

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

Project overview

On June 30, 2021, Calgary Housing Company will close the Rundle Manor residential complex. While Rundle Manor is a valuable asset in the provision of affordable housing, it is no longer practical to make major investments into the 40-year-old complex. Calgary Housing Company plans to develop new, modern affordable housing on the site.

The site meets key criteria The City of Calgary uses to select sites for affordable housing, including nearby community amenities like groceries, transit, schools, parks and recreation areas.

The City of Calgary is undertaking a feasibility study to determine the best way to design and operate new affordable housing in Rundle to ensure long-term sustainability.

With one in five Calgary households struggling to pay for housing costs, this redevelopment is part of The City's direction to ensure that low-income Calgarians have a safe, stable place to call home in all neighbourhoods across the city.

Engagement overview

This phase of engagement is the second of three planned phases. The first phase took place in September 2019. The initial phase was designed to:

- Inform the public about the project
- Share information about affordable housing in Calgary and the need for such housing in the community
- Ask the public about values they have with respect to the upcoming project

A report from the first phase of engagement can be found [online](#).

This phase of engagement was intended to share some designs with the public and get targeted feedback about the work that has been done so far in designing the new complex. The engagement took place from July 6 -24, 2020. Given physical distancing considerations due to COVID-19, all engagement in this phase was completed online. This included an online format to collect feedback from the public as well as to give an opportunity for them to ask questions of the project team. Four virtual live Q&A sessions were hosted on Microsoft Teams (though only three were completed due to lack of interest).

What we asked

Participants were asked to answer four targeted questions about the design:

1. What do you like about the design?

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

2. What could be improved about the design?
3. How do you think this design fits into the community of Rundle?
4. What do you think about the outdoor and shared spaces for the residents?

The online Q&A sessions focused on the questions asked by those who participated but these questions were asked in those sessions as well as far as time permitted.

What we heard

The themes outlined in this section represent those that were mentioned by a number of participants and rose to the top. All comments have been reviewed by the project team and have been included in the [Verbatim Comments](#) section of this report.

In terms of what participants like about the design, the following themes were discussed:

- Like the modern design
- Like the Mix of apartments and townhomes
- Improvement over what's there now
- Like the look
- Don't like the design

When asked what could be improved about the design, participants shared:

- Needs more green/open space
- Needs more parking/consider underground parking
- Don't like the look of the design (e.g. corners, too much white, institutional feel)
- Too modern
- Needs more balconies/more private outdoor spaces for residents

In terms of how well the design fits into the community of Rundle, participants said:

- Fits in well (either because of the design or offering affordable housing in general)
- Doesn't fit in (for instance because the design is very different from the existing homes)
- Brings improvement to the area/shows how Rundle could modernize in the future

When asked about the outdoor and shared spaces for the residents, participants explained:

- Looks good/adequate spaces – some participants felt that the amount and types of spaces looked adequate for the residents. These comments were mostly around the importance of having spaces for residents to gather or shared support for the courtyard spaces.
- Need more outdoor/shared space – other participants felt that there is a need for more outdoor space in the design. Some of these comments were around the amount of parking and concrete spaces that are planned.

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

- Needs a playground/more children's play areas
- Would like to see a community garden
- Provides places for residents to socialize
- Remove parking to add more green space

The notes from the virtual Q&As are in the Summary of Input section but mostly consisted of questions for the project team. The feedback that was shared by participants in these sessions also generally mirrored the feedback given by the public through the online form.

Given that this phase of engagement was unconventional because of considerations for COVID-19, social media comments were also analyzed to include any project-related themes that emerged. These themes include:

- Concerns, such as:
 - May be more suitable solutions or locations than this proposed complex in Rundle
 - About prospective tenants/eligibility for affordable housing
 - Unhappy with project in general
 - Parking
- Opportunities, such as:
 - Complex needs updating
 - Pleased with project/not unsupportive of affordable housing
- 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 input provided in this phase of the engagement has been shared with the project team and will be used as the design process continues. There will be a third phase of engagement in 2021 to present further designs at which time the public will have an opportunity to ask questions and provide comments.

Public meeting material

Shown below are the materials presented online for this phase of engagement:

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020



Welcome

Welcome to the second engagement for the Rundle Manor Affordable Housing redevelopment.

Project overview

On **June 30, 2021**, Calgary Housing Company will close the Rundle Manor affordable housing complex at 4225 26 Avenue N.E. for redevelopment into new, modern affordable housing. While Rundle Manor is a valuable asset in the provision of affordable housing, it is no longer practical to make major investments into the 40-year-old complex.

The Rundle site is a candidate for redevelopment as it meets the criteria The City of Calgary uses to select sites for affordable housing, including nearby community amenities like groceries, transit, schools, parks and recreation areas. The City of Calgary is not currently considering sale of the land.

The redevelopment of Rundle Manor will allow for:

- More units (145 units proposed in the redevelopment)
- Better integration into the community
- A mixed-income rent model

Current zoning: Multi-Residential – Contextual Low Profile (M-C1d100)

The schematic design for the Rundle Affordable Housing site is based on existing zoning which allows 3 to 4 storeys and 145 homes.

Rundle Affordable Housing

Stakeholder Report Back: What we Heard
Phase 2: August 2020



Timeline



Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020



What is mixed-income affordable housing?

The mixed-income housing model integrates different rental rates for units, from deeply-subsidized affordable housing up to near-market rates. By offering some units at near-market rates, housing providers can offset the operating costs of the lower-rate units. There are no differences in quality between units offered at higher or lower rates.

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 their 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.



Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020



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.

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020



What we heard from our last meeting

Through initial public engagement, community stakeholders and the public offered insight into the best way to design and operate new affordable housing in Rundle. Feedback gathered through an online survey and pop-up community event revealed prominent themes around the design.

The main areas for concern were:

- Concern with safety
- Concern with property management and tenant supports
- Concern with increased density
- Concern with increased parking challenges

Other common design themes:

- Ensure good urban design
- Ensure good building and unit design
- Ensure the availability of parks and open spaces



What is a redevelopment permit (DP)?

Each land use district has its own set of redevelopment rules outlined in the Land Use Bylaw. A redevelopment 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 DP 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

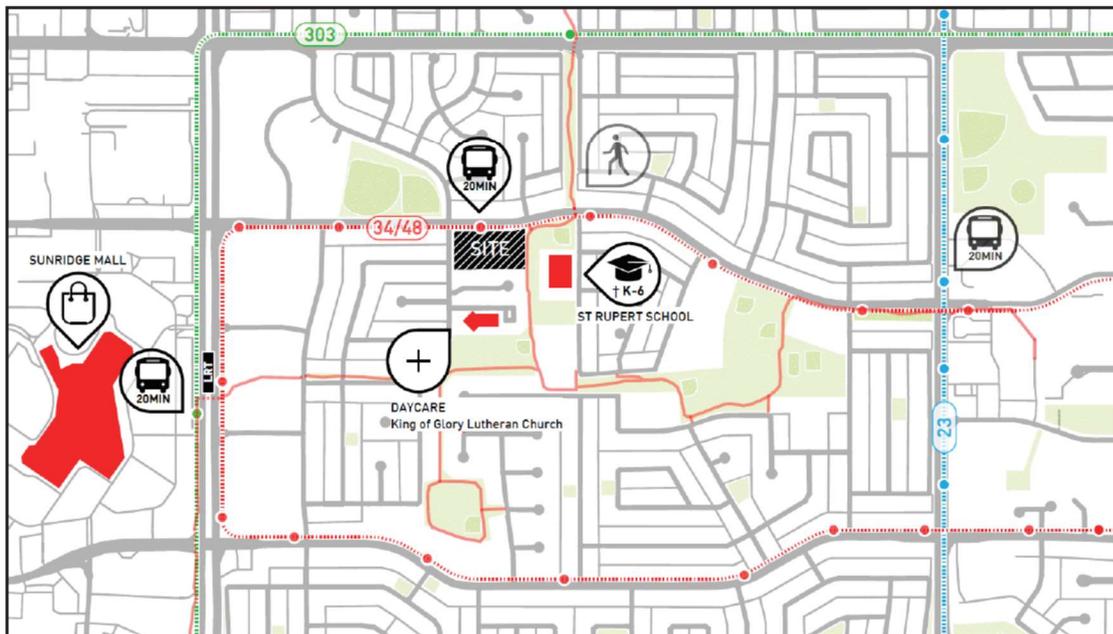
Once the DP has been submitted, a sign (Notice Posting) will be posted on the redevelopment site with information on how to provide feedback as a member of the community. The Community Association and other stakeholder groups will receive a letter from the file manager with a request to provide feedback within 21 days.

Rundle Affordable Housing

Stakeholder Report Back: What we Heard
Phase 2: August 2020



Rundle affordable housing redevelopment: **community amenities**



- Convenient proximity to amenities including transit, schools, grocery stores, retail.

Rundle Affordable Housing

Stakeholder Report Back: What we Heard
Phase 2: August 2020



Rundle affordable housing redevelopment: **design overview**



View from 26 Avenue NE

- A mix of 3-storey apartments and 2-storey townhomes, designed to integrate with the character of the neighbourhood.
- The 3-storey apartments surround the public outdoor courtyards, while the 2-storey townhomes reduce the building height to maximize direct sunlight in the public amenity areas.
- Public access to building lobbies and interior courtyards off 26th Avenue NE

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020



Rundle affordable housing redevelopment: **design overview**



View from interior courtyard

- The site, accessible parking stalls, and accessible unit locations have been carefully considered to provide access and usability to a wide variety of future tenants.
- Incorporates outdoor leisure spaces, open to residents and the neighbouring community.

Rundle Affordable Housing

Stakeholder Report Back: What we Heard
Phase 2: August 2020



Rundle affordable housing redevelopment: **design overview**



View from Rundlelawn Road NE

- Designed to create a sense of place, pride, and identity while producing safe and pedestrian-oriented interior and exterior spaces.

Rundle Affordable Housing

Stakeholder Report Back: What we Heard
Phase 2: August 2020



Rundle affordable housing redevelopment: **design overview**



View from park on east side of the site

- Draws inspiration from the existing homes in the neighbourhood.

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020



Rundle affordable housing redevelopment: **site overview**



- 145 units
- 21% of the units are designed for accessibility
- Private and public amenity spaces provide opportunities for connection
- Low maintenance landscaping with planting appropriate for the Calgary climate.

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020



Rundle affordable housing redevelopment: **site overview**



- One parking space per unit, 22 visitor parking spaces
- 1-, 2-, 3- and 4-bedroom homes in three storey apartment buildings
- 3- and 4- bedroom homes in 2-storey townhome buildings

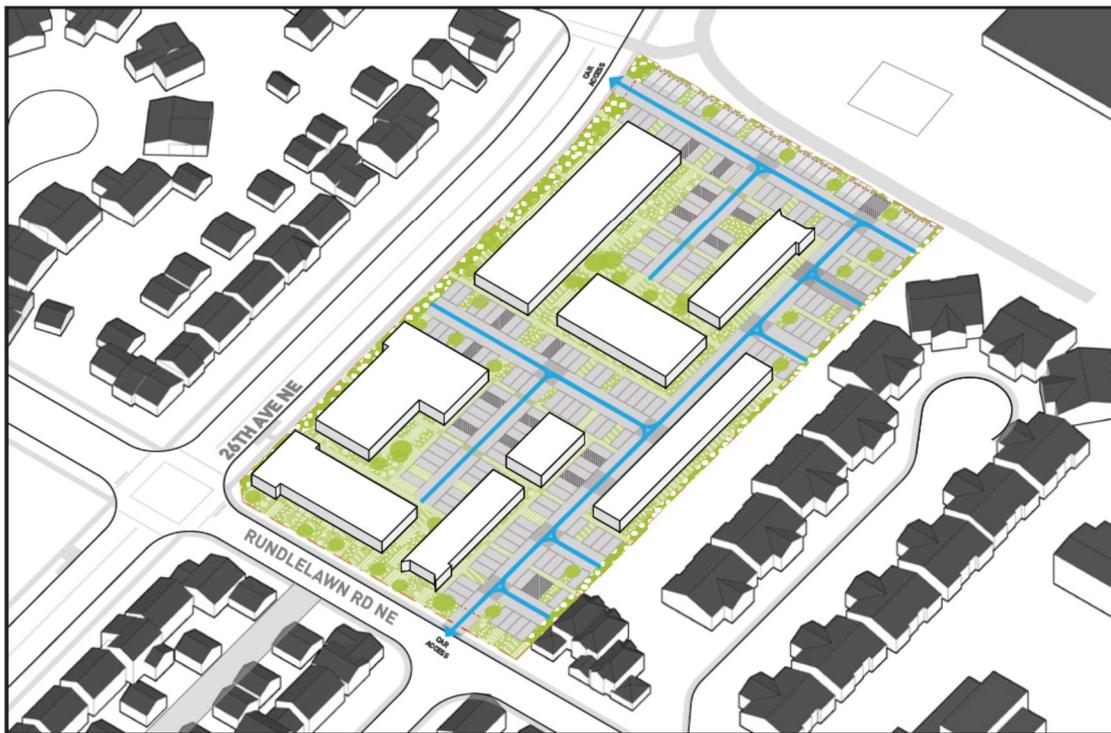
Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020



Rundle affordable housing redevelopment: **circulation**



Vehicle circulation

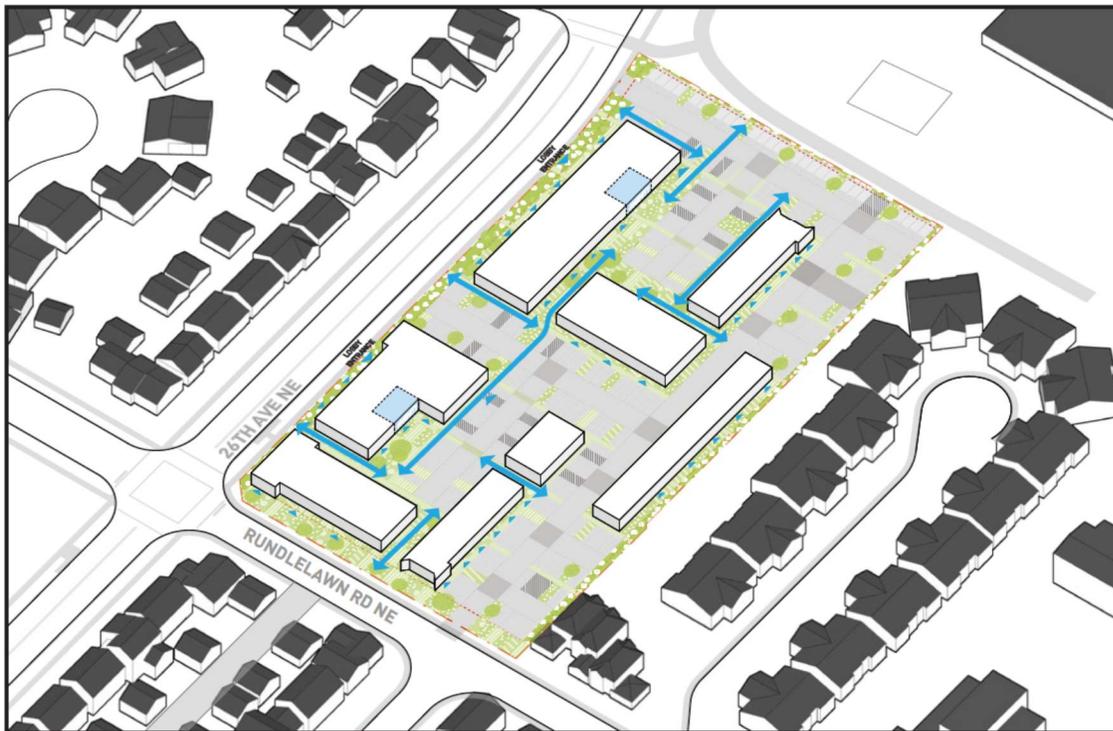
- The site is designed to provide multiple entry points into and out of the development to and from the sidewalks

Rundle Affordable Housing

Stakeholder Report Back: What we Heard
Phase 2: August 2020



Rundle affordable housing redevelopment: **circulation**



Pedestrian circulation

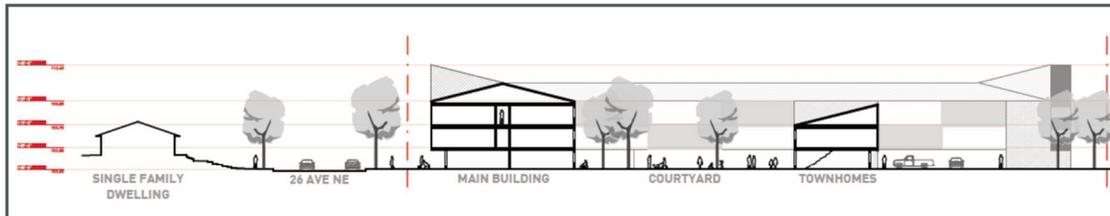
- Within the site, a series of pathways connect multiple outdoor amenity spaces.

Rundle Affordable Housing

Stakeholder Report Back: What we Heard
Phase 2: August 2020



Rundle affordable housing redevelopment: neighbourhood context



Building height

- Height responds with neighbourhood context

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020



Rundle affordable housing redevelopment: **safety**



- Crime Prevention through Environmental Design (CPTED principles) were implemented in site design.
- Circulation, visibility of public spaces, lighting, site maintenance and fostering community pride in the physical area enhances safety.

Rundle Affordable Housing

Stakeholder Report Back: What we Heard
Phase 2: August 2020

Calgary



Thank you!

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

Summary of Input

What Do You Like About the Design?

Theme	Example Comments
Like the modern design	<p>"It is great to see low-rise buildings with different architectural angles. It blends well with the community and yet, it modernizes the area. A bit modern, a bit retro."</p> <p>"Nice design, will modernize the area. Like the mix of apt condos and row housing."</p>
Mix of apartments and townhomes	<p>"I like that there are a number of different types of apartments to be occupied; I think it's good that there are options for single people as well as families."</p> <p>"I like the mix of apartments and townhouses. I think there is a shortage of affordable housing for families with lots of children, that need more than two bedrooms"</p>
Improvement over what's there now	<p>"I appreciate trying to revamp the community and create a safe neighborhood for families."</p> <p>"Just the fact that it would be new. The present Rundle Manor is quite an eye sore and an embarrassment to the community."</p>
Like the look	<p>"It is beautiful and modern. Combination of 2 and 3 stories is a good idea to maximize amount of people in an unobtrusive way."</p> <p>"Nice design, but too high for nearby buildings."</p>
Don't like the design	<p>"Not a whole lot, it is very institutional feeling and looks it should be offices not homes. It doesn't feel very welcoming. Why are there no balconies for families to have some outdoor spaces close to them?"</p> <p>"Not much, the modular design does not fit in at all with the neighborhood."</p>

What could be improved about the design?

Theme	Example Comments
Needs more green/open space	<p>"I think there should be more green space and play structures closer to the center of the buildings so kids are less likely to play on the parking lots or close to the street."</p>

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

	<p>"It seems there is hardly any green space. Small soccer net and simple play area would be well used by small children and youth. Most important, winters isolate immigrants. Common use room with play equipment, open to community programming, is a must."</p>
Needs more parking/consider underground parking	<p>"Parking. Our area already has SUCH limited street parking that this development isnt viable without an underground parkade."</p> <p>"22 visitor parking spaces, people will park their second vehicle there. I guess they can't have visitors there will not be any parking left. 21% of the units are designed for accessibility guess we forgot about seniors and disabled again."</p>
Don't like the look of the design	<p>"Dislike all the white. Top corner points on the building roof seems like an added expense that's unnecessary/unattractive to us. That feature doesn't fit in the neighborhood as you suggest. Lived here 20yrs and nothing resembles that aside from the mall."</p> <p>"Remove the peaks in the corners of the main building. Height changes are find but they should be square in design. There appears to be no balconies, why? There should be some brick accents and make the color more subtle, not gold."</p>
Too modern	<p>"I feel that the outer design of the building is a little too futuristic and minimalist to truly fit in with the neighbourhood."</p> <p>"I do not like the contemporary design of the building. I do not think that it will fit in the with established community of Rundle."</p>
Needs more balconies/more private outdoor spaces for residents	<p>"I think having balconies would be nice. Small balconies give residents places to enjoy the summer, grow some herbs, and store larger items. Bike storage is near the perimeter of the residence, could be a security concern."</p> <p>"more atmosphere of ownership? balconies? sense of individual identity to units? outdoor amenity spaces? it's a very big sprawling development with very little differentiation - feels institutional"</p>

How do you think this design fits into the community of Rundle?

Theme	Example Comments
Fits in well	<p>"It fits well, and I am proud to be a resident of rundle for 42 years that we can continue to diversity our neighbourhood and support our neighbours in thriving."</p>

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

	<p>“Fine. It’s unique. Good to have mixed affordable and market rate. Keep building more of these in all suitable locations around the city. Calgary needs affordable housing.”</p>
Doesn’t fit in	<p>“If it were a business building perhaps in a commercial area, but we feel it doesn’t fit in generally. Don’t know what homes you say to have drawn inspiration off of? A design similar to blue building in the slide is more fitting to Rundle, warmer, cheery.”</p> <p>“I don’t think it fits into the community. The design pictured would stick out like a sore thumb. I don’t mind modern designs, but modern still needs to fit the feel of the community. This is a calm and quiet neighborhood, and I hope it stays that way.”</p>
Brings improvement to the area/shows how Rundle could modernize	<p>“I think it’s a much needed face lift of the area”</p> <p>“It has natural materials; low-rise aspects; adds a boost of modernism without the soulless inner-core condo look. It doesn’t suggest class differences. Not utilitarian and boxy looking. Offers variety. A homey vibe. Hints at how Rundle can modernize itself.”</p>

What do you think about the outdoor and shared spaces for the residents?

Theme	Example Comments
Looks good/adequate spaces	<p>“The best part of the plan! Socializing and meeting your neighbours is a vital part of feeling you belong.”</p> <p>“there seems to be adequate space. As I said before, it would be even more helpful to allow some space for a community garden. Maybe a rooftop one, so to save space on the ground.”</p>
Need more outdoor/shared spaces	<p>“Not much is mentioned in the document about the outdoor spaces but for the amount of units I don’t think there is sufficient outdoor space. Seems to be more focused on parking. Less units/parking spaces, more outdoor. Any playground planned for kids?”</p> <p>“I am disappointed; more concrete than expected. Where is nature and green space around a home when one looks out to the parking lot from every angle? I understand the developer is trying to maximize housing and parking spaces.”</p>
Needs a playground/more children’s play areas	<p>“There is school playgrounds and ball diamonds but not enough play area in the complex for parents to supervise their children playing without leaving their home.”</p> <p>“I’m concerned that there is not play structure within and that the school’s playgrounds will endure quicker wear and tear. School playgrounds are paid for by parents, not the school themselves.”</p>

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

Would like to see a community garden	<p>"i think there should be room to build a small community garden within the complex to help residents of the building and the community connect with each other in a positive way."</p> <p>"A community garden in the project or a nearby community garden where they shared with the school kids would help to foster community relations with Rundle residents. Want to see school kids get into gardening and provide food to those in need."</p>
Provides places for residents to socialize	<p>"They provide connecting points for neighbours, that aid in creating community, is there plans for a community room within the complex for this to continue with incimate weather?"</p> <p>"These are great as every development should have these so residents can mingle"</p>
Remove parking to add more green space	<p>"Does not appear to have much (or any) green spaces for children or adults to play/relax outside. Some underground parking would be preferable to allow for more green space."</p> <p>"Not well designed. Too much focus on parking and no focus on green spaces. Fix that by hiring a permaculture designer. They're more creative than architects"</p>

Notes from Online Q&A Sessions:

- Main concern was the impact on property value and the community as a whole.
- Concerned about the transient population they've been experiencing and whether it will worsen with the redevelopment.
- Who will live there? Will there be families? What will the impact be on the schools in the area?
- Are residents vetted?
- What will the average rent be?
- Concern about property value came up a few times.
- Wanted to know about our connection with the community association and whether we're informing the CA.
- Wanted to know how Rundle compared to Rosedale. Interested in the experience in Rosedale.
- Designs look fantastic
- How has it been going with Cllr Jones?
- No views from the South – concerns even currently
 - Challenge – balconies facing homes to the South – sometimes there is swearing, parties, drinking
 - Children play near the adjacent homes and kick balls over the fence
 - Trying to keep a good relationship
- How close is the balcony on the 3-storey buildings?
- Question about the fence on the south property line

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

- Looking at low maintenance/long lasting fence option
 - Would appreciate trees for separation/privacy
- What's the height of the 3 storey sections?
- Is the mechanical room in the corner enclosed?
- Do the upper floors only have 1 corner balcony?
- What's the distance from the building to the south fence?
- Can be a lot of garbage near the property lines
- Have brought up upkeep issues to Calgary Housing, has been better in the last year
- How about the lighting in the parking areas?
 - Will need to provide lighting – looking at options to provide enough lighting without spilling into nearby properties
- How long will construction last? How will The City mitigate issues?
- Consideration of lighting
- Modern design is a big improvement
- Love the neighbourhood
- Parking concerns
- Quality of life – want the residents to have access to nice views, soft landscaping
- Lots of nearby greenspace
- Could there be a community garden?
 - Doesn't necessarily need to be right on east or south side
 - Lots of nearby unused spaces that could make a large community garden
- More green/soft landscaping on east and south sides
- What are the orange stripey things?
 - Screen for the balconies
 - Provides privacy for the balconies
 - Feedback – wouldn't personally want to have full screening on the balcony
 - Like how it's incorporated
 - Nice to get the full view
- Aren't private balconies for every unit
 - Provided private balconies for the larger units
 - Feedback – every single unit needs to have a balcony – especially in COVID days
 - Especially with mixed income – people will expect to have a balcony
- Design concerns
 - Like the idea of 2/3 storeys
 - Way too modern for the area
 - Will stand out – odd windows, looks like a modern jail
 - Blue apartment building is nicer
 - Might work in a newer area/one with a lot of redevelopment going on
- No yards for the townhouses
- Appreciate viewpoint of modernization/preservation

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

- Character of Rundle has changed – has become more inner city-ish
- Materials and maintenance – preference for lower maintenance materials

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

Verbatim Comments

Verbatim comments include all input that was received through the engagement and comments on social media.

The verbatim comments have not been edited for spelling, grammar or punctuation. Language deemed offensive or personally identifying information has been removed and replaced with either [removed] or [name removed].

What do you like about the design?

- modern
- I like how the building looks.
- I like the mix of apartments and townhouses. I think there is a shortage of affordable housing for families with lots of children, that need more than two bedrooms
- Nice design, but too high for nearby buildings.
- Attractive modern buildings will clean the area up.
- Pedestrians don't walk in straight lines. Try permaculture design. Affordable housing and market housing working together. Co-op housing is better than for profit
- The modern design is nice.
- I like the different levels of homes, thinking about families who can access this housing
- I like the town homes and apartments idea.
- I like the way the buildings are situated
- Nice design, will modernize the area. Like the mix of apt condos and row housing.
- I don't like the design. Way too modern for the community.
- Mixed units but how about young people trying to find an affordable 1 bedroom?
- Its new! Safety features are welcomed. Can be a dangerous area. Desperately needs something new even if we all don't like ultimate design.
- It's better then what's there now
- I like the idea that we are helping low income families
- The apartment should be lower . Too high and too busy for the area Ruin the neighborhood view
- Adds more units, good courtyard for outdoor space for kids and community
- Low rise,
- Just the fact that it would be new. The present Rundle Manor is quite an eye sore and an embarrassment to the community.
- It looks modern and has lots of parking.
- It is a big upgrade from what it is now. It is modern and nice.
- Anything over 3 stories is To high for the community. No higher than what is there now
- Multi levels.

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

- Modern and up to date.
- Looks good, very modern for the Rundle area. My question is: would the people living there fit to this particular design. There is another affordable housing on Rundlehorn that fits to the people living there. Simple housing.
- Visually appealing. Lots of parking. Good traffic flow.
- Not a whole lot, it is very institutional feeling and looks it should be offices not homes. It doesn't feel very welcoming. Why are there no balconies for families to have some outdoor spaces close to them?
- I like the idea of mixed apartments and townhomes and they are more modern in design
- Incorporating more green space and providing more units is great plus I like the look.
- The mix of style of buildings, the integration of a courtyard for neighbours to connect.
- That it accommodates more than just family's and utilizes the sun
- It's open and welcoming
- It is much better than where is currently at the location
- I like that there are a number of different types of apartments to be occupied; I think it's good that there are options for single people as well as families.
- Very little - The design incorporates too much density. You conveniently omit square footage. What do you mean by "Draws inspiration from the existing homes in the neighborhood"? - Generic crap! Also "Incorporates outdoor leisure spaces" - the pavement?
- Its cleaned than what's there
- I liked the architecture and the combination of 3-storey apartments and 2-storey townhomes. Not crazy about looking into the parking lots from all the homes (including the surrounding homes); it feels cramped, sterile and soulless.
- It looks like it will help a lot of people that need help with their housing cost.
- I like that it is updated and brings new life to the community
- I like the communal green spaces and the multiple housing options.
- Lots of open space
- A lot better than the run down units that are their now.
- It is beautiful and modern. Combination of 2 and 3 stories is a good idea to maximize amount of people in an unobtrusive way.
- Love the sleek look of buildings
- I appreciate trying to revamp the community and create a safe neighborhood for families.
- Very dissappointed in the design of the building. It will look totally out of place in Rundle.
- Modern design. Affordable
- I like the mix between apartments and townhomes
- Very modern architecture
- Nothing

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

- The low-rise aspect fits in nicely with the surrounding area. The materials look modern. The angles add interest. There isn't a "projects" look to the development. Greenery adds tremendously. Parking seems dispersed and less an eyesore. A lot of choice.
- I like the chosen location, as I do find it to be very close to necessities. I like that this central and visible location in Rundle will be made to look more cared for. I like that the parking area would all be connected.
- No thanks
- Unique look incorporating wood. Hopefully you will use reclaimed wood. You can also use hempcrete to reduce the carbon footprint and provide good insulation.
- It is great to see low-rise buildings with different architectural angles. It blends well with the community and yet, it modernizes the area. A bit modern, a bit retro.
- Not much, the modular design does not fit in at all with the neighborhood.
- Keeping the buildings to three storeys.

What could be improved about the design?

- more atmosphere of ownership? balconies? sense of individual identity to units? outdoor amenity spaces? it's a very big sprawling development with very little differentiation - feels insitutional
- its to high. the large white points on side of buildings are too high
- I think having balconies would be nice. Small balconies give residents places to enjoy the summer, grow some herbs, and store larger items. Bike storage is near the perimeter of the residence, could be a security concern.
- Less parking and more housing. I think only market rate units should have parking spots. Vehicles are very expensive (gas, insurance, maintenance) and your map says a bus stop is right beside the site
- Two stories rather than three.
- I think there should be some form of covered parking, even if it's as simple as assigned covered spots incase of hail again
- accessibility! will some wheelchair accessible units be built in it? Hope so!
- "360Natural survey" should be green spaces for children's playing and naturalization. This design is build around cars, not people. Move Parking underground and Greenspace aboveground. Solar renewable geothermal To lower energy costs.
- Parking. Our area already has SUCH limited street parking that this development isnt viable without an underground parkade.
- Better outdoor space for kids
- I think there should be more green space and play structures closer to the center of the buildings so kids are less likely to play on the parking lots or close to the street.
- The only problem will likely be parking and that means more cars parking streetside.
- I don't think the design fits into the community.

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

- Rethink parking locations and provide more curb appeal to integrate with community feel instead of separate looming complex.
- Dislike all the white. Top corner points on the building roof seems like an added expense that's unnecessary/unattractive to us. That feature doesn't fit in the neighborhood as you suggest. Lived here 20yrs and nothing resembles that aside from the mall.
- I think instead of focusing on big parking lots y not make underground parking so u can make a park on top for the kids to play in
- 22 visitor parking spaces, people will park their second vehicle there. I guess they can't have visitors there will not be any parking left. 21% of the units are designed for accessibility guess we forgot about seniors and disabled again.
- These affordable housing should be Scrap and discontinued. The current complex are okay as it. Why spend money
- Less parking - site has lots of access to schools, transit, shops. Could fit more housing or amenities if you didn't build it with as much parking. Parking/car ownership is most expensive transportation form, extra burden for low income households
- Too institutional looking. Hope there's good lighting. Can't see inside from street. Will increase crime, traffic, density
- Too modernistic for an older, established neighborhood.
- I think it's just important that it is maintained long term.
- I don't think there is enough Townhouses for families
- Will there be enough parking and a play area for children on site
- You need some 2 bedroom units as well...not everyone has kids or more than 1 or 2 children.
- Kids play on the inside, then housing, parking on the outside or as an underground parkade.
- I guess not cramping people into these units which after time begins to wear down quickly without continual maintenance.
- More green space. There is very little green space that isn't owned by the school boards.
- Personal outdoor spaces for families (balcony) so they can maybe have some plants, a space to make it their own. Families with children can have some outdoor time without having to leave the apartment.
- Nothing
- With online ordering being as prolific as it is I'd like to see a dedicated delivery location built into sites.
- its not very attractive
- Please see comments in outdoor and shared space
- Make sure there are as many visual areas as possible to reduce crime
- I feel that the outer design of the building is a little too futuristic and minimalist to truly fit in with the neighbourhood.
- Reduce the density. Typical city plan - ram low income people into Foreat Lawn (Southview) and Rundle (Rundle "Manor"). More "affordable housing in those two locations than the entire rest of the entire city by far.

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

- make the exterior fit in with the neighborhood better, it looks like a medical building not homes. Need way more parking options! I live 3 doors down and there's already parking issues including my driveway being blocked in by parkers for the complex.
- More trees and vegetations (include wildflowers for bees) on the perimeter of the development especially from the park on the east side of the site. The parking spaces on the perimeter are not eye-pleasing; they make the development look soulless and busy.
- have some sustainable resources like a place to do a community garden. Maybe even involve the rest of the area.
- Maybe a few more trees/flowers
- Not really a fan of the angularity of the design. The housing design at the beginning of the slides looks much better.
- I think there should be more townhouses and fewer apartments
- Parking, if not enough to accommodate tenants.
- It seems there is hardly any green space. Small soccer net and simple play area would be well used by small children and youth. Most important, winters isolate immigrants. Common use room with play equipment, open to community programming, is a must.
- More public space
- Less modern design, more accessible units (there is an aging population in this community and in the city and there needs to be units that accommodate that population).
- Remove the peaks in the corners of the main building. Height changes are fine but they should be square in design. There appears to be no balconies, why? There should be some brick accents and make the color more subtle, not gold.
- More spaces for meetings. More common areas to socialize and meet
- I do not like the contemporary design of the building. I do not think that it will fit in with the established community of Rundle.
- I feel they should be high rise to accommodate more residents
- All areas of the city
- More eye-pleasing greenery for tenants to see from their units. Use nearby (1-3 block walking distance) school green spaces to add community gardens, gazebos, gathering spaces. Make front entrances pleasing (eg., tasteful doors and home numbers).
- Is the vehicle exit onto 26th Ave a little close to the crosswalk? Are there more opportunities for pedestrian circulation on the south side of the site?
- No thanks
- The roof is unsuitable for solar panels with odd pitches. You are building for the future, so the structure NEEDS to have a low carbon footprint: solar, heat exchange heat/airconditioning, water capture as well as resilience to storms. Build it to last.
- I dislike the slate screen across the building (balcony). It makes the building look busy. Prefer clean line like tough frosted panels (with designs of AB native birds/flowers); open light and privacy. Want wall murals on the exterior buildings.
- a lot...it looks like an institution or hospital!

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

- No slated screens. Look ugly and difficult to clean. Also look too commercial and confine. We don't have many sunshine days as people like to think. We have more cooler and darker days in a year. Find other ways for privacy.

How do you think this design fits into the community of Rundle?

- no. its not easy to see any sort of relationship.
- it a good idea but its too high so it will look strange there
- The design looks nice but I am not familiar with the area
- Too high.
- I think its a much needed face lift of the area
- Yes. Accessible and affordable housing should be in every community. They should be near all amenities including schools, malls, grocery stores, church, hospitals etc..
- If rundle is next on the list for gentrifications sure.
- It...doesn't. The multiple entrance points are going to be an issue because that little corner has a terrible issue with crime. We don't want MORE crime and degenerates here. build ELSEWHERE
- It's a great wee bit high level and fancy for the community but an improvement will help community
- I think it fits in nicely.
- The design is too modern and does not fit in with the flavor of the community.
- It is a bit modern for the surrounding area, but will overall help.to revitalize
- I don't think it does.
- I feel the exterior could be improved to fit better with existing color scheme of homes in the area.
- If it were a business building perhaps in a commercial area, but we feel it doesn't fit in generally. Don't know what homes you say to have drawn inspiration off of? A design similar to blue building in the slide is more fitting to rundle, warmer, cheery.
- I think an upgrade is needed but cant u find other communities to place low income housing at so we can improve this community
- Not too sure
- Terrible. Ruin the neighborhood. Don't build these housing. Cost too much for the tax payers
- Fairly well, but could have more units to help fill the neighbourhood out more
- It doesn't. It will look very tacky and junky in a short time. Should have penalties for residents not taking care of it
- The design appears to be very modernistic; more suited to new neighborhoods like Walden and Seton with their squared off roof lines..
- I think Rundle could use a bit of a facelift: even though it doesn't match I think it would be nice
- I think it is great.
- We as a community have condos and low rentals all along 36th street and on 50th street and right next door is 2 more developments. Rundle has a large population for the streets and infrastructure now. We do not need more condos.

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

- Ok...but do not use white or light color. Gets dirty quickly plus gives vandals an open canvas for graffiti.
- Will make rundown look so much nicer.
- Too modern for the people possibly living there.
- The park next door belongs to the school board and has always been fenced off to the Manor. Has an agreement been reached with the school board to allow access.
- I don't think it fits well, the first picture in the attached document is what was more envisioned when I heard about this project.
- Very well
- It's a little newer design than the older parts of the community but I like the direction.
- It fits well, and I am proud to be a resident of Rundle for 42 years that we can continue to diversify our neighbourhood and support our neighbours in thriving.
- I'm not sure if it fits the community
- It is modern
- I like the integration of wood, and I like the U shape of the buildings.
- It doesn't! It only fits into Calgary City Planning philosophy of ramming low income and struggling immigrants into the North East quadrant of the city. Avg. household size is already 20% higher than the Calgary avg. and Visible Minorities 60% higher.
- community oriented. Safety, lighting is needed especially in this location.
- It is okay. The colour scheme looks "meh"--same old same old--no different than other developments around the city or other cities. Nothing special. Use more colourful scheme to pop up the area, mood, and atmosphere. Don't be afraid to use bright colours.
- Looks like it will fit just fine. much better than the existing complex
- I think this fits very well.
- The colour scheme is fitting for the area. If you had the units look more like the blue housing complex shown at the beginning of the PDF, it would suit the area better.
- I think the design is ok, but it will be the only apartment buildings in the entire community. I personally would rather see lower-density housing.
- I would hope it would bring property values up and encourage property owner to maintain their own properties
- It welcomes newcomers and those who need financial support, which strengthens Rundle. Rundle has many schools would could welcome youth and children. Soccer fields by Higgins would be well used. Close to C train is great.
- It creates a feeling of community
- I don't think it fits into the community. The design pictured would stick out like a sore thumb. I don't mind modern designs, but modern still needs to fit the feel of the community. This is a calm and quiet neighborhood, and I hope it stays that way.
- This architecture does not suit the neighbourhood at all. All buildings are square designs and would fit into the neighbourhood much better. Especially the townhouses, they look like a soccer dome cut in half.

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

- Immigrants like to socialize. It is important for socialization and adapting to life in Canada
- I think the mixed economic levels of the the site will fit in well with the community
- Fine
- No why not spring bank or mount royal they have the right to live in the other areas why put them in the slums is it because you feel they are low lifes without the money.
- It has natural materials; low-rise aspects; adds a boost of modernism without the soulless inner-core condo look. It doesn't suggest class differences. Not utilitarian and boxy looking. Offers variety. A homey vibe. Hints at how Rundle can modernize itself.
- While the sleek, minimalist design of the building does not exactly "fit into" Rundle, it will be nice to have to encourage community pride and upkeep. The walkability of the site will be what fits into Rundle best.
- Not at all
- Fine. It's unique. Good to have mixed affordable and market rate. Keep building more of these in all suitable locations around the city. Calgary needs affordable housing.
- It will fit better if there are more greenery (perennial herbs and flowers, fruit trees, column evergreen, colourful leafy trees), community gardens, and exterior arts (wall murals).
- It doesn't, the modular design is all wrong, stands out like a sore thumb and it is too tall as well.
- Soften the impact of concrete space especially the parking spots would help. More trees (or wildflowers for bees and beneficial insects) on the east side which shares the boundary with the school fields and walking path.

What do you think about the outdoor and shared spaces for the residents?

- a lot of children will be left unattended. but it looks nice
- OK
- It looks good
- Great outdoor space.
- Okay if you think it will be used.
- Great! good sightlines.
- It is beautiful. But in all honesty need to see how long it stays that way cause no one has taken care of this place I am in now. Never seen a Resident Manager on site until giving notice to close complex
- These are great as every development should have these so residents can mingle
- The best part of the plan! Socializing and meeting your neighbours is a vital part of feeling you belong.
- I like it
- Social outdoor spaces that are open and welcoming! A playground on-site would be excellent
- Looks nice
- I think they're great - it's fantastic to have a courtyard space for people to enjoy.

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

- there seems to be adequate space. As I said before, it would be even more helpful to allow some space for a community garden. Maybe a rooftop one, so to save space on the ground.
- Love it. They should be able to have a space for children to run around.
- Great!
- Looks fine.
- Great.
- It's nice.
- I think the shared outdoor space is a good idea. Give residents and chance to get to know their neighbours.
- Very nice

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

Social media comments:

Facebook:

Comment	Replies	Likes	Love	Wow	Haha	Angry	Sad	Care
The complex that exists there is an eye sore. Being a Rundle resident I would fully support updating it to almost anything.		28						
	[name removed] , i agree the place thats there is rundown and the owner of the property does nothin to take care of it.	2						
	[name removed] it's horrible. If you take the bike path behind St. Rupert there are holes in the fences, graffiti on the walls and falling stucco.	1						
I was disappointed to see that only 21% of the units are designed for accessibility. Also 145 units and one parking space per unit, 22 visitor parking spaces. This could be a nightmare for the surrounding area.		9						
	That complex has been there since Rundle was built. If there is no nightmare now then there shouldn't be one when the new complex is built.							
	[name removed] guess you didn't read the article to see how many more units there are going to be.	2						
	[name removed] I guess many of tenants would be using public transport.							
I like that the parking is off the street, there is a school park in the field adjacent to the housing project. Hopefully there is enough parking for all the residents? Don't mind the design but it's very different from surrounding area.		2						

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

If it's affordable housing it should be built to accommodate more people ?? the building seems too small to make a big impact for the lack of affordable housing		12						
I like that the parking is off the street, there is a school park in the field adjacent to the housing project. Hopefully there is enough parking for all the residents? Don't mind the design but it's very different from surrounding area.		2						
Why are the empty buildings downtown not be used for low cost housing		2						
I support the affordable housing project. Far too many hard-working full-time employees who still barely make ends meat.		3						
I rented there in the mid 90s the buildings were poorly constructed and ready for demolition back then. Remodeling a junk building is expensive and wont get the results.		1						
Isn't affordable housing an oxymoron Like shouldn't houses already be affordable?		12	3					
	[name removed] no, the rest of us working stiffs have to suffer with unaffordable housing.	5	1		1			
	Why is it being put in Rundle & not somewhere else?	1						
	[name removed] i think thy are updating the chicken coops that are already at that location.	3						

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

	Replacing existing condos I had a friend who lived in one and there were major issues Disgusted by the remarks about immigrants. We all immigrated from somewhere. FYI who lived there was a single mom	1						
	[name removed] they are demolishing rundle manor that exists there to replace it with this new rundle manor...							
	[name removed].It is being built to replace the existing 40 year old complex.							
	City of Calgary – Your Local Government Hi [name removed], this new development will replace the Calgary Housing Company housing already on this site. In general, we prefer to locate affordable housing near amenities such as transit, schools and groceries, and The City would like to have opportunities for affordable housing in every community.							
No balconies or patios? Not in keeping with the majority of the housing in the area; parking needs to be addressed; and why are the townhouses being torn down? Where will these people go?		4						
Who will the recipients of these affordable homes be??		1						
	[name removed] refugees!!! Non tax payers!!	5			3	3		
	Affordable housing should not be strictly in the NE of Calgary. Immigrants and or people who need who need low cost housing in Calgary need in More than one sector of the city. I would like to know as a property tax payer where these other units are other than in the NE of Calgary and why have this housing unit is only being mentioned and not others? If you continue to segregate low cost housing in one area the City of Calgary that is creating tension and why are you segregating like Native are made to live on Reservations.	10	1					
	[name removed] ma'am from the looks of it, you look like a refugee yourself. You should be ashamed of yourself lol get a grip.	12			3			

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

	Pretty sure that site is already Calgary housing. It's a former run down boardwalk property.	9						
	[name removed] yes that's a problem to which affordable housing has to be first given to a citizen that is having to afford to pay rent. Affordable means the tenants will be paying rent and not be on the tax pays dime!	5						
	[name removed] where did I say that I was proud to get the opportunities that "citizens" should get first. I'm a Canadian citizen. I was a refugee, I'm not going to resent where I came from. Now, was Canada not built on immigrants? What is a Canadian to you? I work and I pay my taxes just like you. What exactly are refugees doing wrong in your eyes? They're seeking refuge. I think ppl should be allowed to do that. If you want to be mad at somebody, you can blame the government for allowing access to immigrants and refugees. I didn't discriminate against anybody If anything, the person I initially responded to AND you are doing just that.	4			1			
	[name removed] you nailed it!	3						
	Hi [name removed], Thanks for your question. Rundle Manor will provide homes for low and moderate income Calgarians on a mixed-income model where some tenants pay closer to market rates and others pay rent that is set to a percentage of their income. The development will accommodate a broad range of tenants that could include families, couples, singles and Calgarians living with disabilities. Once the building is complete, Calgary Housing Company will manage the leasing of the homes. Tenants for the social units will be selected from Calgary Housing Company's waiting list while the near-market units will be advertised publicly on rental property websites.	3						
	City of Calgary – Your Local Government where in the City of Calgary are other affordable units other than in the NE of Calgary?	1						
	City of Calgary – Your Local Government .May I suggest that the City do a yearly audit on those tenants who are	5						

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

	subsidized because I have heard many times (I'm sure you have too) that some tenants make a very very good living and are still living in subsidized housing.							
	[name removed] I'm a proud refugee at that! You're too old for this. Have a good night. ??				2			
	[name removed]?????????							
	[name removed]??????????? !							
	[name removed] look at these comments sis I can't deal				1			
	Who got the most grip?				1			
	[name removed] uh you're too old cos you're on Facebook arguing. U don't have anything better to do?? Lmao				1			
	[name removed] I did say I was a refugee. I am now a citizen. Who tf are you? You don't know me from anywhere to question whether I'm a good citizen or not. , I said she was too old to be going back and forth with me on the internet, especially since she just copy and pasted what I said back. You're right, ALL people should have equal rights. Old, young, black, white, Asian, East Indian etc..., the list goes on.	2						
	[name removed] if I say again ohh ??????????							
	[name removed] girl I am talking to YOU! YOURE too old				2			
	[name removed] I know don't so now you're just lying, like I said, u literally don't have anything better to do lol				1			
	I don't need it baby! I'm beautiful just the way God intended it. You on the other hand can get sucked and plucked and plumped from head to toe and you couldn't even look half as good as me mama ??	1		1	1			
	[name removed] I'm good mama ???? it's beyond your bed time though!							
	[name removed] I'm good mama ???? it's beyond your bed time though!				1			
	[name removed] If i say again ohh.							
	[name removed] There are calgary housing units all over the city							
	[name removed] please name the communities							

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

	Time to move,,sorry but most people that live in affordable housing have no respect for the property and make it look trashey . Unless you have good management company running it and don,t let it go down								
	[name removed] That is so true,,there,s a few in the bridgeland apartment								
	City of Calgary – Your Local Government So this is going to be the same as the affordable housing in other areas where people CAN afford it but get away with paying next to nothing & then can't be evicted. Perhaps if you had stricter guidelines .this wouldn't happen.	1							
	[name removed] calgary housing is in all quadrants. I know of units in forest lawn, pineridge, ranch lands, woodbine etc. Here is a list of city of calgary proposed affordable housing developments and ones that already exist(mount pleasant , Kingsland, bridge land etc) https://www.calgary.ca/cs/olsh/affordable-housing/current-housing-developments.html	1							
	[name removed] - they have housing units in all quadrants of the city, not just the NE								
	[name removed] hes said that about REFUGEES because a very large amount that's on government assistance which is paid buy tax payer that's all and they seem get alot more services first								
	Gee is this a question that needs to ignored because there is no other communities beside the NE Pineridge and Rundle?								
	Sage hill and other high cost tax payers areas also need to have these low cost housing projects s for immigrants and refugees. Quit segregation-from Rich to poor because that creates racist and class issues. [removed]	2							
	[name removed] I agree 100% with you you!!								
	[name removed] most tenants trash these homes which really makes it hard to endorse more money for necessary housing... subsidized by way of income is a better way as far as keep from the continuing cycle of young buildings being torn down before their normal lifespan	1							

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

	[name removed] it is, yes	1						
	<p>City of Calgary - Hi [name removed], The City, in collaboration with our wholly-owned subsidiary, Calgary Housing Company, own and operate affordable housing throughout Calgary. Some of our recently completed developments are in the SW communities of Kingsland and Wildwood and the NW communities of Rosedale, Bridgeland, and Crescent Heights. Currently, we have affordable housing projects underway in Symons Valley, Varsity, Mount Pleasant, and Bridlewood.</p> <p>A listing of current and recently completed affordable housing projects is available here: https://www.calgary.ca/cs/olsh/affordable-housing/current-housing-developments.html</p>							
	<p>City of Calgary - Thanks for this question[name removed]. We certainly do not support having affordable housing options in only one area of the city. We have a Council-approved policy (see: https://www.calgary.ca/cs/olsh/affordable-housing/affordable-housing.html) that supports adding affordable housing options in every community in Calgary, over time. We believe in inclusive communities where people of mixed backgrounds and mixed financial means can live side-by-side as neighbours.</p> <p>Most recently, we have developed affordable housing in the communities of Rosedale, Wildwood, Bridgeland, Kingsland, and Crescent Heights and have projects underway in Symons Valley, Varsity, Mount Pleasant, and Bridlewood. This housing development in Rundle is not what we would consider “net new”, it is replacing affordable housing that already exists on this site. The existing property is nearing end of life and it makes more sense to develop something new (and cool!) and transition this housing to a sustainable, mixed-income model.</p>							
	City of Calgary – Your Local Government all							

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

	The areas you mentioned are not in the Sw so let me know what community in the SW are these same affordable housing								
	[name removed]that is a an issue with me as well. Check the info. What I have seen it is family's with incomes over hundred thousand a year. Sure does let the seniors out of luck.								
	Hi [name removed], yes, there is Calgary Housing Company housing on the site right now. The building requires significant investment and so it makes more financial sense to rebuild.	1							
	City of Calgary – Your Local Government nice try not you failed to answer the question.								
What aspect of this project makes it affordable housing?		1							
	[name removed] the low subsidized rents make it affordable housing....	1							
	Who subsidizes the rents? It would be better if we just built using less expensive technology and we could make housing affordable without having to subsidize. We would then have more funds for infrastructure ??	2							
	[name removed] looks good on paper, not as workable in real life. See “compromises” above.	1							
	Oh, sir I'm actually working on just that... but yer right, it's a huge challenge, and one I aim to overcome.								
	Understand I've been doing this since 2017, and my company is less than a year away from printing in Alberta. Your claims are unfounded.								
	[name removed] How many tiny homes could be built in this space?								
	[name removed] I would have to see the site plan to estimate that, and get information on actual sq/ft requirements. A good analogy would be about the same as the Atco/Homes 4 Heroes project in Edmonton.								
	City of Calgary – Your Local Government This is a great question [name removed]– affordable housing is defined differently across municipalities. According to The City of Calgary's definition, a household is in need of affordable	5							

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

	<p>housing when it earns less than \$60,000/year and pays more than 30 per cent of gross income on shelter costs. Rundle Manor is owned and operated by Calgary Housing Company (CHC), a wholly-owned subsidiary of the City of Calgary. It is not a private-market development.</p> <p>Once complete, CHC will manage the leasing of the homes on a mixed income model where tenants from diverse financial means are blended together. Some tenants will pay rent that is closer to market rate while others pay rent that is set to a percentage of their gross income with a minimum rent of \$350/month. There are no differences in quality between homes offered at higher or lower rates.</p>							
	<p>[name removed] I've been building things since 1994, and I'm quite confident that you'll find it more difficult than you're letting on to break through the majority of people's rigid thinking about what they will and won't accept in a home. I think this has become more adversarial than it should have... I think 3D printing is a great technology, and I sincerely hope you and your business succeed. I foresee some major hurdles in your way, but maybe I'm wrong. Frankly, I would love for it to turn that I was too pessimistic about humanity as a group, but it has yet to happen.</p>	1						
	<p>[name removed]. There 145 apartments and town homes in the complex.</p>	1						
	<p>[name removed]... they said the same thing about Tesla, and they said the same about SpaceX.. those who think something cannot be done will never give themselves a chance to do it. Other companies, such as COBOD, have already proven that point of view to be shared by only a very few number of people. For my company, I'm already designing for 2 projects we plan to start late in 2021. I appreciate your skepticism and see your point, and look forward to showing you a better way ?? (thank</p>							

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

	you for such a well thought out response, so rare these days)							
	City of Calgary – Your Local Government so basically what your are saying because the houses there are part of Calgary Housing, it is ok to throw everyone out on the street to build a housing project to house who you want in there. Or are you giving the ones who live there now first crack at a place in your building. Because if not, Shame on your all and this messed up city.	1						
	Those residents will be offered first to move back to the community. They were also giving two years notice about the rebuild so they are by no means being throwing out.	3						
	City of Calgary – Your Local Government please provide maps of the same projects in all the other areas in Calgary.							
	[name removed]so your saying as long as they were given a notice that it's ok to toss them out?							
	[name removed]I don't consider a two year notice being tossed out to move back to a safer structure.							
	[name removed]I would when this project is for affordable housing.							
	Wow Notice how the city is not answering my request.							
	[name removed]While we don't have a map available, we list our recently completed and current projects on our website here: https://www.calgary.ca/cs/olsh/affordable-housing/current-housing-developments.html . This is a great suggestion and we'll share with the team for consideration.							
	City of Calgary – Your Local Government the city has a mapOf the NE but not the SW of these Afgordable houses projects. Sounds to me there is no affordable housing projects in the SW and the City of Calgary is placing these low cost housing projects in areas they feel There will be no discord.							
	Is Pumphill, Roxbora, Signal Hill and the other Rich communities have any of these affordable projects being build in these communities. I bet it would be a BIG NO							

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

	way in hell these projects would never make it past the front door of Neshi door step.							
	<p>Hi [name removed], Wildwood and Kingsland are two recently-completed affordable housing developments in the SW, and a development of 62 townhomes is currently underway in the SW community of Bridlewood. There's still a critical need for more affordable housing and over time we're aiming to add housing options in all communities across Calgary.</p> <p>Wildwood: www.calgary.ca/cs/olsh/affordable-housing/wildwood.html</p> <p>Kingsland: www.calgary.ca/cs/olsh/affordable-housing/kingsland.html</p> <p>Bridlewood: www.calgary.ca/cs/olsh/affordable-housing/bridlewood-affordable-housing.html</p>							
And what exactly happens to all the families that live there now? Try remodelling what is already there instead of building that monstrosity! It does NOT fit in with the style of homes in the neighborhood and it is too tall.								
	the building is poorly built and horribly run down. I lived there for a period in 2016. The patio scared me it was so poorly constructed. It would basically be putting lipstick on a pile of crap. It needs to be torn down. The property is run by Calgary Housing (which is problematic already, such a poorly run company) and is already considered low income housing. My understanding is that CH would be relocating their residents.	1						
Rent control might be a solution to affordable housing..... just saying		18						
	[name removed] Yupp Agree							

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

	3D Printed construction will fix this, without the need for subsidy's. Unfortunately we're a couple years out still.				1			
	[name removed]it's an appealing idea, but I don't think it will take. People need to make too many compromises with a 3D printed house.							
	Bahahaha.... most landlords will just stop renting out their homes and there will be even less spaces available	3						
	[name removed], Could it be any worse than the horrible, mass-produced developer tracts that make up the city's sprawl, though? ??	1						
	[name removed] it's just a developer tract that's mass-produced in a different way.... ??							
	[name removed] Not at all, and if you do actual research instead of simply forming an opinion you would know differently. I look forward to proving you wrong. Companies are doing it right now, and COBOD has already seen profitability. Education before opinion, sir.							
	[name removed] They laughed at Elon Musk too - you will all learn!! (insert evil laugh here ??)							
	for the record : Scott Isaacs has zero experience, and zero idea what he's talking about.	1						
	https://3dprint.com/268614/cobod-profitable-and-reports-strong-growth-in-3d-printed-construction-d/?fbclid=IwAR1tfhHWkX9LdTt-y2ID41SGYtHX3Hj80dS8xvtaA9EZOWms5rdW0ApR7Q							
	[name removed]no need to break out the ad hominem attacks just because someone dares to disagree with you. And as it happens, I work in construction and am well aware of the state of the art in 3D printed homes, as it will potentially impact my livelihood. Having seen what they're building, my educated opinion is that they will not catch on with the masses, at least in North America, for a long time if ever. The fact that you assume I know nothing and am basing my opinion on a snap judgement is, ironically enough, you formulating an opinion based on a snap judgement and no information.							
	[name removed]oh, I see. I'm disrupting your marketing strategy. Sorry about that, but the fact that you can make							

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

	a profit selling to a niche market doesn't make your product a sweeping solution to all of society's ills.							
	[name removed]also, just to be clear, they're still laughing at Elon Musk							
I think people need to realise that a great majority of us are only a few paydays away from homeless. I would love to have a nice place to call my own , however I am low income and can't afford my own place. I pay my bills I work hard and to some of you that makes me a criminal. Well off and middle class can be criminals too.		1						
I think it's great as we need more affordable housing as I for one cannot afford 1000+ for rent as I cannot work so I am on disability								
How can i be a recipient		1						
	Hi [name removed]- you can find more info here: https://calgaryhousingcompany.org/							
these are the houses the city is going to tear down and put people on street for the redevelopment of affordable housing.		2						
	they are run down condos	1						
	[name removed]agreed, easier and cheaper to renovate and spread the money around the trades as opposed to out sourcing to one plus the development site serves its purpose. Lastly lets consider the landfill.							
	it is already low cost housing, where are these people going to get subsidized housing ?							
	[name removed]Calgary housing has probably relocated some to other places. They were also given 2 years	2						

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

	warning so they had time to come up with a plan. I'm sure they will make sure the people don't go homeless							
	These need to be demolished...they are run down no upkeep at all on both rental company and renters they are an eye sore and most are full of cockroaches							
	I've lived in these a couple years ago. They are horrible ugly multi unit housing that a so run down. It's already run by Calgary Housing so is low income.							
What about Elderhouse in Inglewood? Assisted living for seniors/elders? We're "shovel-ready". Waiting on the UCP and the Feds for their share of the funding. It's been two years. ??		9						
I will pass. Next move is out of Calgary		3						
I wonder why they need to cramp low income in this area ! It's a shame to destroy an area I'd like to see low income somewhere else in the city ! They already have enough here!		2						
What other neighborhoods are they intending to build in?		2						
	City of Calgary - Hi [name removed], The City is currently building 62 new affordable homes in Bridlewood, and planning 16 new homes in Mount Pleasant. These developments are part of a Council-approved policy that supports affordable housing in every community in Calgary.	1						
If our local elected officials don't stop raising taxes, we're all going to need affordable housing, since owning a home is their way of getting people to pay for their pet projects.								
I bet it wont be the same design as it is in the picture		1						

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

Just gone through this with the old midfield park site ,went to all the meetings voiced our opinions and the city did exactly what they wanted to do from day one		5					1	
	[name removed] I hear you and right you are	2						
	[name removed] agree it's just a great way to say we want your opinions. Bunch of bull crap	1						
	[name removed]I so agree with you [name removed]. This one just seems to be way off base to me. The city DOES do what ever some manager thinks is going to keep them working and is able to present it to a bunch of nicklehead council members and our mayor in words they let on they understand and pass it. How many time does this mayor and council hire consultants to look at resurfacing an existing sidewalk but they want us to give them our feedback on this? We are the ones paying the tax. They are the ones spending it and it is just so easy to say "we took it to the citizens"	1						
	Your exactly right [name removed],it's very frustrating !							
Seems to small. How many people are expected to live there? What is proposed rent maybe I missed that.								
	[name removed]rent is a percentage of the persons income minimum being \$350 a month. Though some units will be for others who can actually afford close to market prices so those prices probably wouldn't be known until construction is done							
I think it focused too much on parking and not enough on building community. I'd rather see an underground parade and green spaces. The "360 natural Surveillance" space shouldn't be parking - it should be children's parks.		9	2					

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

Follow Indigenous Architects Douglas Cardinal's lead; cars on the outside, people on the inside and children in the center. OUJE' BOUGOUMOU VILLAGE http://www.djcarchitect.com/work								
yes! I agree! I live in this complex. we have a lot of families with small children and they have little space to play. often times they are in the parking lot amongst the cars and I am always worried about their safety. The parents are always tell them to stay away from the parking lot but they really have no where to ride bikes and play right now that is with in a parents view. I think space with a little playground would be better.	1							
[name removed]. You will be displaced when this project starts, has the city made arrangements to where you are going to live during the building phase ?	1							
[name removed]yes we were informed last year. When we moved in we did not pay a damage deposit. So as a result our rent is reduced to allow us to save so when we move we have a security deposit. When we renewed our lease this year. we were informed again that we cannot stay after June 2021. They have been very upfront that this project is going to happen and we will need to move and have given us information on attainable housing and alternative housing options.	3							
[name removed].Thank you. I hope your family and all the other people who are going to be displaced get to the front of the line for their housing. It's not like you were kicked out for good reason so I hope the city can do a lot to relocate you.	1							
[name removed]great question	2							
I can have a decent place to live now [name removed]!								
Agenda 21					1			
How the tax payer are going to effect by this project								

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

<p>Will bring our property down in value, plus we have enough troubles in this are. It's nice to have affordable housing for people but I just can't see why can't they ever put affordable housing in any of the ritzy areas hmmm</p>		5						
	<p>[name removed]there is affordable housing complexes in each district in calgary ??</p>	1			1			
	<p>Theres affordable housing where this is meant to go as is. And the current ones are an old run down boardwalk property. If anything this would help your property value</p>	2			1			
	<p>[name removed]McKenzie Lake has affordable housing and the residents even get access to the lake, soon affordable housing is in all manors of neighbourhoods in Calgary.</p>							
<p>I think it's long over due that so called affordable gangsta housing was put in Britannia... mount royal... bankview...Scarborough... pump hill... Bonaventure... Acadia... Spring Bank ... there's far too many so called affordable housing units here already...i think nenshi and everyone else in city hall should have to sit in traffic on 32ave to cross 36th st everyday during rush hour... or drive the entire 20 blocks from memorial to McKnight for them to learn what absolutely horrible logistics and design feels like.. No more people in this area!! We're FULL ALREADY !!!</p>		2						
<p>Most of us in Rundleview work hard to own a nice home. Then</p>		2						

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

the city moves in a pile of affordable houses. As a x bailiff I spent a fair amount of time dealing with the drug using night shadow thieves. Why is it always N.E. Calgary that gets all the problem people.								
	[name removed]the closing of the general hospital was the 1st step in the wrong direction. The transients from there moved here for access to the hospital. Our homes are already under value. This will just make matters worse. There is several areas in Calgary that this would easily fit in.							
	[name removed]I can guarantee you the city has problem people all over the city it's just not Rundle. There also is Calgary housing all over the city they are just taking a beat up place that is already Calgary housing and making it better for the people to actually live in							
	[name removed]agree it's where they want the crime and where there is poor there is always crime. Would never build in the richest areas. The NE is paying pretty dam high property tax so don't let your voice be shut down.							
Just convert empty buildings ffs . Who's paying for this ?		3						
	[name removed]Who do you ??							
	[name removed]that's what I'm affraid if	1						
overpriced garbage. these units have the worst materials and still cost more than new private condos with better finishes. why is it designed like that. simple is all we need especially when most units will be destroyed by ignorant trash. wasting the free amenities like heat... I see the units with the doors and windows wide open in the middle of winter for much of the								

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

<p>day, they dont pay for gas so why not, they dont care if the pipes burst, or the garbage they love to throw all over the place, playgrounds near by littered to the point of disgusting. more oversight is necessary to ensure gross and disrespectful tenants be tossed out asap</p>								
<p>Affordable housing is a joke and so is low income housing. They are only meant as a stepping stone to help you get back on your feet but a lot of a people abuse it and use it for many many years not to get any farther ahead (on purpose) . I personally know a person in Calgary housing who has adult children she still lives in a 3 bedroom house and only pays a few hundred dollars a month when she shouldn't be living their since her kids are all grown up and getting incomes</p>								
	<p>[name removed]are her kids living there??? Cause I know someone whose son turned 18 and he was going to be made to pay a amount of money for rent. I thought this was a common thing with Calgary housing</p>							
	<p>Yes 2 out of the 3 live there and her rent is cheap still</p>							
<p>How do you apply to get on a list</p>								
	<p>The city of Calgary - Thanks for your interest [name removed]! We are not at the point of leasing this property quite yet. That will happen when the new development is nearing completion. We don't maintain property-specific waiting lists, but you can find info on applying for subsidy programs and about market-rate-rentals (no waitlist!) on</p>							

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

	the Calgary Housing Company (CHC) website at: http://calgaryhousingcompany.org/							
Why in the North? What is wrong with some of the new developments that are being built start to have to add an affordable living complex within the new site?		3						
	Do you have a problem with something being built in the north. I guess you live elsewhere than the north. It seems that the north gets the shaft a lot for various things and you seem miffed at the north is getting something new.							
	[name removed]we in North calgary always get shafted. It's like we the ghetto of Calgary. But those who think that are blind. I would never trade north calgary for any other part of city.							
	they are all over the city. Here is a list https://www.calgary.ca/cs/olsh/affordable-housing/current-housing-developments.html							
	[name removed] they are ALL OVER THE CITY!!! seriously do some research. This is already Calgary housing and it's a fricken disgrace. They are taking it and making it better for the people who actually need to live there							
Affordable housing can be purchased and they can control the rent. New builds are not needed because the majority are destroyed within 2 years. Also Who gets to live in these homes is another story because meeting guide lines is almost impossible for qualifying unless your a immigrant and the only ones benefiting is a immigrants or refugees. The NE is full of immigrants already so these		15	1	1				

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

projects need to be spread all over Calgary instead of zoning in the NE.								
	[name removed] si true!	1						
	[name removed] What a gross way to think	3						
	[name removed]wow you really need to get your head out of your assets. Do you live in the NE and if you do their is thousands that need affordable housi ng which are not immigrants or refugees!	1			1			
	Moments before writing this comment.	1			2			
	I live 2 blocks away from this development - which is ALREADY AFFORDABLE HOUSING - and vehemently disagree with anything disparaging said about my neighbours. They're lovely humans, most have been here a really long time and some are newer to Canada. I also know 3 families who live at the property they're looking to overhaul, and 2 of those families are white and the third Indigenous. Not sure where this idea that only immigrants can get into affordable housing is coming from, but I'm willing to bet that it's not fact based. I love my Northeast community.	7	1					
	[name removed]you should only post when you get the actual facts correct instead of assuming and going off				1		1	

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

	info you were told by your neighbours. If your want to support good for you but I don't and a lot won't either. The NE has enough segregation on immigrants so it's time to quit segregation like reservations and we wouldn't want to only place these new comers as you call them to only the NE!							
	You do you, [name removed]. But might want to get some facts yourself about how affordable housing works.	1						
	Amen [name removed]							
	[name removed]If affordable housing were owned by individuals managing whole buildings especially selecting tenants wouldn't be easy. And owners would make own rules too. Later when this first owners may decided to sell speculators could get them and do you think they care about selecting tenants? I think those multiple housings should stay under control of city.							
	[name removed] did you read my question? . In what other communities in the city of Calgary are there these same affordable projects besides in the NE. The city should be making these same projects in all of Calgary not just the NE or SE!!!							
	I know some communities that have supported housing like Dalhousie, Ranchland in NW and downtown, Glendale and more in SW too. Think about Chinatown or Bridgeland (Italian Community) first immigrants from those countries formed their own communities because they can help each other in foreign land then businesses started growing. Some immigrants especially from Middle East started to settle in NE they grow as bringing families, friends or attracts new comers for convenience and support. Government didn't place them in NE nor SE, they chose by themselves. After all local people who have been living the community for long time may feel like they have been invaded but that's what happened. Of course people have to respect each other to make good community for everyone.							
	[name removed] Do you work for the city of Calgary?!							
	I don't work for city nor government.							

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

	[name removed] this post was from the city of Calgary so I would like a reply from The City officials who posted. I do appreciate your reply but the city of Calgary needs to answer the questions.							
How will this effect property value and crime rates? I know that, unfortunately, other low income housing projects like this have attracted an unsavory element to their respective neighbourhoods. How will this be prevented? I know women who don't feel safe in/around other low income housing because of drugs, drinking, assaults etc. As much as I want affordable housing for those who need it, I don't want Rundle to become an unsafe area.		1						
	[name removed] at one point,I had to live in a low income house project. It was better than anything I had before. It was the complex on 64th av and center. People took very good care of it...just saying	1						
	[name removed] That's good to know. I've only hear the horror stories from friends.	1						
Why demolish structures that appear to be multi house units? The redevelopment will not be completed for years and if our existing council is any indication it will be the works for years. Where will the low income people be placed while they wait. Our city council forced mobile home owners out of their homes on 16th Ave. N.E. only a few years ago promising them a		1						

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

<p>place to put the mobile homes only to tell them "here is a couple thousand dollars your on your own". The property is still vacant and owned by the city. Could it be that that property is prime..who wouldn't like to live on the hill with the view of the mountains and city so certainly to good for those with lower incomes. I'm sure the city owns many many pieces of property all,over the city that has nothing on it yet they want to demolish and re build in N.E. only. I say NO. Take a look at the qualifications for the new units. Low income earners would consider themselves rich if they were making over \$30,000. a year never mind \$60,000.00</p>								
<p>That's already an affordable housing area..... What happens to all the people currently there. Out with the old in with the new I guess.. Kind of dumb if you ask me, this will forsure change the lifestyle of all the folks currently living in that area.</p>								
<p>1 stall per unit - won't be sufficient for a household of 3 or 4 bedrooms .</p>								
	<p>[name removed]that's all that's given with. Calgary Housing. If you are in Low In come housing wh y would you have 3 to4 veicheles? Those other rooms would be used for kids not other adults</p>	3						

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

	[name removed] as a low income person, we are happy that we manage to have one vehicle. We don't need 3 or 4 parking spots. A second vehicle would be so out of budget it is a dream. Though yes, if they had some extra spots to rent a second parking spot for those who do need and maintain two adults working and needing two vehicles that would be nice for 5-10% of the occupants. As they mentioned some of the rentals will be near market value for those who can afford more. That may be because they both work full time. I do like that this complex is near an lrt station for those who use transit.							
	[name removed]i think to have 2 working adults full time realistically you wouldnt qualify to live there at their guidelines would you? maybe im wrong but 60000 could more easily be met with 2 working fulltime.							
	[name removed]I missed that max then. I thought the close to market value were available to anyone to help the subsidization of the other low income apartments.							
What other community in Calgary and explain why the city of Calgary is building these units in the NE								
	why don't you use some initiative and do the research . https://www.calgary.ca/cs/olsh/affordable-housing/current-housing-developments.html							
	It's already Calgary housing. They are in dire need of a fix up as it is. They plan on making more suits and having some at near market value so it's not necessarily all low income people. Also if you did your research you would find out they have many projects and future projects in many areas of the city	1						
	[name removed] do you work for the city of Calgary? If you don't than I would advise to keep your mouth zipped. This is a post where the City is asking for opinions!				1			
	[name removed] like I said do you really believe the city is posting all these same projects in Calgary. I would like							

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

	the City to reply with all the other area with maps just like this one!							
	[name removed] they already responded to someone about the 65 homes they are finishing in Bridlewood if you actually looked up the Calgary housing application you would see the have low income housing all over the city							
	This is replacing existing housing that has been there for years It was built during the boom and was slapped together hence the fact it's cheaper to rebuild than fix.							
	[name removed] if you don't work for the city please keep your comments to your self							
	Good idea							
	Parking is a HUGE ISSUE in Rundle due to the STAFF AT THE PLC using our community as their personal parking lot. This complex would be one block away from me and housing how many with how much parking? So should I move now cause I'll probably never get street parking again?	1						
	Spread these affordable housing projects throughout Calgary, not just northeast.	2						
	[name removed] they already have...							
	The city of Calgary should develop under utilized and vacant commercial towers in downtown Calgary than to build more structures. Ridiculous	7						
	Ok do you know ANYTHING about building that is a nice thought but it's not as easy as it sounds you know.							
	Sure do [name removed] . Never said it was easy, but the millions of dollars to build in Rundle could certainly be used to redesign , including , plumbing HVAC , filtration ,electrical to numerous vacant floors. Just saying	1						

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

	. Multi use towers are the future . And what better time (30% vacancy rate in the core) to start. Just saying!							
	All of the amenities you listed are not being delivered in the 40 year old existing buildings. So they will tear down the old and build new. Multi use towers are great...but they wont give up the billion dollar downtown properties... what do you think pays for the suburban builds like this one?							
Would be nice if actual Calgarians living here in poverty for years could get that as priority.		2						
Have you seen that "affordable housing" ISN'T? Keep up the good work for those whose need it but NEVER GET IT, City of Calgary!!		3					1	
After spendshi lost the olympics and the pretty much arena he is looking for his legacy project, Nenshi it's time to go your time is done. What was a nice city is now a joke and trying to compete with Houston		2						
Nenshi is all about the big developers. It is I'm his best interest		2			1			
	And what develop is this?							
	Really? Go ask a developer how they feel about Nenshi and they'll tell you the exact opposite	1						
	[name removed]ya just we we need here across the street. Devaluation							
	[name removed],move ,I walk there every day , which [removed] is yours							
Great upgrade to the area .		4						
They are apparently changing the current low income housing to a mixed use.. Hmm. They		1					1	

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

mentioned 1 in 5 Calgarians need this housing... Hmm. I suspect more than 1 in 5 Calgarians need reasonable rents.. And while a mixed use is a great idea taking away 100% low income to do so seems like stepping backwards.								
	They're not taking away low income housing. There's 75 units now, will be 145 units and their costs will depend on income. Some will be close to market value, for those who aren't necessarily low-income but still need some help, some will be very subsidized for those who need it. In many existing "low-income" housing, the people who rent can afford much more but stay because who would turn down cheap rent?	1					1	
	[name removed] guaranteed most poor Canadians somehow won't qualify							
	No, most poor Canadians won't qualify, because most poor Canadians don't live in Calgary. But many who do live in Calgary will qualify for affordable housing. 145 people/families will live here.	1	1					
Looks great, sounds great!		2						
Waste of taxpayers money !		1						
Wow tear down 40 year old structures,rather than repair,wonder why		2			1			
	Because it will cost too much to repair the 75 units, in comparison to building 145 new ones.	11						
	[name removed] because things built in the 1980s were built fast and cheap. They are not worth saving.	6						
	Those structures are shot. Covered in graffiti, divider fences are crumbling, needs a full paint job, stucco is falling off etc.	3						
	None of this makes any sense Paint,fences, and general repairs are not comparable to new construction in costs,if this were the case there	2						

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

	would not be any houses apartments older than 40years,and yet,they are everywhere							
	[name removed] they just weren't well maintained. As far as I understand the property has gone through a few hands in the passed few years. It's a run down property that really brings the neighborhood down, and it may be cheaper to raze it and build a new structure with more units.	2						
	It makes perfect sense, [name removed], once you realize that many of the units currently there were built with questionable quality, haven't been well-maintained and aren't suitable for many of the families that need affordable housing now: disabled people, large families, or single individuals who don't need a 3 bedroom townhouse. Building more units, with units for disabled & different sizes of families, is a good choice.	4	1					
	[name removed] I was there in the construction,and I disagree with your contention, they were built to the same standard as any house at the time with inspections and all,and even as far as maintenance,there is nothing there that would cost that kind of money,				4			
	You were involved in the construction of these units? I believe that about as far as I can throw you. I lived in a house in Whitehorn built in the same era, it wasn't good. The 80s were worse: lived in a house built in the 80s, too. Throw in decades of lack of maintenance - including things like plumbing & electrical which don't meet current standards, and it being nearly impossible to retrofit any units for disabled use, and I agree they're a mess. But whether you agree with the financials or not doesn't matter: the city gets to decide.	2						
	[name removed] You don't destroy a house because it doesn't meet current standards,it met the standards of the time			1	1			
	[name removed] you can pour all the renovation money you want into the current buildings, and it will not magically make 70 more units appear. Also, by your own admission you haven't been in them for 40 years, so you	7	1					

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

	don't know what sort of fundamental issues those buildings might have.							
	[name removed] these buildings are beyond repair!!	3						
	[name removed] OK what planet do you live on. You must bring all reno's up to current code when it is any type of public housing or rental property. HOLY out to lunch!	4						
	[name removed], quiet please.							
What's one more two or tree blocks away from a similar area. ? Not helping at all making my neighbour look homie and improved but more like "let's put many more people together living in small areas to overcrowd the street. Parks, etc." There's a nice park around all that. I disapprove. What's now needs improvement. Attention, no more cramped people in a poorly tended area.								
We have enough of it in Rundle. Try another neighborhood for once.		2						
	[name removed] enough of what?							
You complain you have no money yet you are unrealistic, renovate. I won't be supporting this council anymore on the next election.								
	I have worked with other properties of that era, it is almost impossible to renovate them as the standards have changed and MUST be met. Back then all the cabinets were non standard size and made to last 10 years. You can't find the sized they used or the shapes	2						

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

	either. Needs have changed and sometimes it is less expensive to rebuild then renovate.							
	[name removed] but it is far to elaborate, keep the existing 4 walls and strip the interior. Custom cabinets can be done. I owned a townhouse in whitehorn, did not like the layout at all, got custom maple cabinets, relocated the fridge had them make me a mini bar with the excess storage as the new cabinets provided better usage of space. Westridge Cabinets. I modernize my current place from old 70"s where there was a wee desk in the kitchen for a desk phone and crazy lazy susans. You can now get smaller toilets, sinks that can space out bathrooms. Those old linen closets were such a huge waste of space because they were too small and poor location sometimes there are better spacing options. I guess in the end they are doing more with 400 s.f. but it's hardwood, granite and fancier roof structure, all too much money for low cost housing.							
	[name removed], clueless.....shut up							
	[name removed]right back at you							
Make it a park.								
Government in bed with developers again?		1						
How does one apply?								
	Hi [name removed], Thanks for your interest! We are not at the point of leasing this property quite yet. That will happen when the new development is nearing completion. We don't maintain property-specific waiting lists, but you can find info on applying for subsidy programs and about market-rate-rentals (no waitlist!) on the Calgary Housing Company (CHC) website at: http://calgaryhousingcompany.org/							
That spot actually should be redone.								
Who will live there????								
Nice artwork but I think it needs more crackheads hanging out. Maybe throw in a traffic light so		1						

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

you can show off the panhandlers too.									
	[name removed] they just live in a house across from park	1							
This development idea is so upsetting on so many levels. As a resident of Rundle for over 30 years we're ready to sell our home if this project goes through. Not that one family has impact on city decisions but collectively the city should have ears to hear that no one in Rundle wants this project to proceed.									
	[name removed], please list the levels this is upsetting, ...list the people who are against it , and where exactly do you live								
Not happy. It's going to bring our property values lower then they already are. Are there not areas unused that can be used for this. The whole city has empty buildings everywhere that could be torn down to build this.									
	[name removed] this has always been low income housing. How would putting newer buildings there bring down the value of your property?	1							
I'm not saying where, but from that picture I can see my house. There goes the neighborhood, time to pull out the for sale by owner sign. W T F Calgary.									
	[name removed] what an ignorant thing to say! Once again, the stigma of homelessness and mental wellness is astonishing.								
	[name removed], my house is valued at nearly \$400,000.00, and now I'm being forced to live next door	1							

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

	to people from third world countries paying \$300.00 a month. My town house fees are double that, and then there's my taxes. How is this fair to me and my neighbors.							
	[name removed] Looks like I'm the ignorant one! I'm sorry ??							
	[name removed], well to side with Darren , I spend far to much time , cleaning up grocery carts all over the place , break ins , getting up at 3 I'm the morning to violently assault people caught in my yard , although I can now toss a 100 pound crack head over the fence ...anyway I digress...							
My comment must not be what they want. As it's not here anymore. Guess only ones that agree with them are allowed.								
	[name removed], no man comment all you like .							
Never seen a post about a redevelopment. Only those A frame signs that people in the area can call in. What's it to me in Beddington what's happening in Rundle? Seriously now								
	Maybe you should join the Beddington group instead of the Calgary group then	1						
	Um? I'm interested to hear updates on the city. I've never seen a proposed development post as generally people who don't live in that area can put in concerns							
	[name removed] Why don't you propose that the city has a person that only reports to you? You can pay their wages and benefits and you'll get all the updates from everywhere. Instead of being an indolent slug, you could visit the city website and get all this information yourself, you realize this right?	4						
	[name removed] can you say that any more condescending, please?	3						
	[name removed]no	1			2			

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

	I believe you can. What are you up to today, other than this? Keep it up. You'll get 5 star rating soon							
<p>They are now building brand new awful town house units by Elliston park behind the trailer park. I was shocked all that vacant land was finally being utilized.</p> <p>The units are crazy narrow, with NO yard to speak of and NO fencing for the NO yards so ZERO privacy, yet are 3 bedroom homes geared towards families.</p> <p>AND with a STARTING cost of \$1500/month. So you still need to pay cable/internet/utilities/insurance, so you are looking at least \$2100/month and you have not bought food, paid for your vehicle, cell, personal debt!!</p> <p>So WHAT does the area state that \$1500 + is reasonable rent?????????? What about this current DEPRESSION we are in screams THIS is reasonable rent????</p> <p>What would actually help, and what this city has NEEDED more than minimum wage increases and had needed for over a decade is REASONABLE rent caps!!!</p> <p>So that THIS garbage cant happen, so that families can afford their rent and to live a live outside of it. To STOP landlords</p>		2			1			

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

<p>from charhibg more than boom time rents in first the recession we were in before covid hit, and now a depression we are in, in the after math of it all.</p> <p>WHY is the City of Calgary, our MAYOR NEVER LISTENING OR DOING ANYTHING ABOUT THIS PROBLEM!!!!!!!!!!</p> <p>THIS would help far more families than tearing down 75 units to put in 115 smaller units at still higher rents that NO ONE can afford.</p> <p>ALL so someone or ONE business can make more money off the backs of the low income. People need to start getting in the cities/mayors face about getting rent caps in place and have the mayor start removing his head from the rear end of the rich.</p> <p>Its TIME for rent caps, NOT more PAID art projects in the communities that NEED them during a depression!!!!!!!!!!!!</p>								
	<p>[name removed] thought they were for low renters but they are not just to make money on them and that property does not belong to the city</p>							
	<p>Do you provide your childcare for free that you say on your Facebook page. I don't think so cause you would not be able to pay our rent or anything else. GET A CLUE instead of just raving about everything after you have painted it with the same brush.</p>							

Rundle Affordable Housing

Stakeholder Report Back: What we Heard

Phase 2: August 2020

	<p>[name removed].... rent caps apply in calgary housing buildings. So you're getting what you want if you support the project.</p> <p>Council cant put in rent caps: the city would have to let it go in and those same key grubbing landlords would never agree.</p> <p>If your having trouble making your rent may I suggest applying for low rent housing. Through Calgary housing...the exact thing your asking for already exists....and your slagging it...</p>							
[name removed] see it		1						
Beddington? Lololol								
	This is the NE community of Rundle.	2						
	Yes definitely beddington. There must be a typo in it and good thing you seen it as it is beddington . Reading is good for you clay haha				1			
	You got it lol. The only one.							

Twitter:

- Cancel all vanity projects