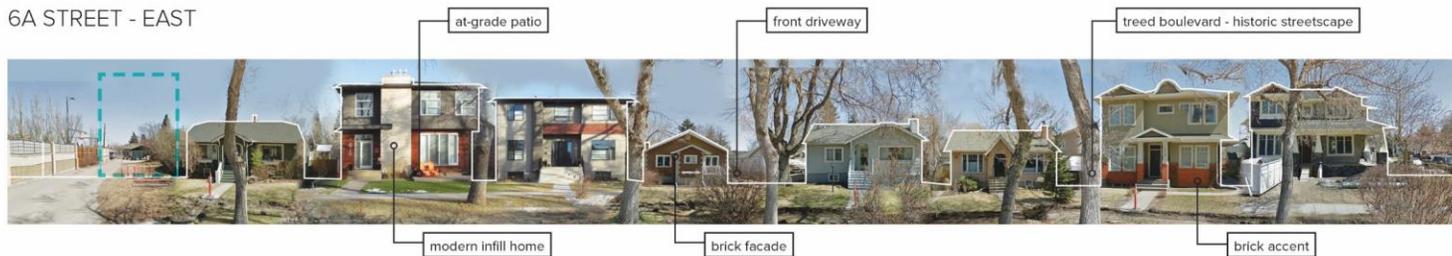
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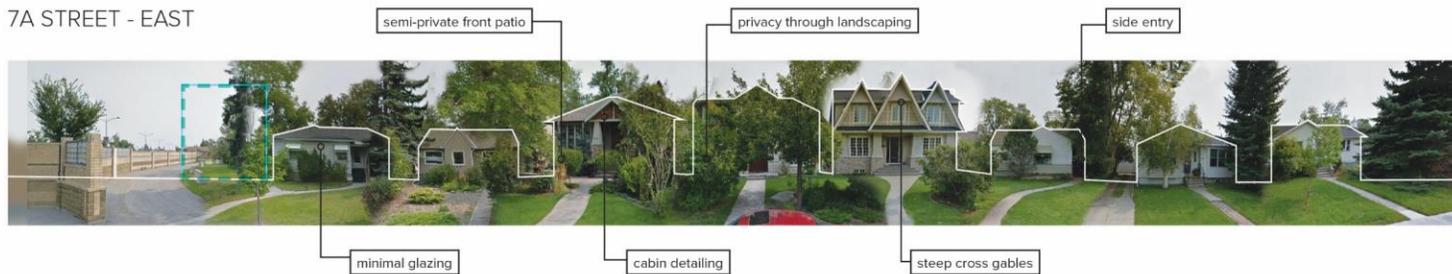
6A STREET - WEST



6A STREET - EAST



7A STREET - EAST





# Rosedale Affordable Housing

Stakeholder Report Back: What we Heard

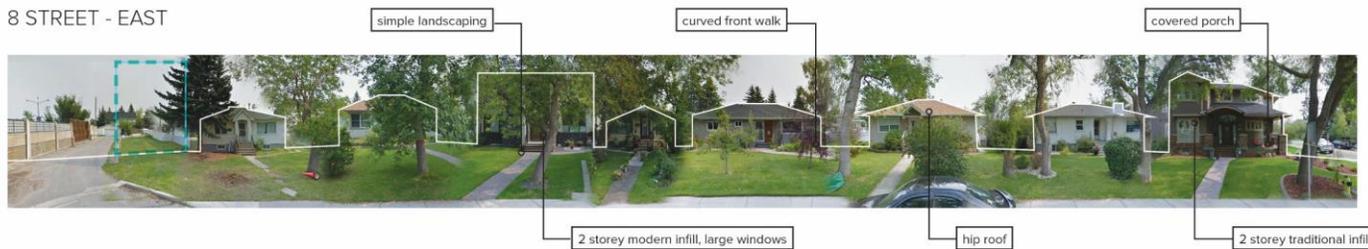
Design Input December 2017

## STREET EDGE BUILT FORM AND MATERIALITY

WHAT ARE THE ELEMENTS OF A GOOD STREET THAT FITS IN THIS COMMUNITY?

WHAT ARE THE ELEMENTS OF THE BUILDINGS THAT HELP CREATE THE CHARACTER OF THE STREETS?

8 STREET - EAST



9 STREET - EAST

