

Calgary



Mount Pleasant Affordable Housing Stakeholder Report Back: What we Heard

September 2020



Mount Pleasant Affordable Housing

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Project overview

Affordable Housing is now a priority at every level of government. Currently, Calgary's private housing market meets the needs of 78% of the city's households. Of the remaining households, 3.6% are supported by government and non-profit intervention, but 19% struggle with their housing costs. As of 2016, 88,000 Calgary households earning less than \$60,000 annually are currently in need of affordable housing.

To meet the ongoing need for affordable housing in Calgary, The City of Calgary has developed an ambitious and innovative approach to building new units. The City of Calgary's *Foundations for Home* Affordable Housing Strategy 2016-2025 includes the design and construction of new Affordable Housing units as a key priority, increasing the supply of homes to those in need.

Affordable housing sites are chosen based on specific criteria including proximity to amenities such as open space, transit, and grocery stores. Developments are informed by research on tenant preferences, innovative industry practices and consultation with community stakeholders and citizens to ensure the developments are well integrated into existing neighbourhoods.

City land at 2020 6 Street N.W. in Mount Pleasant has been allocated to Calgary Housing with a mandate to build a new development of 16 affordable homes on the site. To reduce construction impact on the community and speed completion of the project, these units will use prefabricated components. Through this process, portions of these homes will be built offsite and delivered to the site. A Bridging Architect has been hired to work with The City to develop project specifications for the development. They will ensure attractive, durable, and thoughtfully-designed homes that fit with the existing neighbourhood context. Community engagement will help ensure the development complements the community to the greatest extent possible while meeting the needs of The City. **(Location Map on following page).**

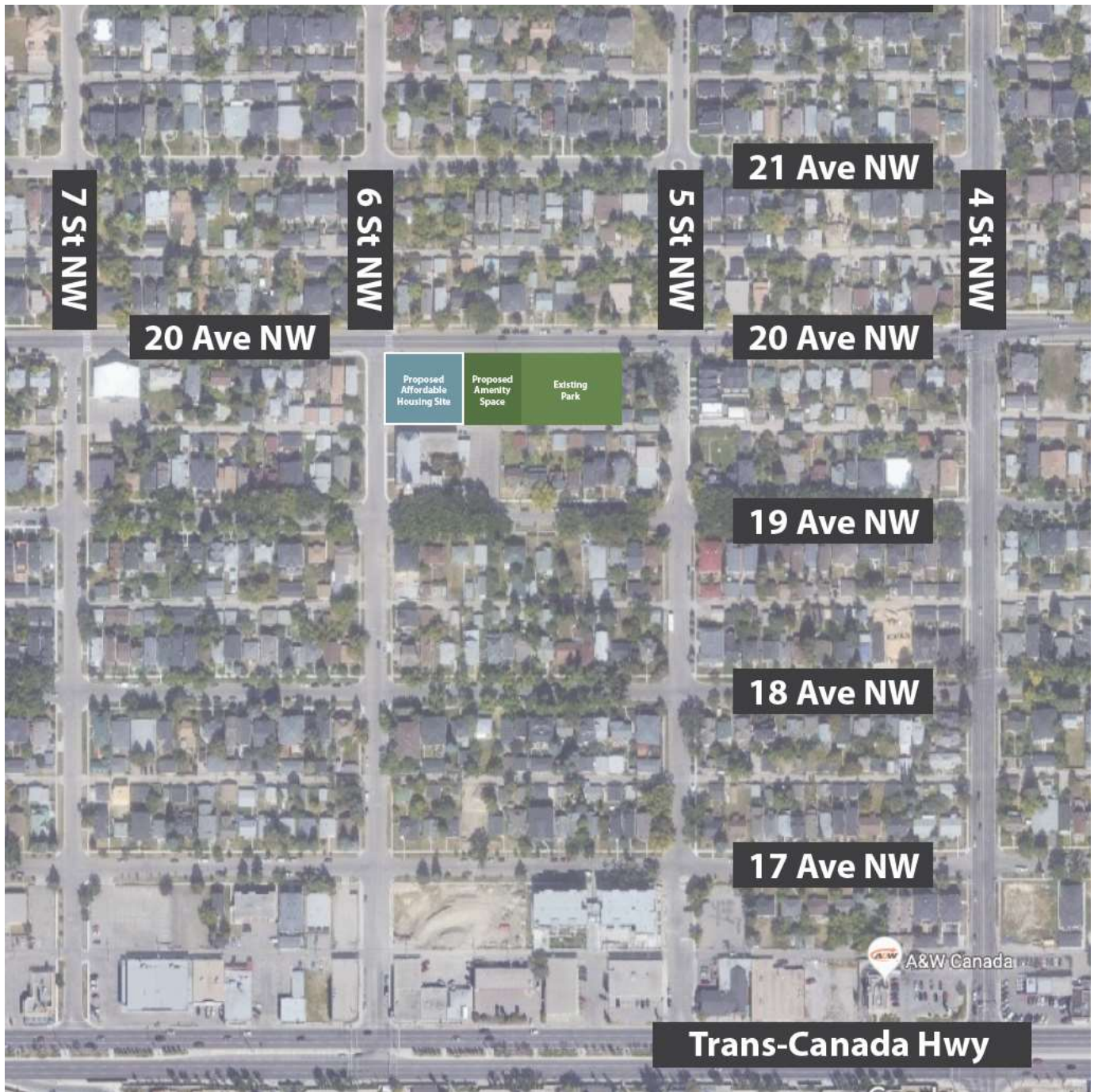
After construction, the building will be owned by The City of Calgary and managed by The City's operator of affordable housing; Calgary Housing Company.



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Location Map



Engagement overview

At the City of Calgary engagement means purposeful dialogue between The City and stakeholders to gather information to influence decision making. Engagement is:

- **Citizen-centric** focusing on hearing the needs and voices of both directly impacted and indirectly impacted citizens;
- **Accountable** upholding the commitments that The City makes to its citizens and stakeholders by demonstrating that the results and outcomes of the engagement processes are consistent with the approved plans for engagement;
- **Inclusive** making best efforts to reach, involve and hear from those who are impacted directly or indirectly;
- **Committed** allocating sufficient time and resources for effective engagement of citizens and stakeholders;
- **Responsive** acknowledging citizen and stakeholder concerns; and
- **Transparent** providing clear and complete information around decision processes, procedures and constraints.

The City's commitment to transparent and inclusive engagement processes is outlined in the *Engage Policy* (CS009).

Mount Pleasant Affordable Housing community engagement activities are comprised of stakeholder discussions, three community/public meetings, on-line project website and interactive tools and ongoing project email/calls. These activities are distributed across two phases of the project. Both phases incorporating various activities to ensure the highest quality of interaction and feedback. The phases are:

- Phase 1**
 - Fall 2018
 - Public Community engagement #1 (Identifying concerns and opportunities)
 - Land use redesignation submission
 - Winter 2019 (Jan-Feb)
 - Public feedback period for land use redesignation
 - Public Community engagement #2 (Initial site plan presentation and feedback)
- Phase 2**
 - Summer 2020
 - Public Community engagement #3 (Final site plan presentation)
 - Public feedback period for development permit
 - Fall 2020
 - Development permit submission
 - Winter 2020
 - Building permit submission
 - Winter 2021
 - Construction start
 - Winter 2022:
 - Project completion



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The project's first public meeting was held on November 8, 2018. The goals of this event were to:

- Educate the public on general information about The City's Corporate Affordable Housing Strategy;
- Share with the community what type of development is being proposed in their community and associated land use changes; and
- Provide an opportunity to gather initial community questions and feedback/input on the proposal.

The feedback collected at the first public meeting can be found [here](#).

The second public meeting was held on March 7, 2019. The goals of this event were to:

- Update the public on project progress of the affordable housing development and provide more specific details such as site layout, public spaces and housing form;
- To gather feedback and ideas on future uses of the park space;
- To provide further opportunity to gather community questions and feedback/input on the affordable housing and park projects; and
- Continue to educate the public on general information about The City's Corporate Affordable Housing Strategy.

The feedback collected at the second public meeting can be found [here](#).

The third and final public engagement event was held between July 13th and July 30th, 2020. Due to COVID 19 there were no in-person events, but four community engagement meetings were held online (through Microsoft Teams). Two meetings proceeded with a total of 6 participants and two were cancelled due to lack of participation. Project information boards were posted online, and an online survey was available, as well as social media options for providing comments, input and asking questions. In total, there were roughly 1120 submissions (including social media emoticons) through these tools.

The online sessions focused on the affordable housing development. The adjacent off-leash park that had been discussed in the first two rounds of engagement was already under construction by summer of 2020. However, a brief update on the off-leash park was provided. The project team presented the proposed final affordable housing design and site plan and were available to answer all community questions.

The overarching goals of the third public meetings were to:

1. Community review and discussion around the final site design;
2. Inform the public on the project outcome, next steps, timing and how their input was incorporated throughout the design process; and
3. To continue to build understanding of The City's Affordable Housing program and the need to build more affordable housing across The City.

The public meeting provided a platform for meaningful conversations to take place with local community members and anyone interested in the development to provide input on how to optimize the development for future occupants, as well as the surrounding community.

What we asked

The focus for this phase of engagement was education, project updates, sharing of information and meaningful dialogue. To solicit feedback at the final stage of the project, we asked one simple question relating to the affordable housing development:

1. Do you have additional questions or comments about the final site design?





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What we heard

Detailed notes were taken at the online sessions. Submissions for the online survey were captured verbatim, as were social media comments. Overall, between online sessions, the online survey and social media tools there were roughly 105 survey comments, 42 comments from the online sessions, 311 comments from social media (Facebook and Twitter) and 662 emoticon reactions.

Affordable Housing Development

Overall, the third round of engagement showed significant support for the proposed development and the evolution of the site design.

The most common theme across all responses related to:

- Some type of support for the development of the affordable housing project.

Those comments offering support or positive feedback for the project mainly observed the following themes:

- Like/support of the design;
- The project is a good fit for the local community; and
- Support for affordable housing in general.

The main areas for concern identified in the feedback were:

- Concern with the design;
- Parking issues; and
- Concern that the site does not fit in with the character of 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

The feedback from this event is shared with the project team, and is being distributed to stakeholders, and posted publicly online. The information gathered will be used to inform modifications to the design of the development and site plan where possible.

An application for a Development Permit is planned for submission on September 30th, 2020. Development permits address community planning, bylaws, land use, image and compatibility issues. The City's review of this application will incorporate the open house feedback, stakeholder comments (i.e. local community association, ward Councillor and/or other third parties), and a detailed review to confirm that all the rules and planning policies have been considered. After the City Planner reaches a decision on the development application, there is an appeal period prior to the permit release.



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The Mount Pleasant Building permit application submission is planned for late fall 2020, pending the development permit release. A building permit is designed to address life and safety issues of a building and a building permit application is reviewed for compliance with the Alberta Building Code.

Public meeting material

Shown below are the materials presented at the third public meeting (online):



Welcome

Welcome to the third and final engagement for the Mount Pleasant Affordable Housing development.

Project overview

One in five Calgary households struggles to pay for housing costs. This development is part of The City’s strategy to create inclusive communities, to ensure that all Calgarians have a safe, stable place to call home.

Surplus City land at 2020 6th Street N.W. was allocated to Calgary Housing with a mandate to build 16 affordable homes. A portion of the adjacent park will be developed into a community space with new trees, a small playground area and a variety of site furnishings for the whole community to enjoy.



Timeline



Purpose of this engagement

We want to share the final design and details that will be included in the Development Permit (DP), and hear your feedback on the building design.



What we heard

The City held public engagement sessions in November 2018 and March 2019 about what type of development would be appropriate for this site. This is what we heard from community residents.

Comments offering support	<ul style="list-style-type: none"> • Support for Calgary's affordable housing in general • Support for this specific project • Project is an improvement for the vacant lot • Project is good for the local community • The project fits with the local community
Areas of concern	<ul style="list-style-type: none"> • Parking shortages in the community, particularly for St. Joseph's Church • Reduced property values/increased tax • Not a suitable location/should be elsewhere • Too many units/overcrowded • Ensuring that the building matches the neighbourhood as it continues to be designed • Some participants generally do not support affordable housing in this location/community
Other common themes	<ul style="list-style-type: none"> • Make the dog park official • Reduce green space to build more parking/develop housing on green space instead • Add a play park, recreation facilities and/or community garden on the remaining parcel • Ensure good design



Parking

A report was commissioned to study the parking impacts of an affordable housing development on the neighbouring community, including the adjacent church and green space. The report finds that:

- There is no shortfall of parking for the proposed 16-unit affordable housing development, as the development provides the number of stalls required by the Land Use Bylaw (19 stalls).
- Existing on-street parking is adequate to accommodate vehicles that currently park on the proposed affordable housing site during events at the nearby Church.

Because the adjacent park space is classified as a sub-neighbourhood park, additional parking is not suitable as the park is designed to accommodate adjacent residents.

Read the **full parking report**.





Community context

The existing community has a mix of housing types and styles. These photos show the buildings and houses near the development site.



South of site – St. Joseph's Church



East intersection



North of site

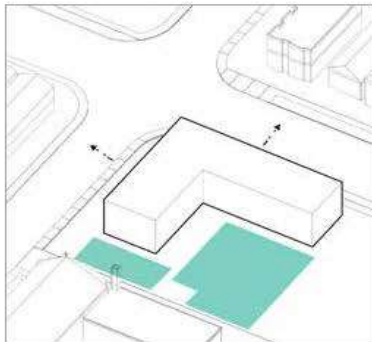


West intersection

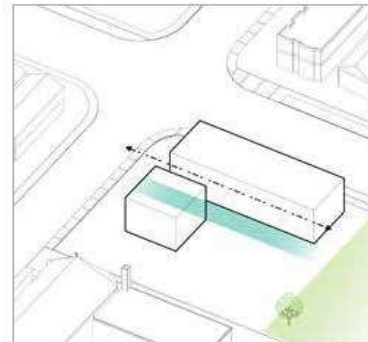


Community context

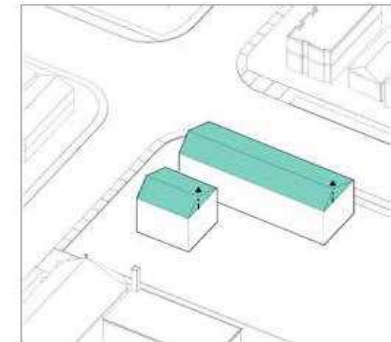
These diagrams show how the 16 homes are massed on the site in a way that fits with the existing community context.



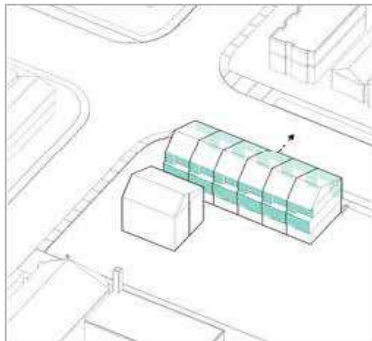
Homes are oriented toward the street with surface parking behind the building



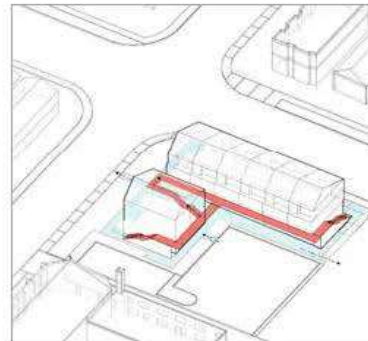
Two separate buildings providing connectivity from the street to the park



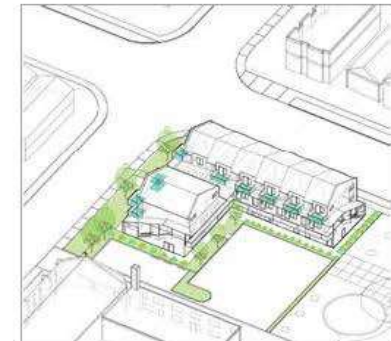
Roof sloped to align with surrounding context



Clear division of units and articulation for improved streetscape



Raised walkway



Landscaping and amenity space



Building design

The building design reflects input from the community to produce durable homes that fit with the existing neighbourhood. To reduce construction impact, components of these units will be built offsite.



Building design



Building exterior



Building A north elevation



Legend

- 1. Asphalt shingles – charcoal
- 2. Preserved wood fence
- 3. Lap siding – dark gray
- 4. Lap siding – white
- 5. Panel siding – gray blue
- 6. Panel siding – black
- 7. Concrete planter
- A. Exterior entrance



Building exterior



Building A south elevation

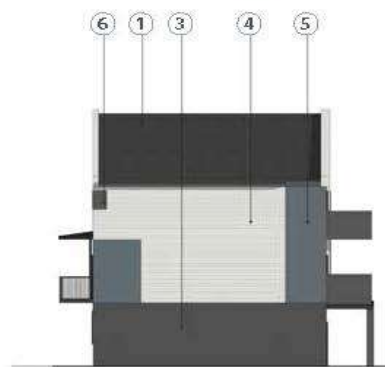


Legend

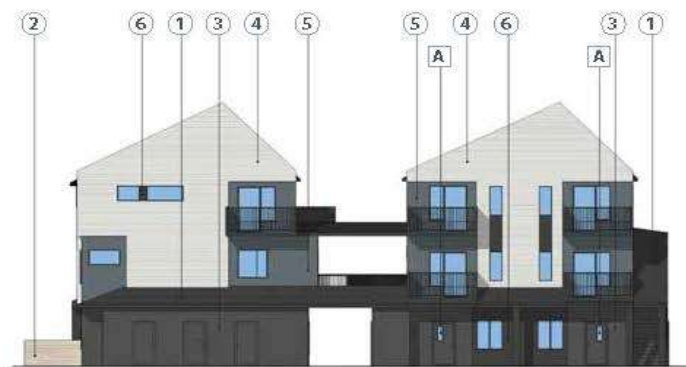
- 1. Asphalt shingles – charcoal
- 2. Preserved wood fence
- 3. Lap siding – dark gray
- 4. Lap siding – white
- 5. Panel siding – gray blue
- 6. Panel siding – black
- 7. Concrete planter
- A. Exterior entrance



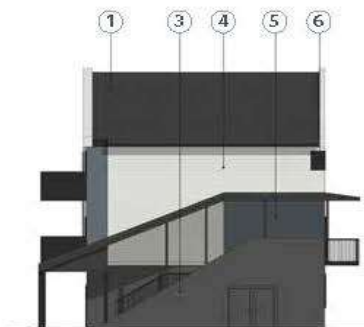
Building exterior



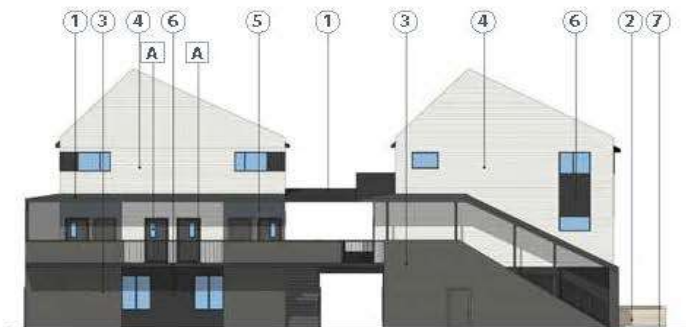
Building B north elevation



East elevation



Building B south elevation



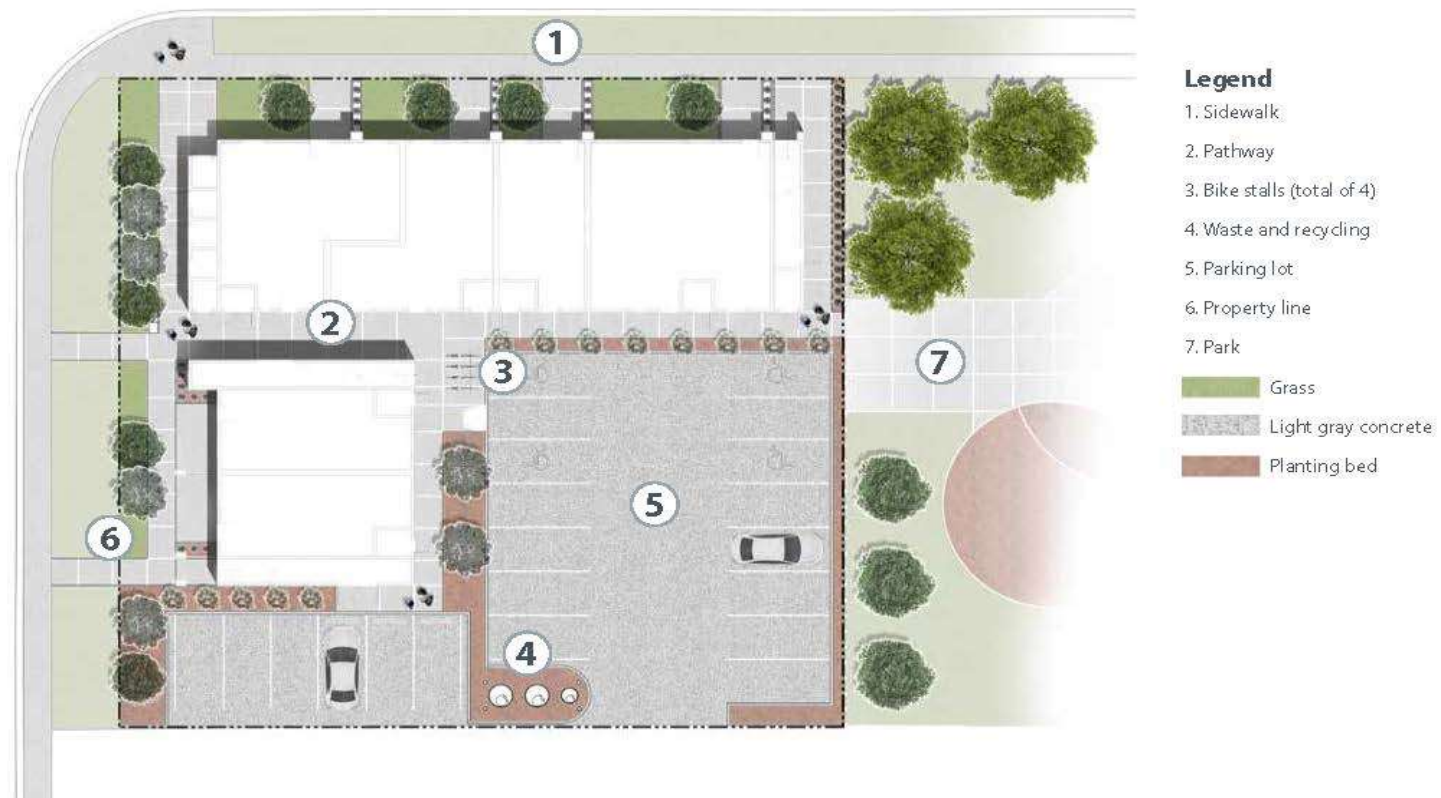
West elevation



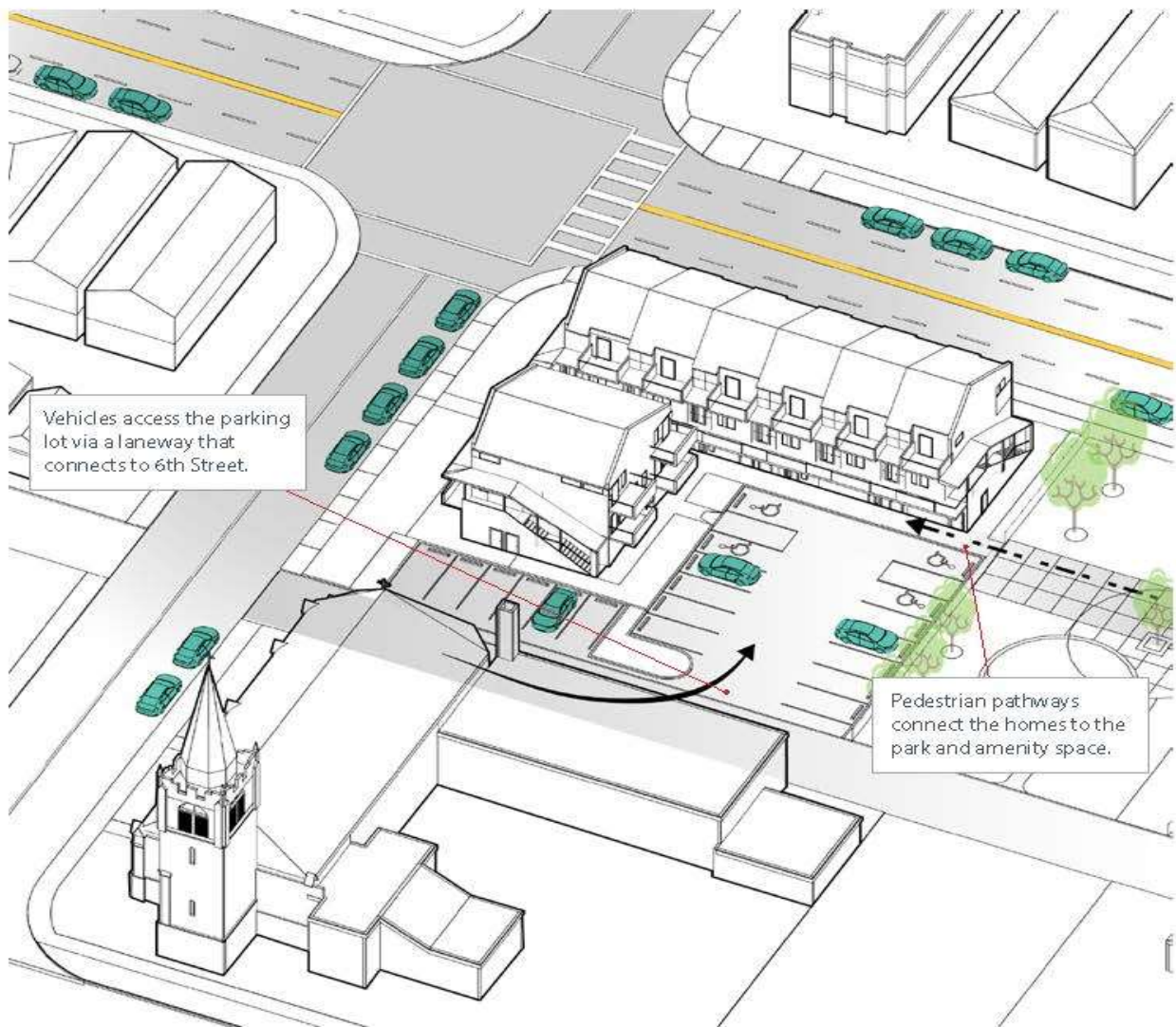
Legend

- 1. Asphalt shingles – charcoal
- 2. Preserved wood fence
- 3. Lap siding – dark gray
- 4. Lap siding – white
- 5. Panel siding – gray blue
- 6. Panel siding – black
- 7. Concrete planter
- A. Exterior entrance

Landscaping



Circulation





Building management

Once complete, Calgary Housing Company (CHC) will maintain and operate the building. CHC has been Calgary's leading housing provider for 40 years, managing over 10,000 homes with more than 25,000 tenants.

Rents will be set according to a mixed-income model, where some tenants pay rent that is set to a percentage of their income and others pay rent that is just below the private market. There are no differences in quality between units offered at higher or lower rates. This model has the benefit of being financially sustainable while also providing an inclusionary approach to housing.

Benefits for mixed-income housing

- More self-sustaining and less reliant on tax-supported government funding.
- Allows affordable housing tenants to remain in place as their income changes.
- Integrates residents of varying incomes, providing a sense of community and inclusivity.
- Gives Calgarians of varying income the opportunity to live in one neighbourhood.

Some of the policies that guide our work:

- Recognize and encourage affordable housing as an integral part of complete communities.
- Create affordable housing in all areas of the city.
- Create affordable housing located close to amenities such as parks, schools, transit, recreation facilities, and medical and commercial services.
- Develop affordable housing that is indistinguishable from market housing.
- Provide rental housing that is affordable to low and moderate income households.

Affordable housing in Calgary

The Affordable Housing division at The City of Calgary works to meet housing objectives and policies as approved by City Council.

To meet the ongoing need for affordable housing in Calgary, The City of Calgary's Foundations for Home Affordable Housing Strategy 2016-2025 includes the design and construction of new affordable housing units as a key priority, increasing the supply of homes to those in need.

Affordable housing sites are chosen based on specific criteria including proximity to amenities such as transit and grocery stores. Redevelopments are informed by research on tenant preferences, industry best practices and extensive consultation with community stakeholders and citizens to ensure the redevelopments are well-integrated into existing neighbourhoods.



Meet our tenants



Meet Felicia and Nicholas

Felicia and Nicholas are married with three children. Nicholas has had a good job for 12 years, but Felicia doesn't work because of the high cost of childcare in Calgary. Adding to their family's financial struggles is a daughter with special needs that make changing friends, schools and teachers difficult.

Nick and Felicia always dreamed of owning a home. To make this happen, they turned to the rent-geared-to-income program through Affordable Housing. Their townhome provides a much-needed source of stability in their lives, while they work to build their credit and save for a home down payment. Felicia remains active within the Calgary Housing community.

"You know the kids, you know the families, you know the community," says Felicia



Meet Lori

Lori left a difficult relationship, along with her son and daughter. It wasn't easy. Lori and her children arrived at a Calgary shelter seeking help.

Lori applied for assistance with the Calgary Housing Company and received an offer of a place to live three months later. Today Lori works at a non-profit society, where she uses her experience to help other women leaving similar circumstances. She is also saving up for her forever home. Lori's kids are thriving, getting involved in community activities and making friends.

"The best thing about affordable housing is looking around in the morning with my coffee, and my kids aren't scared," says Lori.



What is a development permit?

Each land use district has its own set of development rules outlined in the Land Use Bylaw. A development permit confirms that all the rules and planning policies have been considered. It also provides a process for neighbours, community associations and other affected individuals and organizations to provide feedback.



A City Planner will consider the following when reviewing a development permit application:

- Assess the context and character of the neighbourhood.
- Research relevant planning policies and apply them as required.
- Check for applicable provincial planning legislation that may impact the application.
- Receive and respond to comments from the public and the circulation groups.

How to provide your feedback to the City Planner

Once the development permit has been submitted, a sign (notice posting) will be posted on the development site with information on how to provide feedback as a member of the community. The community association and other stakeholder groups will receive a letter from the file manager with a request to provide feedback within 21 days.



Community park

Calgary Parks is redeveloping the newly named St. Joseph Park on the green space adjacent to the affordable housing site. The new park will include a fenced, public off-leash dog park and a community park space with new trees, a small playground area and a variety of site furnishings.

Construction of the new park space started in mid-June and we expect it to be complete and open back up to the public by late August. Sidewalk closures will be limited and a portion of the park will be kept open and maintained for public use during construction.

Summary of Input

The below tables set out the most common themes with a sample of the comments made.

Affordable Housing Development

1. Do you have additional questions or comments about the final site design?

Theme	Summary of comments
<ul style="list-style-type: none"> Some type of support for the affordable housing project. 	<ul style="list-style-type: none"> Love this project! Thank you for bringing it to Mount Pleasant! I absolutely support this project. I live just down the street (between 4th and 5th street on 20th Avenue) and I think it will be a great addition to the community. I'm exceptionally glad to see this development. As someone who lives nearby, I welcome this to the neighborhood. Calgary needs so much more affordable housing!
<ul style="list-style-type: none"> Like/support of the design. 	<ul style="list-style-type: none"> I'm a Mount Pleasant resident and will reside about 3 blocks away. The design is esthetically pleasing and fits in well with the newer builds in this community. The mixed income model is ideal and again fits well in this community with existing infrastructure. Design looks good. Please make the adjacent undeveloped site a fenced dog park. Mount Pleasant doesn't have one, and it is a great way to socialize within the community. I think the exterior is too dark and stark. I would prefer some lighter colours as trim or panels to brighten it up a bit. However, the overall design looks really good.
<ul style="list-style-type: none"> The project is a good fit for the local community. 	<ul style="list-style-type: none"> Happy to see it! Let's make Mount Pleasant a more inclusive, diverse neighbourhood. This is a great addition to the neighbourhood! I would actually see more land used for this rather than a dog park. Adding a play structure and community garden would also be lovely. Thank you for taking comments about the site into consideration. The design looks welcoming, fits in with the community and will be great homes to our new neighbours.
<ul style="list-style-type: none"> Support for affordable housing in general. 	<ul style="list-style-type: none"> I wholeheartedly support this project and others like it! I think this is really great! I think creating affordable housing in the inner city is important and am grateful to the city for creating this project. Yay for affordable housing! It's great that there is more affordable housing being built. This is exactly what tax dollars are for: to lessen the divide between haves and have-nots. Re the final design, but just

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Theme	Summary of comments
	re: balconies facing the street front. These tend to be item collectors
<ul style="list-style-type: none"> Concern with the design. 	<ul style="list-style-type: none"> It looks like the shape, etc. was thoughtfully considered so I really don't understand why the architectural look wasn't. It doesn't fit with the neighborhood at all. Good use of the space. However, why the drab colours of the exterior of the buildings. Mount Pleasant is being populated with similarly drab exteriors on in-fills. The façade is disappointing once again. So many new developments are only grey and white. Also the building has no dimension. Just a box. Why not recess a few windows here and there? Change the building materials to NOT grey? Residents deserve nice homes.
<ul style="list-style-type: none"> Parking issues. 	<ul style="list-style-type: none"> Still have concerns regarding parking. Living here, I can say there is not enough existing parking on nearby streets during church events. Traffic calming (speed bumps) should be out before the stop sign at 20th and 6th especially w a park going in. Regardless of whether the street parking is at capacity now or not, every new infill should have adequate ONSITE parking for tenants and their guests. Too many new builds are approved with too little parking. Lets keep our streets below capacity. Please delay this project as it will lead to further parking problems. The parking report failed to include an assessment of parking when there are special events at St. Joseph's church. This is a major omission and distorts the results.
<ul style="list-style-type: none"> Concern that the site does not fit in with the character of the community. 	<ul style="list-style-type: none"> It's very ugly. It does not at all match the neighborhood. Layout is ok. Fix the awful roof and use material that looks like the existing older homes. Why is this so ugly! It's like you want the neighbours to hate it :(Needs more colour and connection to the older homes (or new homes that have been built to reflect the 1940's) across Mount Pleasant. Don't try to style it to fit with the new corner units which are taking over, the modern look is killing the character. I like the layout and positioning. I have no concerns with parking or affordable housing. However, this building is ugly. It does not at all reflect the heritage character of the church or nearby homes. The assymetrical roof will be dated within 10 years.

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Comments that could not easily be categorized were marked in 'Other'. 'Other' is also considered a major theme as there were a significant amount of comments attached to the category.

Theme	Summary of subthemes
Other	<ul style="list-style-type: none"> • Energy efficient design/approaches should be included • Bike racks that enable locking and lockers should be included • Concern with surface parking • Rain capture incorporated into the landscaping, and areas of naturalization in the park • Some units' windows look into each other between the building • Landscaping on 20th • Needs better looking fence between bldgs and park • Consider CPTED in path between bldgs. – add lighting, chamfer bldg. corners • Questions especially about whether there will be accessible units • Concerns with city's public engagement in general • Concerns with definition of affordable

Verbatim Comments

Verbatim comments presented here include all of the comments that were provided. Offensive and personally identifying information has been removed and replaced with either [removed] or [personal information removed]; otherwise, comments here are completely un-edited.

Affordable Housing Development

1. Do you have additional questions or comments about the final site design?

Online Survey:

- Needs more colour and connection to the older homes (or new homes that have been built to reflect the 1940's) across Mount Pleasant. Don't try to style it to fit with the new corner units which are taking over, the modern look is killing the character.
- The north elevation looks awful. It is bland, boring and feels overbearing (a shoe box with no real dimension/depth). I would have expected some colour or brick to tie into the church/surrounding homes with more angles to reflect age/ character of homes
- The roof line on the north elevation needs dormers or some architectural detail to break up the heavy straight line. The heavy, straight line feels to institutional or commercial, it is not an inviting look and not inline with the community character.
- New design is a nice improvement over the previous plans. Looking forward to this addition to the neighborhood!
- Love this project! Thank you for bringing it to Mount Pleasant!
- The colour scheme - black and grey with little splashes of white - are depressing. Looks like it was designed for the Galactic Empire. Should use colour - especially red to reflect the church - like other northern cities do. Why the gloomy colours?
- Exterior of homes need to be very good materials. Metal in Rosedale looks terrible. Use hardy board or other strong weather materials that will withstand hail etc. And keep look and feel of historic neighbour hood.
- I'm a Mount Pleasant resident and will reside about 3 blocks away. The design is esthetically pleasing and fits in well with the newer builds in this community. The mixed income model is ideal and again fits well in this community with existing infrastructure.
- Design looks great! Happy to see that posting was planned for in the development. Calgary definitely needs more affordable housing, and I look forward to welcoming my new neighbours.
- This is a great addition to the neighbourhood! I would actually see more land used for this rather than a dog park. Adding a play structure and community garden would also be lovely.
- I live a few blocks away from this project and I fully support this project. I believe Calgary needs more public services. Happy to see that the dog park will remain. Good job Calgary.
- The dog park is essential. It must have two decent gates and a comfortable place to sit and visit with other people with pets. Will there be enough visitors parking for the housing units, the park AND the church?
- It looks wonderful! Let's move forward and prioritize children, families and people who will be our new neighbors

- The design is of very low quality - it looks like a cheap low income housing apartment or actually a really cheap hotel. This is exactly the concern the neighbourhood had - we support this - just put some effort into a quality design.
- Don't think this fits within the community - we already have low income housing down the street (on 1st NW). Worried that this will devalue properties in the MP community and there are other locations in the city that can accommodate.
- Looks great! Good job Calgary, we need more initiatives like this.
- I absolutely support this project. I live just down the street (between 4th and 5th street on 20th Avenue) and I think it will be a great addition to the community.
- Thank you for taking comments about the site into consideration. The design looks welcoming, fits in with the community and will be great homes to our new neighbours.
- Looks good. I was extremely lucky to live in a mixed model affordable housing unit (just below market rate) when I first moved to the city. As a broke Ph.D. Grad, and immigrant, it was the best start I could have hoped for. Good job!
- Where can I vote to show my support or non-support for this project?
- I am disabled and in a wheelchair I am just want to know if it's accessible?
- Thank you for keeping the structure to 3 stories. Above ground parking is ugly - consider an "open" garage that will hide cars and shield them from hail damage. You always underestimate car usage (residents & guests). Parking WILL become an issue here.
- Looks great... I live nearby and am in full support.
- Not in favour of this development, it takes away from existence and competitive inventory already available on the market.
- Looks great! Happy to see some green space will be preserved, and the design looks fine. I wish there were more projects like this in the city to provide affordable housing.
- This seems like a development that is respectful to the community and I welcome our new neighbours.
- I wholeheartedly support this project and others like it!
- There is no mention of environmental sustainability or energy use. This is a perfect opportunity to use passive house technology to reduce operating costs for low-income tenants. The roof could be sloped the other way to support solar.
- I live in the area and am supportive of building affordable housing, integrating it well into the community and adding amenities in the process. Please ensure sufficient funds are spent to make the development an asset to the entire community.
- I like it. Thanks for putting together a thoughtful development. I would love to see some native (pet friendly) plants in the dog park and not just grass. It would be cool to plant saskatoon berries around the outside for people to harvest, as an example.
- Yay for affordable housing!
- Thanks to the City for being creative with inner city space usage to provide helpful options for families who need it. Incorporating park space and dog use area is an added bonus.
- Design looks good. Please make the adjacent undeveloped site a fenced dog park. Mount Pleasant doesn't have one, and it is a great way to socialize within the community.
- Looks great!
- It's interesting that you take away our dog park and break ground BEFORE asking for this input. This is why no one trusts the development projects greenlit in Calgary.
- Yes

- Waste of money. So many buildings in YYC already built and available. Pls don't waste this money like u did in Rosedale.
- Great location. Move it forward.
- I think it's great!
- It's great that there is more affordable housing being built. This is exactly what tax dollars are for: to lessen the divide between haves and have-nots. Re the final design, but just re: balconies facing the street front. These tend to be item collectors
- Not much of a question, but I do believe that providing affordable housing is important and it's great to see this project taking place.
- This is one of the worst ideas I've ever seen. There's very few parks in the neighbour hood for dogs as is. We do not need to increase the density in this area. The crime rate is rising, if this project goes ahead we will be moving.
- My input would be to PLEASE keep the dog park as most of the green space. There's enough human parks around. A few trees would be nice. The community loves that space for our dogs. It's our understanding that it was approved to be a dog park 1.5 yr ago
- Building design is not timeless and will look dated in 10 years
- Affordable housing doesn't mean everyone needs a large townhouse. The city shouldn't be subsidizing anything bigger than 600-900 sq ft units without exterior access. This is what most people who don't qualify for subsidies can afford.
- The exterior is a disaster of too many surface finishes. It will look like a child took crayons and coloured each box differently. Make it look like it was done in the same era/style as the church next door. Would be cool if it looked like a convent.
- Residents around will go to great efforts to change the parking designation. Only permit residents of this low income building one parking permit. If they can afford 2 cars, they're not low income enough to be in the building.
- There is an excessive amount of the site wasted to parking. You could fit in at least 3 more units if the building was made into a continuous L. Don't waste so much lot space to parking.
- Having 4 handicap stalls is obscene. You should have zero permanent handicap stalls, and instead assign parking spots on the lot to those requiring them. Visitor spots need not be provided, nowhere else in the neighbourhood has handicap parking.
- So much parking! There are 3 parking spots in the lot that aren't used as parking. Instead as walk way and planter. Use them as parking, eliminate the parking on the alley, fill it with 3 or 4 more units. Why 4 wheelchair parking?
- No one will use the "walkway" through the property. Get rid of it, use it to make more units. Eliminate all the yard space, it will just look poorly maintained and be filled with stuff tenants leave out - already a neighbourhood problem with rentals.
- This site, building type, building operator, & overall project would have been perfect for a Passive House development. Completely missed opportunity! You CAN still put key performance metrics in place to test the QUALITY of final constr. Airtight
- I like the layout and positioning. I have no concerns with parking or affordable housing.
- I like the layout and positioning. I have no concerns with parking or affordable housing. However, this building is ugly. It does not at all reflect the heritage character of the church or nearby homes. The assymetrical roof will be dated within 10 years.

- I think this will be great for the community. If it wasn't for a different affordable housing project I wouldn't be able to live in Mount Pleasant. I think making the park beside the development an official dog park will be positive.
- No
- 100% support! Mount pleasant needs more projects like this! Great use of space
- What are the opportunities for sustainable construction and building materials? Can the building be built to meet passive house standards? Please include alternative energy solutions and LID elements into the design.
- It's very ugly. It does not at all match the neighborhood. Layout is ok. Fix the awful roof and use material that looks like the existing older homes. Why is this so ugly! It's like you want the neighbours to hate it :(
- when i googled mount pleasant affordable housing" a Vancouver project of 145 units came up! yea Vancouver. so 16 isn't nearly that, but yea! mount pleasant. the roots of that neighbourhood was working folk, and we need to honour the working folk.
- Interesting that the parking report is date January 2019 and does not address the new infills that are in the slides. This is not meaning consultation. Parking concerns in the neighborhood remain unaddressed. Shame on you.
- The dog park is great! Since the park is named after St. Joseph, will the parish priest and bishop be invited to bless the park and its name sake? It would be appropriate to have a statue and marker explaining who St. Joseph was!
- I am totally dismayed about this project. I have resided in Mt Pleasant for 35 years. I was so happy to see that this green space was becoming a place where people and their dogs had a great place to meet in this community. The remaining park is too small
- It would be great to see rain capture incorporated into the landscaping, and areas of naturalization in the park. My only concern is that some units' windows look into each other between the buildings. I support it!
- I'm exceptionally glad to see this development. As someone who lives nearby, I welcome this to the neighborhood. Calgary needs so much more affordable housing!
- I support the plan and look forward to building a community that supports people at all life stages
- No
- 20th Ave is loud. More street trees needed on green verge fronting the road for sound barrier. This makes it more liveable for residents - take this from someone who lives on busy street without street trees.
- The façade is disappointing once again. So many new developments are only grey and white. Also the building has no dimension. Just a box. Why not recess a few windows here and there? Change the building materials to NOT grey? Residents deserve nice homes.
- Is the building and any of the units going to be wheelchair accessible?
- This project while far from perfect at least appears to provide more parking spaces than units. Far too many of the 4 unit condos being built on corner lots actually provide no "usable" parking. Once the 4 units get their 12 waste bins access is ZERO.
- I fully support affordable housing in the Mount Pleasant area. This design looks very good - my concern would also be that there are too many units in that area size, or too-small units...but that is up to the individual renter to decide, I suppose.

- The pedestrian pathway access to the park is enclosed underneath the raised walkway (surprising design element for Calgary) and squished between the two buildings, enclosed and uninviting the walking route crosses the doorway space for ground level units.
- High quality cladding materials please. The Rosedale project is good — please ensure the housing looks high quality.
- Still have concerns regarding parking. Living here, I can say there is not enough existing parking on nearby streets during church events. Traffic calming (speed bumps) should be out before the stop sign at 20th and 6th especially w a park going in.
- Overall great. Needs better looking fence between bldgs and park. Consider CPTED in path between bldgs - add lighting, chamfer bldg corners. Too much parking- hopefully 1/unit max.
- Where will church users and dog park users park? There's no parking in the community - your report was seriously flawed and biased.
- Don't do it
- Is it possible to add more stories to the building and increase the population density? It would make it more future proof and you could always add underground parking to allay those concerns as well as add value
- Regardless of whether the street parking is at capacity now or not, every new infill should have adequate ONSITE parking for tenants and their guests. Too many new builds are approved with too little parking. Lets keep our streets below capacity.
- Happy to see it! Let's make Mount Pleasant a more inclusive, diverse neighbourhood.
- I think the exterior is too dark and stark. I would prefer some lighter colours as trim or panels to brighten it up a bit. However, the overall design looks really good.
- I live a block away on 21 Ave and I support this project. There's always parking available on our block so I'm confident there's room for more people in the area. This development should have secure and tidy bike parking available.
- Two things I would like to see at this site: 1) The outdoor bike rack that is supplied is suitable for locking bikes to, rather than just for holding bikes upright 2) provide an interior bike room at ground level to make it easy for tenants to commute.
- Bicycle parking is a must and the colors are So dull... looks like a prison
- I think this is really great! I think creating affordable housing in the inner city is important and am grateful to the city for creating this project.
- Amazing design
- Is it possible to add some stone trim to match other homes in the neighborhood. Other than that it looks good.
- No, I have no questions, comments or concerns. I live in Mt Pleasant and I support this development.
- Good use of the space. However, why the drab colours of the exterior of the buildings. Mount Pleasant is being populated with similarly drab exteriors on in-fills.
- Please delay this project as it will lead to further parking problems. The parking report failed to include an assessment of parking when there are special events at St. Joseph's church. This is a major omission and distorts the results.
- why does mt pleasant need another CHC when there is already one @ 27th and centre?
- CHC tend to become rundown very quickly as tenants don't have to earn their home, they are given one and then never move out and think it theirs...id like to see more turnover of ppl getting out of CHC

Online Session Notes:

- That's a big improvement from the rendering I've seen before.
- I had heard that it would be built in a modular fashion?
- The renderings look a lot like the new affordable housing units in Rosedale
 - Not wanting to offend
 - Positioning on the site terrific – like how it is set up
 - Colours too dark, institutional, prison like, ominous
- Will there be street parking by the complex on 20th Ave east bound – directly in front of the buildings. Busy corner already with the new row buildings already gone in.
 - When was the study commissioned and completed?
 - Things have definitely changed since that time with the 4-5-6 row housing on that corner. Very difficult to turn onto 6th from 20th, not enough room for cars to pass on both sides. More congested in the last 6 months.
 - Suggest: maybe no parking immediately at that corner, but further to the east would be ok. Problematic right at the crosswalk.
- Is there a movement to add a cycle path on 20th? Would that be considered? It would make the parking worse. Need to look at where that proposal is at for the cycle path.
 - Not a great fan of putting a cycle path. Could put it on another avenue that don't have the traffic.
 - Agree about the cycle path. Cars cut through on the 20th and it is congested. Adding a cycle path will make it worse. Already my route has increased by 10 extra minutes. People have to go the opposite way to get to a light to turn onto 20th.
- How did you arrive at 16 units? Are they stacked or single?
- How many people at max capacity?
- Who is responsible for exterior maintenance?
- Thought of tenant involvement in maintenance?
- What is the closest bus and wheel chair accessible?
 - Quite a distance in the winter
- How many parking spaces on site?
- Do the people who will live there get to have pets?
 - It would be a shame to not let people have dogs – proximity to the dog park.
- Is this the first of the last engagements? Are we the only people that you are hearing from?
- Building envelope engineer – mostly work with restoration
 - Has had a fair amount of projects with affordable housing-type buildings
 - Pretty far along in the design process
 - Was passive house ever considered for this project?
 - Passive House doesn't have the points-based system – is less susceptible to gaming – personally think it would have been a good site for it
 - Also work on reserve studies and similar – seeing that The City will own it in perpetuity – that's where the maintenance budget is from. Making sure there's a quality building to start with can help with that maintenance
 - Looks like trying to target something above code, which is good
 - Do we have any performance metrics in place to test/confirm building quality (e.g. air tightness test)
 - Vancouver's building code puts together targets that mirror Passive House



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- When is construction planned for?
- South elevation – a lot of solar exposure – what are we doing to control overheating?
- Roof line will continue over and shade the windows?
- Interested in a chat with the sustainability team
- Often when it's owned and operated by The City and rent determines maintenance budget – I deal with problems where a simple choice ends up being a major maintenance project
- I think there are a few things that could be easily integrated
- Architects & construction company doing the design build – everyone being familiar with the design is good, have less "I didn't know it was supposed to go like that"
- Does the tenant pay utilities or does CHC?
- With Passive House bills would be lower



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Facebook:

FB Emoticons

Comment	Replies	Likes	Love	Wow	Haha	Angry	Sad	Care
Not a fan of duplexes, triplexes, and more in the community of Mount Pleasant as they are typically modern designs and they usually wreck a beautiful character home in the neighbourhood to do so. This would be good use of otherwise unused land, but I worry that our beautiful inner city neighbourhood continues to look more like a suburb with each new build that goes up.		11						1
	It is either making Calgary more dense or building out on the prairie. Calgary's footprint is ridiculously large as it is.	3						1
	[name removed] The urban sprawl is already far too big.	5						
	[name removed] densification is the goal of the City. So much cost is involved in building infrastructure to the distant areas it just makes sense to use inner city locations well.	5			1			5
	[name removed] I agree, I love the look of those bungalows along 20th ave between 2 and 1st st...	1						
	[name removed] It's not that there is a shortage of land around Calgary.							

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Comment	Replies	Likes	Love	Wow	Haha	Angry	Sad	Care
	[name removed] No it isn't. There is lots of land. We don't need densification.							
	[name removed] I really don't care what the "goal" of the City is. The City has lots of goals that don't make sense. Just for a point of reference if you think that densification saves money on infrastructure you haven't been paying attention. Any idea how much the infrastructure upgrading cost for the East Village?	1						
	[name removed] don't you think some of the ultra modern big houses are already changing from character homes.							
	[name removed] exactly, those are the houses I mean. I'm not a fan.							
High density projects or barrios are not a good idea. For decades Calgary had sensible saturation levels for residential lots ... there is no reason to cram people in to a dying city. Converting a couple of vacant downtown office buildings would be a better idea.		10						
	In a modern city, they aim for a mixture of housing density and style. For sure, downtown could use a lot more residential units, but this is a positive project for our neighbourhood, too.	9						

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Comment	Replies	Likes	Love	Wow	Haha	Angry	Sad	Care
	Design I believe is very important for this and other projects so we are not "crammed" in but rather fostering community.							
	[name removed] Please don't lecture everybody on "modern city". We don't need sardines.	1						
	[name removed] r you on the committee?							
Really good spot for it. We need more affordable housing and the site isn't used for much. The plans say it will have a smaller fenced dog park, which will be better than this one which is used as a dog park but which has incomplete fencing.		16	1					
	[name removed] Part of off leash dog park and always always busy.			1				
	Theres still plenty of space for the dog park [name removed]	1						
A great use of an empty lot. and as for the dog owners just head up the road a little there is a very nice park there.		14						
	[name removed] Because the last time I checked, those who you so quickly dismiss as 'lazy, drug addicted poor people' are actually a lot different. They are single mothers working three jobs to	5						

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Comment	Replies	Likes	Love	Wow	Haha	Angry	Sad	Care
	<p>support their children so that they can go to school well fed and clothed, and can afford to get higher education.</p> <p>They are soldiers who have PTSD and find it difficult to hold down a job.</p> <p>They are people who have suffered systemic discrimination, either in Canada or in other places and are looking for a new start, just like more of our ancestors did.</p> <p>They are people who, through chance, misfortune, circumstance, whatever you call it have become addicted to drugs or alcohol and are trying to make a new start.</p> <p>But don't let that get in the way of your characterization of them. And you work for the city as well. Seems like they need to do some more education on compassion there.</p>							
	<p>[name removed] to be clear, I greatly disagree with your opinion. While you claim not to judge people by background, colour, religion etc. Rather by their actions; I would like to challenge you to get to know them better. Addicts are people too. Many addictions start from trauma. And both the trauma and addiction is extremely challenging to overcome. Especially without a safe positive and encouraging environment to do so.</p> <p>I am blessed to have work and be able to</p>	3	1					

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Comment	Replies	Likes	Love	Wow	Haha	Angry	Sad	Care
	<p>continue working from home during these and other troublesome times. I recognize however that it is entirely thanks to a privileged position in society and the foundations set beforehand by many people.</p> <p>I know well in my and many others' ancestral history, people were not allowed to do so or so fortunate. At some point in their lives all people will be unable to work, though reasons vary. Their troubles are different than mine. The affordable housing program in Calgary is meant to address needs of people at all stages of need, from homeless to market value housing</p>							
	<p>[name removed] cars parking on roads who would have thought it. but since the city own the lot and its been up for redevelopment , The privilege of being able to park there for a while was very kind of the city but not a requirement. I have just looked on google maps the Church has a good size parking lot so im not sure what the problem is.</p>	4	1					
	<p>I dont live in the area but used to be there alot when a friend of ours lived near but but is sadly no longer with us, [name removed]</p>				1			
	<p>my condolences Sir...it is a nice area and regardless of what happens, I would hope that it would greatly improve things overall.</p>	1						

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Comment	Replies	Likes	Love	Wow	Haha	Angry	Sad	Care
	[name removed] its a very nice area amazing trees along the streets , and in the fullness of time all will blend in.	5						
	[name removed] if you don't live in or near the community you should not be providing your opinion. As someone who has worked hard to be part of this community I'm ashamed they are putting these low income houses in our community. Having these extra cars and traffic will also decrease the safety of our currently quiet roads where kids play and people are out walking. Not to mention the decrease in value is can cause for our surrounding houses	1		3	2			
	[name removed] Ashamed??? How rude. Individuals who are low income need places to reside at too and if this spot is a good spot for them then suck it up! if you lost all your income and needed extra support one day I'm sure you would greatly appreciate the housing options presented in "your" community. your attitude is super rude	17						
	[name removed] YOU ARE ASHAMED THAT SOMEONE WHO MAKES LESS INCOME THAN YOU WILL LIVE IN THE SAME NEIGHBOURHOOD AS YOU. Just please think about that for a second. Can't believe you think 30 extra cars in the neighbourhood is gonna save little Johnny from being in the street when a car comes!? Please. We all grew up in	17						

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Comment	Replies	Likes	Love	Wow	Haha	Angry	Sad	Care
	Canada in busy communities playing hockey on the street and ima tell ya, no of us were hit by “crazy low income drivers”							
	[name removed] You sure you don't want to add a comment about where they came from, or their religion, or the color of their skin to get the tone of that whistle exactly right?	5						
	[name removed] lets keep this conversation civil . I have forwarded it to those who have an interest in keeping it civil. as I'm sure you are aware the city does monitor its responses to social media posts.	2						
	[name removed] I'm going to give you some advise keep it civil ,as a representative of the city of calgary you will find you will be held to a higher standard, end of conversation.	3						
	[name removed] Wow, it must be nice to have the ability to work... Sorry you look down on those of us who don't have that option and also need a place to live, sorry if that brings down “your” precious property value	1						
	[name removed] please be mindful that a great deal of struggling families for affordability /low income are single parents. We are nearby, I dont feel this decreases value or community nearly as much as unhoused people; which ethically I find that completely wrong.	4	1					

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Comment	Replies	Likes	Love	Wow	Haha	Angry	Sad	Care
	Regarding safety this is not the issue, rather sensible design for traffic, note the playground/school zone nearby on a main traffic light with frequent speeding and passing on the right (in a playground zone), etc. Simple changes like a left turn signal and alternating directions would be an improvement to all our safety and everyone would get where they're going faster							
	I asked a question to [name removed], her views "appeared" different from mine...she shared her concern, and she has a valid concern. Yet, this discussion has people trying to share their opposing views (some better than others); we should all listen and see where we can find some common ground. Our incredible country (long before COVID 19) has been eroding, and I hope that the one thing we all can agree on is that we still remain proud to be Canadians ... even if we don't live in "your neighbourhood".	2						
	[name removed] well said. im all for hearing all sides of a discussion but there does seem to be one or 2 that are only in the discussion to rattle cages, . having lived all over the world I can tell you Canada is a great country and what we call low income housing is a palace to many i have met over the years.	2						

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Comment	Replies	Likes	Love	Wow	Haha	Angry	Sad	Care
	<p>[name removed] Bloggs (long read, sorry)</p> <p>Seems that we have similar backgrounds; living in different countries. True..." one or two" do seem to want to "rattle" the discussion. In the 80's I was working as a Youth Worker for about 9 years. Then got into the HR business overseas, and about a year and a half ago, decided it was time for me to return home. I started my search for real estate, throughout Canada, and with enough google searches, as it tends to happen, unrelated searches started to pop up, news articles of the opioid crisis in rural regions of Canada, that were relatively unaffected in the '80s, usually isolated to our major cities, Vancouver, Toronto, etc...Now, it was everywhere. Reading stories of an elderly woman beaten just to rob her of whatever cash she had on her; the store owner, in business for over 20 years having to close its doors, not because of Amazon, but because of having far too many homeless loitering in front of his business; customers were not wanting to come in. I hope that we all want these problems to go away, but the way I see it, it can only happen if we don't take sides. We can't side on only the elderly woman, we need to side with both, the victim and the aggressor...the only thing that can bring any reasonable young man to violently attack a</p>							

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Comment	Replies	Likes	Love	Wow	Haha	Angry	Sad	Care
	defenceless old woman is an addiction. We really need to take the "uncomfortable" position and see the problems on both ends of the spectrum if we ever want a healthier and safe society. After reading enough articles that woke me up to the "new Canada" that I was returning to, I gave up on taking a Masters in business to better prepare me for my return to Canada, and instead, went with studying Community and Social Justice on a college level at Algonquin College. No, this is not to get a pat on the back story, it's more about feeling compelled to act. I'm not sure what kind of CSJ Worker I'll be, because I won't take sides; both the elderly woman needs help, as well as the addict.							
	[name removed] there are many many good people in this city living on the streets and if people actually stopped to say hello and get to know some of these people they would be amazed at how some came to be there i have met veterans who just struggle to be indoors.I have met guys whos wives have left them with nothing I have met women that were so badly abused at home they left and found themselves in a bad way. and there are the drug addicts who have no interest in anything in life ,not to be to judgemental but some I have met are just a waste of space no interest in improving	1						

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Comment	Replies	Likes	Love	Wow	Haha	Angry	Sad	Care
	their situation , no respect for anything let alone themselves. the trouble is most people only think of this small section when they think homeless etc.what they dont see is the 95% that just need that little step up and someone to help to make a difference and that is what this kind of housing is for, for young people starting out in life for people that need a boost etc.It is very easy to walk past people in the streets and pretend they are not there. i have been told time and time again thank you for stopping to chat. I often buy people breakfast or a coffee etc. I dont tend to give money , but often just a chat to say hello makes their day, people also have to remember that most people are just 2 pay checks away from walking in their shoes.							
	Two paychecks away" ...you summed it up well. I just completed an assignment referencing this. Now, we sit back and wait for the trolls to attack us...lol, but I think we can handle it ??	1						
	To all who are bagging on the people disagreeing with the proposal, just stop. We have opinions and concerns as "Residents" of the neighborhood. I think it could have been placed somewhere else as well. Theres already 2 group homes in the area, and a detox living space near and attract enough bad news. Just in this last year I've had 3 break in attempts							

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Comment	Replies	Likes	Love	Wow	Haha	Angry	Sad	Care
	(which has never occurred before), and one of those times I was nearly stabbed in the neck by the perp. What's gonna happen is we are going to bring in a lot more mischief (not discriminating, fact telling), and property value will also decrease. I'm not opposed to housing, but they should have found a different location that blends better. All in all, if it happens it happens. We will see the results soon enough. ?????							
	[name removed] im troll proof hahahah I know which bridge they live under ??				1			
Live in the area here, and it's a nice spot for dog walkers and people to just be able to go play frisbee or whatever. There's tons of development in the area already; Keep the park, as this is near inner city and will never be 'affordable'.		5						
It looks like the shape, etc. was thoughtfully considered so I really don't understand why the architectural look wasn't. It doesn't fit with the neighborhood at all.								

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Comment	Replies	Likes	Love	Wow	Haha	Angry	Sad	Care
The consult on projects should happen before you break ground. This is not a valid consideration of community input.		4	1					
	City of Calgary – Your Local Government Hi [name removed], The construction that you're seeing is on the City park (St. Joseph Park), which is right beside our development site. The City is working on improvements to this space, including a plaza, playground and new trees. Construction will continue into August when the park will open back up for public use. We have not broken ground on the affordable housing development (we do not have the permits to do so). We have completed 2 community engagements, and this is the final engagement before the design team submits the Development Permit application.	9		1				
	[name removed] they have had lots of conversation already and now are just asking for input on the design							
	[name removed] I didn't hear about it until the sign was up and this thread was the first engagement I actually saw. That being said I'm not against affordable housing but I wish they had bought a few of the run down properties in the area and built in their place leaving the park							

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Comment	Replies	Likes	Love	Wow	Haha	Angry	Sad	Care
	alone. Green space is important in this city.							
	City is pretty strapped for cash so they wanted to use land already owned. The sign has been up for two years- long before the two row house complexes were even started. I was wondering what took them so long							
	The improvements to the park are listed in our community news letters too, not that anyone ever reads those ??							
Just an FYI to all those making really jaded comments about low income housing. There is already low income housing in Mount Pleasant. Low income could also be a single mother, could also be students or newly graduated students with debt. I think a lot of people are viewing this with prejudice.		16	2					
	[name removed] I agree. I grew up in Manitoba, and as a single mother at that time (the early 90s), benefited both from subsidized day care and low income housing. Because of this, I was able to complete my education in nursing, and since that time, have required neither.	6						

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Comment	Replies	Likes	Love	Wow	Haha	Angry	Sad	Care
	Had it not been for that assistance, not sure where I would be today.							
	[name removed] This is what I thought of immediately when I saw the signs go up on the site. I also think it's a wonderful neighbourhood with a great park and French immersion school nearby and this gives lower income Calgarians a chance to take advantage of that.	4						
Glad to see people are more concerned that their dogs have a place to play, verse people having a place to live.		45						1
	First world problems!	5						
	[name removed] people get murdered in all sorts of places it seems	1						
	This, [name removed]. Thanks for saying this. Exactly my thought. We are so behind with providing enough options for this and I am glad, those programs weren't totally buried under current financial circumstances ..	3						
	Humans aren't the only species that matter in this world. This was approved to be a dog park last year and the community expects it to be honored. It was petitioned and passed. This building would be beside the dog park... which is fine.	2						
	[name removed] It was a dog park until the city found a better use for it. Dog	2						

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Comment	Replies	Likes	Love	Wow	Haha	Angry	Sad	Care
	parks which won't be developed at some point are all over the city, by gullies, on green space beside busy roads, on hills and attached to parks. This lot is a place for people first, though the plan is to have a smaller dog park within it - a win for everyone.							
	[name removed] please understand that dog park bring community members together and facilitate relationships even more so that other parks do regardless of the size. Even people without dogs go to dog parks to mix and mingle and get some much needed human and animal interaction. So yes this kind of park is needed and this particular one is highly used. Maybe drop by! What was an unused patch of grass for nearly 20 years turned into a community gathering spot once a few smart dog owners thought through a plan. I grew up across the street and went to school that used to be on this property. I think it's a beautiful community space and in glad it is having a second life.							
I support this initiative in my neighbourhood and all affordable housing projects that are so desperately needed by our lower income citizens. This is essential and timely. Thank you		6						1

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Stakeholder Report Back: What we Heard

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Comment	Replies	Likes	Love	Wow	Haha	Angry	Sad	Care
City of Calgary – Your Local Government!								
Proposed ? Drove by there this afternoon. Construction has already started !		3						
	From City of Calgary - Hi [name removed],the construction that you're seeing is on the City park (St. Joseph Park), which is right beside our development site. The City is working on improvements to this space, including a plaza, playground and new trees. Construction will continue into August when the park will open back up for public use. We haven't broken ground on the affordable housing development (we do not have the permits to do so). We have completed 2 community engagements, and this is the final engagement before the design team submits the Development Permit application.	6						
	my thoughts exactly. They started digging that area up at least a week ago. I think last I passed were laying foundations. I think it's great. And happy that the dog people are happy too. Although the dog park is three times the size of the housing development. ??	2						
	[name removed] exactly!							

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Little late, isn't it, seeing as construction appears to have started?		4						
	City of Calgary – Your Local Government Thanks for mentioning this, [name removed]. The construction that you're seeing is on the City park (St. Joseph Park), which is right beside our development site. The City is working on improvements to this space, including a plaza, playground and new trees. Construction will continue into August when the park will open back up for public use. Rest assured, we have not broken ground on the affordable housing development (we do not have the permits to do so). We have completed 2 community engagements, and this is the final engagement before the design team submits the Development Permit application.	3						
	[name removed] read the city's response	1						
The densification being pushed on Mount Pleasant is ridiculous. Every 50 ft lot in Mount Pleasant can be subdivided into two lots and two houses built. This densification is enough. These high density projects including the three and four story		7		3				

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wooden walk-ups that they're building on 16th Avenue are ridiculous. When you talk to [name removed] she says we need higher density to keep the taxes down. So here in Mount Pleasant we're going to be living with high-density so somebody in McKenzie Towne can save \$3 on their taxes. How ridiculous								
Please give details on what you mean by 'affordable'.		2						
	[name removed] Not sure your comment is fair . I employ over 400 staff most on or around \$16 at the low end. Many of those are respectable Single Moms who have broken away from a abusive relationships with small children. Many of them bus their kids to daycare at 6am and show up on time for work, put in 8-10 hours and do it in reverse at night. So yes there is a need for "affordable" housing. People like this deserve our respect.	5	2					1
	Hi [name removed] – you can learn more here: https://www.calgary.ca/cs/olsh/affordable-housing/affordable-housing.html	2	1					1

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	Holy, what a conversation to view! Now you are putting down single parents? How can all of you look down your noses and justify what you are saying? You have NO IDEA what other people have been through, quit judging. I am fortunate enough to have a home, great family and friends. Cannot believe how cold some of the comments are on here. Perhaps one day one of your children or family members might be in situation where they need assistance, hope you pull your snobby noses out of the air to one acknowledge and two help . Wow	9	1					
	[name removed] Exactly. I had a lady working for us last year at around \$18.50. She has a 7 YO. She would rise at 4:45 take a bus to before school care for around 6 am. Then take 3 buses from there to her workplace for 8 am. Then at 4 she would do it all in reverse and would be home around 6:30-7pm. And she had a second job on week ends. Respect!	2	1	1				
	homeless							
	Looks like same what they built in the SE - "atco village"	1						
	[name removed] not particularly homeless. It's for families and anyone who may feel extreme economic pressures and this allows for city run housing companies to regulate rent for individuals on case by case basis. It's	15						2

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	very smart, more taxes to your communities better communities.							
	I think affordable are not who use drugs, smoke or drink. Single moms or parents who have single income , they belong to affordable families. They also have to qualify for mortgage only difference is that they don't have to pay downpayment and get house little bit cheaper what you get from big builders.	5	1					1
	[name removed] 100% agree!!	1						
	[name removed] Yeah, those poors are just a bunch of shiftless, drug addicted lazy bums. Bigot much?	1						
	[name removed] See my response to [name removed]							
	[name removed] That's the reality of the need for affordable housing for entry level employees at the lower end of the pay scale that struggle with rent and day care costs.	3						
	[name removed]							
	Firstly I said \$16 at the low end. And no this article has no bearing on what we do whatsoever.	2						
	[name removed] You will never make someone understand if they cannot open their ears and eyes ?? Thanks for your support on this. I know many people that have used housing and daycare subsidy to make ends meet. Many refused to use	2						

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	social services because they wanted to work, not "hang out and day drink".							
	[name removed] And then when he pays a higher wage and raises his prices \$1 you stop buying his product	2						
	City of Calgary – Your Local Government Does [name removed] work for you, as his profile says he does, as an Intellectual Property Analyst? Many of us are very offended by what he has said in this thread. People who express such hatred and discrimination against our lower income citizens don't deserve to be public servants.	3						
	[name removed] if you don't know what 'affordable housing' means, look it up. It is used all the time	1						
	[name removed] I think these will be rental units?							
Great idea and location, tons of women and children on the waitlist for affordable homes more so than ever		5						1
Nooo! We love having that space for the dogs! We don't need to pave over green space for more housing.		3		1	1			
I LIVE NEAR HERE AND THERE ARE SO MANY MORE DEVELOPMENT		4	1					

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OPPORTUNITIES. Dont take away the ONE dog park in the area								
With the economic downturn compounded with the glut in condo inventory, isn't housing already affordable without the government adding to the oversupply?		1		1			1	
	those are investment properties, and not rent regulated.	5						
	the over supply is for investment use, a sad reflection on Calgary for sure, there are more empty properties in calgary than homeless people many sit empty other than 2 weeks of the year.	1					1	
	[name removed] normally one would think that and I wish it were true but unfortunately the actual worth of a house in Calgary is much much less than what they are selling for on the market. Too many people (and contractors) using homes as an investment and not, well, a place to live.	2					1	
	[name removed] not to mention the insane increases by insurance companies and condos							
	[name removed] thousands on affordable housing wait lists in the city now							

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It is much need green space. It doesn't need to be developed so your uncle can make millions on the development contract.		5						
	Affordable housing is "much needed". Dog parks are nice, but not needed in a place that is suitable for housing. All the dog parks I go to (besides this one) are by culverts, fenced off from busy roads or on hills or unlevel berms. Those are better places for dog parks.	3						
	[name removed] Did you read the documents? About 1/4 to 1/5 of the area will be the housing, the rest will be the dog park. Also the city owns the land, they are not selling it.	2						
	[name removed] no they are just selling the huge contract for someone relative to turn a profit. As for dog parks not required why the hell not? Keeps dogs away from kids on play grounds. I don't have a dog so this is t my option on personal usage. This is just a way for someone working for the city's buddy to turn a profit and get a slice of the pie I believe 1/4-1/5 you said.							
	[name removed] evidence of that? Pretty major accusation				1			
	[name removed] it's easy let's see what company "wins" the contract.							

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Better served as parking for the parishioners of St. Joseph church.		4			3		1	
	[name removed] I am not particularly religious but I have to ask.....what would Jesus do?	5	1					
	[name removed] Jesus would build the housing and help feed the people who will live there	2						
	Holy irony Batman!	1						
Don't bother, City Hall really has no interest in what the people of Calgary want. They'll do what they want no matter what we say.		10						
Hopefully City of Calgary – Your Local Government builds this one with a bit more attention to the quality of what the builder is doing and does not condemn people in affordable housing to years of repairs and fighting with Alberta New Home Warranty and the building like has happened before		3						
	[name removed] Yeah because poor people don't deserve healthy, safe homes right? They can live in mold, cold	5						

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	drafts and leaking water. Bigot much? And I paid for my own houses. Note the plural? 3 of them, with a fourth under construction. Sorry to puncture your bigoted bubble that no one cares about those less fortunate.							
	[name removed] Your posts on here on not up to snuff to the salary you are being paid by the CofC either. Could you go work for the private sector or for yourself so my tax dollars are not being used to support your deplorable attitude. TBH I think you are a fake troll account.	5						
	[name removed] You seem very angry. I suggest you seek help.	2						
	[name removed] PM'd you							
	[name removed] PM'd you							
	[name removed] My point is that you an intolerant bigot. Your only answer when I do not universally vilify those who live in subsidized or low income housing is to attack me.	1						
	[name removed] You may have the right in an exact sense to say that everyone who lives in affordable housing does drugs, does not work, does not pay taxes, is a tapeworm ... those comments also make you a bigot. A bigot is someone who is obstinately or intolerantly devoted to his or her own opinions and prejudices.	1						

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	[name removed] this guy should be reported to the city if he is real. My tax dollars should not be wasted by people that are such bigots. Good on you to set him straight.							
	[name removed] you discust me, you are the epitomy of white culturist privilege.							
	[name removed] I agree, it is def a fake account	1						
Where are they going to park ? Cramming more people and cars in.		4						
developers please build a decent roof with an overhand sufficient to allow people to enter their homes without getting drenched		2						1
Well done, Calgary!		2				1		
	[name removed] Why the anger?							
	[name removed], I don't feel it's well done, I wish there was a thumbs down ?? emoji not just an extreme emoji angry face. We live in M. Pleasant and with all the builds we have sewer issues that the City ignores, open your taps and to wash your hands and the water stinks. The sewers and water infrastructure is being compromised With the urban density model. I'm ok with building but do it right, considering the basic expectations of people living in the community to have	1						

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	clean water they pay taxes for. So frustrating!							
	[name removed] Hi [name removed]...thanks for letting me hear it from your perspective. I'm not a resident of Calgary but I will move there sometime next year. I guess it's a hard balancing act; how to use funds: There are so many issues plaguing Canada, that it's become almost unrecognizable to me after working overseas for well over 20 years, and so looking forward to coming home. I'm all for projects such as affordable housing, and it's something needed all across Canada, but you should also be able to wash your hands with water that doesn't stink. Thanks again for the reply.		1					
	[name removed] u bet, I'm all about affordable housing and support it Good luck with your move back home. ca is a great country with great people. After my travels, it's the only place I want to grow my family! Be well!	1						
If this property is a former school, does that mean the community will be losing a park or playground for the neighbourhood kids?		1						
	[name removed] No. it has a been a dirt parking lot and grass field for decades. The dog people took over the field and	1	1					

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	made it a dog park, but it's nothing official. With this development they're going to be putting in a small playground.							
	It was official. It was approved by the city almost 1.5 yr ago and was supposed to be made into one. They've installed a cemented garbage for dog poop last fall.							
	You're acting like you're losing the whole game thing [name removed]							
Will any of these units be completely wheelchair accessible for those of us on AISH who don't want to live in a independent living Facility as our only options?		1						
	Hi [name removed], four of the sixteen homes will be accessible. The accessible homes will be part of the mixed-income rental model, which means that some homes have rent set to a percentage of the tenant's income, and some homes have rent that is closer to market rates.	1	1					
	City of Calgary – Your Local Government Thank you for getting back to me and answering my question!							
They took the dog park away						1		
	This was not really a planned dog park. It was set aside as one until the city found a good use for it. Calgary is known for the							

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	number of dog parks it has, and they are distributed throughout the city.							
	City of Calgary – Your Local Government Hi [name removed]. Thanks for mentioning this – we can confirm that there will be an off-leash area after the park is redeveloped! While this space was not an official dog park in the past, we know that the neighbourhood residents have used it “unofficially” as a dog park. The affordable housing development is going on the former school site, not the former park space. The green space adjacent to the development site is currently under construction, as Calgary Parks is improving the space to include a playground, plaza and an official dog park.							
<p>been in the community for over 40 years and duplexes and four-plexes have always been a genuine part of Mt. Pleasant.</p> <p>What myself and many others have a bigger issue with is the negligence by City of Calgary by allowing the new builds to reach 3 and 4 stories in stature.</p>		1						

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Negligent, because no consideration is ever given to how these new massive builds will impact the amount of sunlight the neighbours end up losing as a result.								
Do us all a favor and stop asking people what they think.		4						
Why? This city has a surplus with declining property values.								
	Might as well build on them then	3						
	The declining property values doesn't really help with affordable housing. It just means my inner city home is worth 380K rather than 430K.	1						
	Property values will drop. And much more activity is in store. after being in the neighbourhood for a few years just in this past eight months I've been attempted to be broken into and once almost stabbed in the neck.. some of which has to do with the transition House near Carl's Junior and the group homes that were recently put up in the last couple years. It's gotten a a bit rougher already							
Question is. Are they gonna properly screen		3	1	2				

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people . So, peeps who make a 100k are not living these. Like other ones								
	Other low income housing has a mix of people who pay the going rate and people who are subsidized	2						
	[name removed] not true							
	[name removed] just what I had read a year or so ago.							
	[name removed] if people with high income live in a mixed tenant building they pay market rent. Housing developments with a mix of folks are most successful	1						
	[name removed] okay, I did not know such places existed.							
	[name removed] recent research into successful communities- sometimes media don't share the whole story and that misleads	1						
Why bother? When has the city ever listened to citizens since Nenshi came into power?		1						
Imagine a young struggling family, getting a little ray of sunshine about moving to a very nice community with a brand new homeand then reading this entire		1						



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post .. not overly welcoming I'd say.								
<p>The comments in regards to who fits within the "low-income" bracket are all disgusting. Low-income can mean single parents with single income and dependants, students, new graduates with debt, or even others who just so happen to see fit. Mount Pleasant is an inner city, diverse neighborhood and the new developments would serve better than a small, incomplete dog park and a dirt lot that becomes filled only during service hours at church.</p> <p>Maybe take a step down from your privilege and Sunday praise and open your minds and hearts like you do once a week anyways.</p>		4	1					
	[name removed] well said	1						
And where will all theses new tenants park their cars? On 20th Ave?								

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	City of Calgary – Your Local Government Hi [name removed]. The proposed development includes 19 parking stalls, which provides one stall per home, plus three visitor stalls. This is the requirement of the Land Use Bylaw for any type of residential development.	1						
	Hi [name removed]. The proposed development includes 19 parking stalls, which provides one stall per home, plus three visitor stalls. This is the requirement of the Land Use Bylaw for any type of residential development.							
I live pretty close to this project. It's a perfect spot for affordable housing, close to good schools, sports facilities & transit. Some of the negative comments being made make me loose faith in humanity.		10						1
	I was impressed with most of the comments, compared to my expectations of online conversations. And a lot of people against it are misinformed about what the project actually is and who it actually helps.	3						
I live just down the street from this and I think it's a great project. Calgary needs more affordable housing options. Reading		10						2

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some of these comments is really sad. Seems like NIMBYism is strong in Mount Pleasant								
	[name removed] agree... sad. I still think it's a great place to live, better than the burbs, but we have a ways to go.	4						
	[name removed] it really is quite sad how NIMBY our community is.	4						
Densification, especially if for rentals, can lead to parking issues and garbage/waste disposal issues.								
Maybe we should take a second to figure out if this is actually affordable. The property owners and business owners of this city are currently at the breaking point but city hall is completely blind to this. Enough with the argument that Calgary is among the lowest property tax in the country; I don't buy it. True fact: Calgary and Edmonton will have the highest unemployment rate in the country with some estimates being as high as 30%! Our main								

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industry is on the verge of collapse, our downtown is more than a third empty with no horizon for improving, Calgarians are having to make decisions between groceries and bills. Who can afford to pay for this and to what avail if people can no longer afford to live here for it.								
The City really needs to rethink the design of their new affordable housing. Looking at Rosedale and other affordable housing sites, they look like cheap Atco trailers which really don't fit into the landscape of the community. You should really have designers/architects who understand the community and design according to how it will fit in within the existing design of the community. I am sure St. Joseph church would like something more that would blend around the								

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design of the church and the other homes on 19 Avenue homes								
Affordable housing for some yet this project will make the neighborhood even more expensive for people who have to actually pay there rent in full. This area is already expensive and rents are crazy as is								
Great spot for it and good to bring families into mount pleasant. Good combination of passive park, dog park and housing on that site.								
The City's request for feedback is a joke. They have already started construction. The taxpayer's voice is not heard at any point! They are over building duplexes, fourplexes and bike lanes in the inner city. We are paying huge taxes and don't have a voice. Time for a new council!								
	City of Calgary – Your Local Government Hi [name removed], The construction that							

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	you're seeing is on the City park (St. Joseph Park), which is right beside our development site. The City is working on improvements to this space, including a plaza, playground and new trees. Construction will continue into August when the park will open back up for public use. We have not broken ground on the affordable housing development - this is the final engagement before the design team submits the Development Permit application.							
I thought they were building a playground for kids there????!!! What happened to that? Enough houses and houses for sale around! These would be around \$500,000 mark anyways! How is that affordable????? Leave that space alone give the dogs and kids some space!!! There is not one playground in the area and so many kids!		1						
	[name removed] they will be for renters.							
	[name removed] They are still building a playground and will be further developing the dog park so there will be space for everyone							

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	I have never seen kids in that lot and I pass it all the time. There are dogs and people there regularly, but you can't really think that the city would be using their money wisely leaving this as an empty lot when there are hillsides, berms and gullies that are great dog parks.							
	City of Calgary - Hi [name removed], there is construction currently taking place on the City park (St. Joseph Park), which is right beside our development site. The City is working on improvements to this space, including a plaza, playground and new trees. Construction will continue into August when the park will open back up for public use.							
If it's more than 300k then it doesn't qualify as affordable.		1						
	[name removed] it is s percent of income as rent.							
Yess we need more affordable housing ! Make it powered by renewable Energy ? Check out Houston Texas , their City owned buildings are 92% powered by Renewable Energy and in 5 years will be 100% ! Go Green ! Make sure they are WELL insulated !								

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Thatd be good, if its actually at an affordable price and not \$2,000+ for a month for rent..								
It looks like a school dorm or a prison.								
Affordable housing for those that have no vested interest nor respect for other people's things. And yes, those houses are our (city of Calgary taxpayers) things.		1						
	[name removed] where do you come by that judgement of people you have never met							
Parking study with no input from St. Joseph Parish or parishioners...somewhat flawed to be sure but it gets the City what it wants.		6						
	City got it right to make housing for people rather than occasional parking. I would have thought the Parish would welcome homes for needy people and would offer support to the new residents.	5			1			
	[name removed] yes, odd that the parish puts status quo a priority over affordable homes. Jesus would be proud.	1						

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<p>As well, the proposed development lacks any interesting design. I am not sure how a grey, white, and black box “integrates well” within the beautiful historic neighbourhood, with its plethora of diverse homes. There is no dimension to the building façade, and the colours are dull, making it an eyesore juxtaposed next to the brickwork of the historic St. Joseph’s Church. Could some windows be recessed a bit (not just the doorways) to allow for more visual interest? Could different colours of building materials be used to enhance the building’s features rather than detract? Additionally, more trees are needed along the green verge fronting 20th Ave. As a Capitol Hill resident, I am very aware of the noise that can come from the road when</p>		10	1	1				

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houses are built too close to it (in order to maximize tiny living units) or when there is no adequate sound barrier provided, as is the case here. We owe it to the residents who will be living here to make it into a place that is liveable and attractive, a place they can proudly consider home. This design falls far short of what should ever be defined as “attractive design” much like The Hub development that was unfortunately approved for construction along 16th Ave. Bland, grey, white, and once again, characteristic of new developments in Calgary. How do we expect to move forward in the direction of good, resilient design when what council approves consistently falls short of that definition?								
	[name removed] Your suggestion that this falls short as “attractive design” is	11			1			

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	just your interpretation of what you believe is attractive ??????? With the “plethora of diverse homes” in the neighborhood, I think this should fit in just fine.							
	[name removed] you're aware that everything you're suggesting costs money, right? Thereby making it less affordable?	8			1			
	Hey [name removed], well aware. However, good design can be achieved with cheap materials that still create visual interest. Please refer to [name removed] comment for examples!	2						
	[name removed] Nothing like some plain homes to add to the “diversity” using your logic.							
	The structure must be affordable. Any unusual materials and design will substantially increase the cost to build. In Holland, for example, there are many such affordable housing projects that are equally simple. People there have gardens - potted, flower boxes, ground level, etc. - that add value and beauty to the projects. People can choose to do the same here.	2			1			
	Underground parking is extremely expensive to implement thereby increasing the cost of building exponentially - and negating the “affordable housing” aspect.	1			1			

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	No doubt the City will incorporate the usual boulevard trees or bushes if possible - as the city does everywhere already.				1			
	Underground parking does require extremely expensive engineering, construction and annual engineering checks and repairs to structures. As for people who choose to drive and risk damage from hail, etc. - that is their choice and one which the entire population should not have to be responsible for	1			1			
	We all live with the risks associated with winter hazards and always have - and always will. As for the costs of maintenance to underground parking, the costs to maintain safe structures is actually higher than above ground structures.				1			
	[name removed] real brick construction is very expensive, but does last ages. Most brick you see in Calgary is just applied as cladding over chipboard sheeting. Sandstone erodes quickly and is expensive to install.	2						
	[name removed] I agree. Affordable doesn't have to be ugly. Frankly, the asymmetrical roof probably costs a little more than a symmetrical one would.I don't understand why it was designed to	2						

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	stick out instead of blending into styles in the neighborhood							
	[name removed] "Underground parking does require extremely expensive engineering, construction and annual engineering checks and repairs to structures."? Prove it. Let's see some examples of those costs.				1			
	[name removed] You honestly assume that such underground structures are not more expensive to manage and maintain than above ground?!... I have a company to manage, but you're welcome to go online and defer to the official costs that reputable construction companies forecast for such builds and maintenance. ...Enjoy!				1			
	N.B. Your profile.....				1			
	[name removed] Stalker, much? Couldn't come up with a better fake profile name, I see. Sad.							1
	[name removed] Assymetrical might be for both visual interest and / or snow and rain run-off - but I'm no expert so defer to the				1			

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Comment	Replies	Likes	Love	Wow	Haha	Angry	Sad	Care
	architects who are required by law here to Build To Code.							
	[name removed] Your comment has been removed - but I shall endeavour to respond: As for my Nom De Plume, it is real and was acquired at birth, but thanks for the appreciation				1			
	[name removed] Nope. STILL there.							
	[name removed] "...but I'm no expert..." You said it.							
	[name removed] STILL waiting for you to back up your nonsensical claims about underground parking facilities.... All you have are lame, childish blather. Classic, fake profile, click-bait troll tactic.				1			
	[name removed] You're still harping in here?! Must be unemployed. As I said, you "should" be capable of researching these facts for yourself.				1			
	[name removed] Look at all the other "Cost Effective Low Expense" Construction Projects here and globally. It should be fairly easy to deduce how other cities and nations achieve the same.				1			
	[name removed] What? Are you trying to say that cost effective needs to be	1						

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Comment	Replies	Likes	Love	Wow	Haha	Angry	Sad	Care
	asymmetrical and/or ugly? Because that's certainly not true at all.							
	[name removed] As I said, you should back up your claims. That's what intelligent adults do.							
	[name removed] Ignore the troll.							
	[name removed] It has to do with the weather and in so doing, keeping it cost effective to maintain snow and water run off. What evidence do you have regarding this factor and the submitted design example as NOT being cost effective?!				1			
	[name removed] Then if you don't like the visual aspect of the "to code sloped roof" - you may wish to consult Architectural and Design experts for alternate opinions - if indeed they exist when factoring cost effective and weather into the structures. It will be far more costly to continue consultations and change designs ad infinitum - but hey, this project has nothing to do with cost, correct?!				1			
	[name removed] Again, I never said anything about Code. If this was asymmetrical because of weather or Code or whatever, don't you think that would apply to other buildings too? Do you see asymmetrical roofs on all new buildings? No. Because that's not what this is about. It's designed this way for "visual interest"	1						

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Comment	Replies	Likes	Love	Wow	Haha	Angry	Sad	Care
	only. It's not saving money, it's not safer. It just looks different. And I think it's ugly.							
	[name removed] You may not defer to Code but all construction here must adhere to our strict safety codes. There are reasons for building designs and if snow and water runoff is made easier with the style of construction especially if the build sticks to the necessary budget, then this is a factor that is fairly relevant. Remember: Low Cost Housing being the mandate.				1			
	[name removed] Not visible to me.				1			
	[name removed] The Alberta Building Code is available for free online. Find the part that says this building needs to look like that and we can discuss further. Until then, you're making up rules that don't exist.	1						
	Insert yet another laugh emoji. I gave business Enjoy your productive day. Perhaps I'll visit you et al when I am free again. A biento.							
	[name removed] STILL waiting for you to back up your claims...😏😏😏	1						

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	[name removed] I have a business to operate - but I have also renovated many homes and was required by law to apply for Permit and to build everything to Code. It is far more expensive to do it this way but the bylaws are in place for our protection from shoddy and dangerous work and materials. After the recent disastrous rain and hail storm, be sure that the Code for structure and materials will change and the requirements will be even more strictly enforced.				1			
	[name removed] She's in her own little world. She can't even back up her claims.	1						
	[name removed] I'm still waiting for you to show me where it says that in Code or City bylaw. Until you do that, you're just making up rules.	1						
	[name removed] Not at all. Building Code rules are there for the present and future safety of all.				1			
	[name removed] Yes, they are. But they don't say what you are claiming they do. You don't get to just make up rules that don't exist. Until you can show me that the Code says this roof has to be asymmetrical, I'm done discussing this.	2						

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	[name removed] She won't. I busted the troll for this: "Underground parking does require extremely expensive engineering, construction and annual engineering checks and repairs to structures." She won't, or can't, back up her delusional claims.							
	[name removed], builds can definitely be designed and constructed without the use of sloped roofs - but this project is "Low Cost" and as such, the designers may have incorporated the easier construction of sloped roofs to accommodate our climate change which now involves more rain and snow. I'm finishing a renovation for myself at present and we altered some aspects that will allow for long term water and snow protection - all of which has added considerably to the budget's cost projection - but absolutely necessary.				1			
	[name removed] Looks like you've been busted AGAIN....							
	[name removed] As I've said before, this roof design won't save money nor is it safer.							
	You've said yourself that you're not an expert yet you state your opinion as fact. You can't do that without backing up your claims with actual facts.	1						

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	My professional designation is PQS. You might want to google that before claiming to know more than me about construction costs.							
	<p>[name removed] Look up your own Building Code quotes. It's obvious you have the time to do so - so please do post all of the building code quotes here for all.</p> <p>It is copious in its entirety - and as I said, I'm busy. Again (!), this project is supposed to be Low Cost Housing 🏠 and this must be factored into the construction and materials. By all means, go ahead and publish here your Building Code information: I work with it daily with my Contractors on my renovations and sometimes, I pull my own Permits with the City.</p>				1			
	<p>[name removed] Back up your claims, or quit making them. Clearly, you've been busted, twice, because you can't back up your babbling nonsense.</p>							
	[name removed] She won't.							
	[name removed] SURE you do...							
	<p>[name removed] Laugh Emoji king, you jest about the need for Building Codes?!</p> <p>I'm wasting my time with your repeated</p>							

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	idiocy - so Blocking you. I doubt other intelligent people will take the time to respond to your inane emojis and unrealistic commentary so continue without me. I will be at all if the Town Hall meetings and liaising with my elected officials - all of which will be more effective than this. Good luck!							
Good use of space. Calgary needs more affordable housing in all parts of the city, so this is a great start.		13	1		1			
	we need mortgage paying jobs,	4						
	[name removed] Good Socialist bureaucrat	1						
I'm two blocks from this proposal (development is underway BTW)...parking will continue to be a nightmare, bikes on the balcony??? Runs the risk of a major eye sore...I'm all supportive of affordable housing - this doesn't make sense given our density issues already.		3						
I just read the parking space study. The assumptions are "ideal" but not realistic. If you will have 3 bdrm units, a		15						

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single parking space is insufficient. As well, it doesn't make sense NOT to have bicycle parking. If those units will be for families, how about a place for children to store bicycles? It is not easy to carry bicycles up the stairs to store indoors or on balconies.								
	[name removed] Low income urban families probably aren't rocking three cars and a boat... The need for one car is questionable given the location and presumed income requirements no?	6	1					
	[name removed] low income doesnt mean you cant afford toys what about their visitors?							
	[name removed] By definition it means you can't afford "toys." Surely there are a couple visitor stalls as well.	2						
	[name removed] lol that is your stereotype definition of low income. your profiling. depends what they do with their moneythey can afford vehicles. the issue is parking to say there is adequate parking based on hey they are low income they dont need it is well not right. If you ask me every complex should have a visitors parking spot. the city likes to build new communities with low parking spaces. stop the problem before it starts	1						

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	[name removed] [name removed] "low income" people eligible to receive subsidized housing should not own two cars and a boat while living in the most desirable community in the city to boot. If you think "how people spend their money" is not affected by income you are sorely mistaken.	3						
	[name removed] who said two cars and a boat that is your interpretation of what i said so you can fight your stance. i said toys and yes if low income families watch their spending they can afford some toys, usually high desirable location are more expensive then non desirable locations, we are talking adequate parking spaces .some low income families need two cars to survive. Bus service is not adequate for people working back shifts. so they have no choice but to budget for two cars.	1						
	[name removed] Your responses are so absurd I'm going to just block you now so you stop wasting my life.							
	Perhaps we encourage more people living inner city to bike, walk or transit to work?							
Also when I drive past it, it appears to be developing 1/2 that park space too		2						

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	Hi [name removed]. The green space adjacent to the development site is currently under construction, as Calgary Parks is improving the space to include a playground, plaza and an off-leash dog park. Construction will continue into August when the park will open back up for public use.	3						
...any chance we can lower the speed limit, put in a bike lanes and add some speed bumps when this is finished. Just need to make sure we are following full city mandate!		7			1			
	I know you are trying to be funny, but in the last few years the city did make changes to intersections on 20th Ave to slow traffic and make it safer for pedestrians. Mostly they bumped out the sidewalks so people don't have to walk as far to cross the street. If you want to go fast, 16th Ave is good. If you want to go faster and leave all the traffic lights behind the ring road is perfect.	1						
	[name removed], really?? 16 Ave is good to go fast???? That's the most idiotic waste of money [name removed] dreamed up yet...	3						
	[name removed],thank you.							

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	Oh dont forget to add extra stop signs too. There aren't enough of them!	1						
	[name removed] Widening 16 Ave kept more people on that road rather than on 20th and similar roads. Completing the W and N part of the ring road made 16 Ave safer because big trucks didn't have to use it. I live a few blocks from 16 Ave and I was skeptical at first but now I am pleased with the changes.							
Congestion, congestion, congestion! Who, in the City, will be looking after these homes? I get wanting to have affordable housing, but the City cannot guarantee that once the person in any of the units decides to sell, that there won't be an influx of more vehicles to the area. Then, they'll be parking in the Church's parking lot. Densification is all well and good, but, some consideration HAS to be given to the existing neighbourhood.		1						
Why are you asking for comments if you still do how you please , look at the Inglewood 12 story		4						

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project rejected by the community and others and still approved by the Council! Waste of time, energy and resources until you are voted out! You don't want opinions, you think you know better								
We have lived here for over 10 years right on 20th Ave close to the church and I cant say that we are excited about this project. Street parking has been a huge issue especially on the weekends during church times. Taking so much space away and cramping so many people in will contribute even further to parking nightmare. Not to mention of the housing value dropping down. Its pretty congested on 20th Ave already and I just think that this is a wrong location for this type of project, literally NO space. Difficult for families with children to enjoy with such traffic increase! We are		2						

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definitely NOT happy about this.								
There is more room for the parking lot then homes. Why not put the vehicles in a basement or ground floor garage and provide more units?		6						1
	[name removed] Low cost? However, you're right you could put twice as many houses here with an underground parkade...							
	Heck, if you're going with a three story design you could even have street-level garages with two stories of units on top. Anything but a surface parking lot. Expand the floor plate. If zoning prevents this, change the zoning.	1						
	[name removed] yes!							
	The cost of excavation, engineering and support construction - is extremely costly thereby negating the "affordable" aspect.	2						
	Excellent land space suggestion as is done in the Netherlands - but this construction increases the design and development costs significantly.							
	I could be persuaded if the financial calculations were displayed, but they aren't. But I would guess that the ground floor garage + two floors above configuration is more often avoided due to regulations prohibiting the height of the							

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	third story than economics. You don't need a ramp, you don't need a big dig... how much more costly can it really be, especially when you factor in the land value being divided amongst the increased number of units that could be accomodated?							
	I interpret affordable for the tenants, not the construction. The construction should be the best design and high quality as the objective is not profit, but rather multi-generational affordable housing, with reasonable upkeep managed by our governments.	3						
Cuts out a fair bit of the fenced-in offleash dog park but there is still plenty of room for pooches. People need room too!		1						
	That isn't an off-leash park...							
	Sure seems to be, that's why it's fenced.							
Madness government handouts appear to better than working and earning your self		1						
Fancy Army barrick. Big box. Color it up a bit.		3						
Hi City of Calgary, a fraction of the proposed development site has been used for many years		7			8			

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by the St. Joseph's Church community as a parking lot for its congregation. Without it, many church members will be forced to park on the streets during mass times, which many residents of the neighbourhood have openly opposed, to a point where some have stood outside their homes shouting at churchgoers about their dislike of this parking practice. To this extent, the church community relies heavily on this parking space to fulfill the needs of its congregation so as not to create any discord within the neighbourhood. With this land being used for the development of new housing, how does the City plan on meeting the needs of both the church community and the neighbourhood's residents? I would greatly appreciate yours and								

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Councillor [name removed] thoughtful and inclusive response.								
	[name removed] why should the city pay for land for a church parking lot? If the church wants to use that land, they could have tried to purchase it	34						
	[name removed] not only that churches don't pay taxes.	17						
	[name removed] why should the church get free use of this lot? And seriously.. a CHURCH is more concerned about parking to attend the services than affordable housing people can actually live in? WWJD?	8	1					
	[name removed] I couldn't agree with you more.	8						
	[name removed] churches may not pay property taxes but they supply tons of community support and volunteer services. Centre St Church provides staff and space for a Calgary Food Bank outlet in the NW as well as counseling and meals for homeless and low income people in the area.	5						
	[name removed] all churches are tax exempt, SOME churches give back.	5						
	[name removed] The church and congregation "deserve" no more free	4						

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	<p>parking than anyone who is not part of that church congregation. Let's give people free parking at hospitals instead, maybe?</p> <p>Also, the space is being used for affordable housing, which you seem to be fighting against... because the rights of mildly inconvenienced churchgoers apparently surpasses that of those who need an affordable place to live. Having spiritual beliefs is a right. Attending church is a privelege (and a tax-free one at that)...</p> <p>Now, if we are going to discuss the history of the catholic church (or any christianity/organized religion for that matter) then I suggest you begin with acknowledging the horrific history of the church, and weigh them against the supposed "benefits"....</p>							
	<p>Thanks, [name removed], for saying this. I am not a member of the church, however I did volunteer on numerous occasions with them through their food programs. In fact, many of the people on my street depend on the bread ministry and the St. Vincent de Paul food bank for their weekly meals. The church also serves many around the city who come for these food programs, and many church members were refugees who had</p>	3						

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	been given food and other work there. I am by no means defending a parking lot that goes unused for the majority of the week, however, A) know of the number of people who frequent the church from all parts of the city and B) the number of residents who have harassed church goers (some of whom are non-Christian but who go to the church for necessities such as food, work, etc). I am wondering about the frequency of future altercations between residents and church members during Sunday services and what can be done to reduce this.							
	well feed so many of these people who are of need	5						
	-does not want to give these people a home to live in because it's inconvenient for them to help them... what.							
	So you're saying this church doesn't welcome new members of the community then?	3						
	[name removed] not poor ones apparently	3						
	Take public transit to church	3						
	[name removed] Street parking is city property, regardless if it is right in front of your house. Residents should not be starting altercations about this. There is also a lot of zoned parking in this area. I really don't think it will be a big problem.	4						

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Comment	Replies	Likes	Love	Wow	Haha	Angry	Sad	Care
	<p>The laugh emojis speak volumes about those who negate the historical and current value of the church and the rights of the congregation to have free or affordable parking for able and non able persons.</p> <p>I agree that the church & congregation deserve to have free parking as they have had historically. That parking can accommodate others in the neighbourhood but should have time limits.</p>	1						
	[name removed] Don't these people "deserve" a place to live? My question is why isn't the church renting the lot	1						
	<p>They do indeed deserve parking at the institution that they have supported for generations and one which has supported the spiritual and emotional needs of its people for generations. The church also endeavours to be an integral part of the communities in which they share real estate.</p> <p>There are many church goers who are elderly and they deserve accessible parking.</p> <p>You insinuate and assume too much. I support accessible housing - but added my commentary regarding the grandiose extras that would far remove such a</p>							

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	<p>development from the affordable status that Calgary Housing aspires to.</p> <p>As I wrote, and you have neglected to acknowledge, the parking should be time limited and available also at certain times to neighbourhood residents such as valid permit holders.</p> <p>"A key principle of the Alberta property assessment and taxation system is that all property' is subject to local assessment and taxation. ... Government, churches, hospitals, schools and other properties described as eligible for property tax exemption in section 362 are examples of this."</p> <p>www.muicipalaffars.gov.ab.ca</p> <p>As for Hospital Parking costs, people can apply for extended parking discounts if they apply to the parking authority there. The hospitals choose to charge for parking - so you should address this issue with that business.</p> <p>As for the history of the Church, of course, no surprise here that you have personal issues with it - but it is all in a historical context.</p> <p>Many churches of today are a significant</p>							

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Comment	Replies	Likes	Love	Wow	Haha	Angry	Sad	Care
	<p>resource of support for both their congregations but also for members of the community at large including numerous addictions and homeless groups - as well as numerous other support services including free ESL education and assistance for New Canadians.</p> <p>If you're throwing shade at one, then the same negative history applies to all religions.</p> <p>Finally, you should check your reading comprehension as you are far off base and assume incorrectly in stating that I oppose and am "fighting against" affordable housing. Where did I state that?! Again, re-read my comments.</p> <p>I support affordable housing but knowing the cost of engineering, construction and building maintenance in relation to all the extras that some people are requesting, the affordability of such additions will very likely push those as yet unrealized structures well beyond the Calgary Housing "affordable" status.</p>							
	Wrong							
	So wrong.							
	The church is very much involved in							

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	<p>assisting people of low income, addictions, new Canadians, Free ESL classes for New Canadians and a plethora of other Canadians in need.</p>							
	<p>My insinuations and assumptions are based on your original comment here, to which I am replying to - which provided none of the "context" of this most recent response of yours. As such, I stand by my reply.</p> <p>Read my reply again, and you will see that, though I reference (or "throw shade") the catholic church in direct relevance to this article and your own replies, but I also mention the inclusion of all other organized religious organizations, including other branches of christianity.</p> <p>As far as hospital parking, this was merely an attempt to bring light to a parking scenario that is <i>*actually*</i> unjust by contrast. It is your choice to ignore that.</p> <p>Additionally, support for the community is not exclusive to any religious organization. In fact, there are plenty of community supports that are either non-denominational or even spiritualism-free. So, are churches actually necessary for doing good in the community? Good</p>	2						

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	<p>grief, no. And it can be argued that some community "good" done by religious institutions and practitioners is done purely under the self-serving desire to avoid eternal damnation, and NOT under the genuine desire to actually help anyone (hence my argument that you are fighting against actually helping people who's very survival and dignity depends on a place to live - a basic human need and right - whereas convenient church parking fails to even equate to that in comparison)...</p> <p>As far as the history of the church, I am *extremely* surprised that more people DON'T have a problem with the catholic church's (and many other religions) history. Horrible, horrible things have been done purportedly in the name of "god", and yet here are people complaining about not being able to park near an otherwise useless building.</p> <p>Religion is a right. A building, provided tax free, to practice said religion, is a privilege. The fact that the Vatican's net worth is in the BILLIONS while people are still struggling for a safe place to live, speaks to this privilege with such resonance, I am surprised anyone can ignore this.</p>							

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	<p>Well, your reply is as overly verbose as I was expecting. "...to which I am replying to" sic et al (you).</p> <p>As for the church, you initiated that POV.</p> <p>Per the desire for many good people - religious nor not - to "do good in the community, many actually do so not out of a desire to "avoid eternal damnation" but because they are compassionate people.</p> <p>Again, I am not "fighting against actually helping people....". Je ne comprends pas - but hey, you're argumentative just for the sake of it so have at 'er.</p> <p>As for the history of the church (again), the parking issue is completely irrelevant or it should be. The neighbourhood benefits by any additional free parking - and again, as previously mentioned by me, it should be Permitted to ALL neighbourhood inhabitants and Time Restricted.</p> <p>As for the "Vatican's net worth", again, it is irrelevant to this particular parking issue. As I established already, defer to the "net worth" or all the other religions. Nepotism in all groups, corporations, religions et al is a fact of life but most of</p>							

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	<p>us accept that our democracies implement many checks & balances to disallow such favouritism.</p> <p>I digress, the religious aspect that you repeatedly raise is irrelevant to this parking issue: the City will implement Zoned and likely Permitted Parking for ALL bonifide neighborhood inhabitants.</p>							
	<p>I didn't realize verbosity was an issue, since you seem well-read enough to understand - regardless of any communication errors on my part. Anyways....</p> <p>"[name removed] The laugh emojis speak volumes about those who negate the historical and current value of the church and the rights of the congregation to have free or affordable parking for able and non able persons.</p> <p>I agree that the church & congregation deserve to have free parking as they have had historically. That parking can accommodate others in the neighbourhood but should have time limits."</p> <p>***Negate the historical and current value of the church***</p>							

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	<p>The point I am making here, as I do think it is relevant and worth arguing, is you are suggesting that this particular church's value (and its parking privileges) is greater than the value of having affordable housing in the area.</p> <p>You cannot suggest that any religious institution and its parking needs has greater value to a community than the supply of a basic need... which is my next point: this church, nor any others, cannot possibly bring so much value to their neighborhood, as to negate the supply of a basic need for the sake of parking. The connection, which I'm not sure if you purposely fail to make or not, is that specifically the catholic church as a whole (which this neighborhood church is part of, and is responsible for by proxy) has done so much damage to society, that it has negated any value it could bring tenfold.... and its parking needs (anywhere in the world) could not surpass the importance for the need for housing.</p> <p>"There is no place to park" -Versus- "There is no affordable place to live" Not the same thing.</p>							
[name removed] The use of the word school gave		1						



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Comment	Replies	Likes	Love	Wow	Haha	Angry	Sad	Care
me a minor heart attack ??????????								
It takes up more park than this lets on								
	[name removed] The current construction is work in the park. I'd say this image is pretty accurate.							
Looks like low bid architecture								
Looks like an amazing opportunity for those of us who could never afford the inflated mortgages of most places on a working wage. More of this please!								
Hi City of Calgary, as a neighbor, I agree with the comments about it looking like big boring box. Colour to add interest and warmth does not cost more. I agree with the need for affordable housing, but I hate the parking lot style parking. I agree with the various suggestions of built in parking, and leaving more green space. Bike parking g would be a very good bonus, especially for this		3						

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demographic. I certainly had a bike before I could afford a car.								
Why has The dog park there been closed? It's stupid to have a perfect park there sitting while The city just dithers.								
	[name removed] It's not closed. There's access on the south side. Once the current park work is done, I think there'll be access on the north side again.							
	Hi [name removed]. We have good news – there will be an off-leash area after the park is redeveloped! While this space was not an official dog park in the past, we know that the neighbourhood residents have used it “unofficially” as a dog park. The affordable housing development is going on the former school site, not the former park space. The green space adjacent to the development site is currently under construction, as Calgary Parks is improving the space to include a playground, plaza and an official dog park.	3						
	That isn't a dog park. It's a playing field that was taken over by dog owners, and the city did SFA about it	2						

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Comment	Replies	Likes	Love	Wow	Haha	Angry	Sad	Care
	<p>City of Calgary – Your Local Government "...we know that the neighbourhood residents have used it "unofficially" as a dog park."? Why wasn't anything done about it? People USED to use it for playing soccer and softball, until it got too filthy....</p>							
<p>You've made all developments look like ghettos. You have everyone packed in like sardines. No wonder the virus spreads. You have forced developers to build single family right beside row housing. Then you expect the single family home to go for \$900,00, while right on their doorstep row housing goes for \$300,00. If I'm going to pay that kind of money, and the resulting property tax of \$8-9,000 a year, I'm going somewhere with more space, better neighbors, and peace and quiet. Even worse, you now allow every single family home to have a basement suite. The road is so littered with cars, you</p>		1						

Mount Pleasant Affordable Housing

Stakeholder Report Back: What we Heard

September 2020

Comment	Replies	Likes	Love	Wow	Haha	Angry	Sad	Care
can't even drive down them anymore. This used to be a beautiful city, now it looks like a dump. Good work City Planners.								
	darn those poors for ruining your life, right?	1						
	coming from living in NB for a few years where high end and low end, new and old housing are next to each other, I think it is less about poor people ruining lives and more about having a good mix of homes without causing Ghettos. The 3 storey 4 plexes with garages used for storage create a real parking mess, oh and lets add some at home businesses into the mix to make parking even worse.							
	[name removed] What a good little socialist you are.							
	[name removed] Nah, a good Socialist might suggest how you could leverage your personal wealth to do some good and create affordable housing in other areas if you think this plan isn't efficient.	1						
	[name removed] yep, right to the ad hominem attack when you have no facts, just bigotry							
	[name removed] Go [removed] yourself. I mentioned several reasons why I didn't like it, but the bigot that YOU are ignored the other reasons and twisted what I said							



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Comment	Replies	Likes	Love	Wow	Haha	Angry	Sad	Care
	into poor people ruining my life. You can also shove that up your [removed]. When I want some [removed] telling me how I can spend my money, and what on, I'll let you know.							



Mount Pleasant Affordable Housing

Stakeholder Report Back: What we Heard

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Twitter:

Comment	Replies	Likes	Retweet
Its amusing that the website shows a 2021 construction start date, when construction started before 2020 was even half over. Will input even matter, since it looks like the city is moving ahead with this as a done deal?		2	
	Hi - the construction you're seeing is on the City park (St. Joseph Pk) next to our site which includes a plaza, playground & new trees. We have not broken ground on the affordable housing development. This is the final engagement before the Development Permit application.	1	