

## Project overview

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

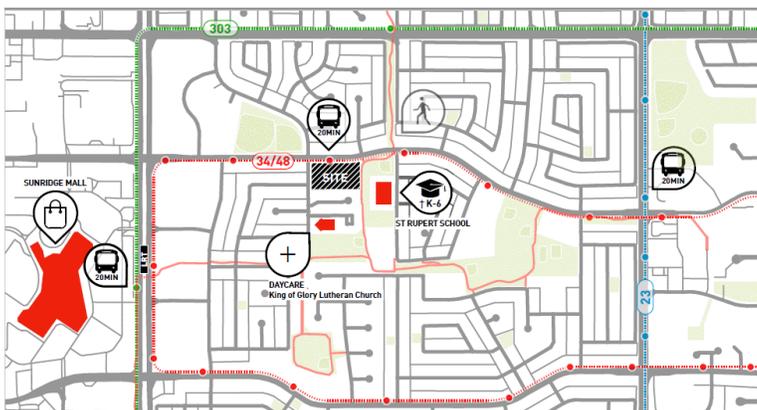
To meet the ongoing need for affordable housing in Calgary, The City of Calgary has developed an ambitious and innovative approach to building new units. The City of Calgary’s *Foundations for Home* Affordable Housing Strategy 2016-2025 includes the design and construction of new affordable housing units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

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

## Project Timeline



## Location Map





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## Project Background

As of June 30, 2021, Calgary Housing Company closed the Rundle Manor residential complex located at 4225 26 Avenue N.E. While Rundle Manor was an asset in the provision of affordable housing, it is no longer practical to make major investments into the 40-year-old complex. In its place, a new affordable housing residence is being developed on the property.

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 Rundle affordable housing redevelopment will allow for:

- 135 units in the redevelopment
- Better integration into the community
- A mixed-income rent model
- Gives Calgarians of varying income the opportunity to live in their neighbourhood

The engagement process consisted of 3 phases. Both the Phase 1 and Phase 2 reports can be found online at <https://engage.calgary.ca/rundlehousing> under the “Links” section in the right hand column. This Phase 3 report will also be posted in that location.

## Previous phases

### Phase 1 – November 2019

#### Engagement overview

From Wednesday, September 4 to Wednesday, October 9, 2019, insights were gathered from community stakeholders and the public at large to inform the design of new housing that meets the needs and aspirations of low-income earners within the community of Rundle. The process provided two distinct channels for input including an online survey and a pop-up community event at the Village Square Leisure Centre. In total 99 respondents shared nearly 300 ideas.

#### Themes

The prominent themes and ideas which surfaced from the community during the Rundle Affordable Housing phase 1 engagement are listed below.

- **Urban design** - Many participants listed walkability, proximity to amenities as well as the what the development could look like as being crucial design elements to consider. Participants want residents and neighbours to have opportunities for connection with each other through neighbourhood amenities.
- **Maintenance and management** - How the buildings are operated and maintained in the future will



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be under scrutiny, and participants offered comments around what goes into a well-kept development.

- **Building and unit design** - The size and function of the new development is important to people.
- **Parks and open space** - Many participants shared ideas about the on-site amenities they believe are crucial to a successful project. Participant comments emphasized the need for access to green and open spaces for people of all ages.
- **Community perceptions** - Respondents had differing understandings of the impact of affordable housing on communities. Some respondents were concerned about the potential for increased crime and disrepair, while others were more positive about the potential benefits of a redesigned mixed income housing model. Some shared their satisfaction with the project's intended role of hosting a mixed-income development and believe it supports the vibrancy of the community.
- **Parking** - It was requested by participants that the site offer enough parking. The key concern was that without ample parking, additional cars might limit surrounding street parking.
- **Building on existing strengths** - Much of the feedback spoke to the existing assets within the community and Rundle Affordable Housing site. Many spoke to the location having great walking access to amenities and transit.
- **Safety** - Safety was raised as it pertains to Rundle Manor residents and neighbours alike; However, much of the emphasis was put on opportunities to improve the safety of the children who live and play on the site.

The full phase 1 [What We Heard Report - November 2019](#) can be found here.

## Phase 2 – July 2020

Engagement overview

This phase of engagement was intended to share design options with the public and get targeted feedback on those designs. Engagement took place from July 6 – 24, 2020.

Given physical distancing considerations due to COVID-19, all engagement in this phase was completed online. Both through the project Engage Portal page ([engage.calgary.ca/rundlehousing](https://engage.calgary.ca/rundlehousing)), and through four virtual live Q&A sessions were hosted on Microsoft Teams (although only three were completed due to low registration). Both the online survey and the virtual team meetings afforded the public an opportunity to feedback and ask questions of the project team.

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



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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 (i.e. because the design is very different from the existing homes)
- Brings improvement to the area/shows how Rundle could modernize in the future
- Don't like the design

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.
- Needs a playground/more children's play areas
- Would like to see a community garden
- Provides places for residents to socialize

The notes from the virtual Q&As are in the Summary of Input section and mostly consist 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 conducted online 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/supportive of affordable housing



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The [engagement boards for Phase 2 can be found online](#) along with the full [What We Heard Report - July 2020](#).

## Phase 3 – Final Design Review

### Engagement Overview

The goal of phase 3 of this engagement was to showcase the final design concepts and report back to the community regarding how their feedback from Phase 1 and 2 had influenced the final design. This phase of engagement was held from July 12 – 26, 2021, including an update to the project Engage Portal page ([engage.calgary.ca/rundlehousing](https://engage.calgary.ca/rundlehousing)) and two virtual live Q&A sessions were hosted on Microsoft Teams virtual meetings on July 20 and 21, 2021.

Given physical distancing considerations due to COVID-19, all engagement in this phase was completed online. Both through the project Engage Portal page ([engage.calgary.ca/rundlehousing](https://engage.calgary.ca/rundlehousing)), and through two virtual live Q&A sessions were hosted on Microsoft Teams. Both the online survey and the virtual team meetings afforded the public an opportunity to feedback and ask questions of the project team.

Following the second phase of engagement on the Rundle Affordable Housing redevelopment, we used feedback to further refine the final site and building design. This final design considers the following key themes that we heard from you during our previous two phases of engagement:

1. **Fit with the community:** The roof line, window sizes and patterns were redesigned to better fit with the existing neighborhood
2. **Parking:** All required parking is located on site, with dedicated parking for each unit, plus 22 visitor spaces.
3. **Density:** The density of the site has been reduced to 135 units from 145 units by removing two townhouse sections from the original design.
4. **Outdoor and shared spaces:** Two large outdoor courtyards and private interior amenity spaces have been integrated into the design.
5. **Pedestrian mobility:** A series of pedestrian paths provide connections within and through the site.
6. **Safety:** The site has been designed to foster safety, including exterior lighting, an integrated camera system, and private entries for most ground floor units.

546 Architecture and Stantec worked with The City to develop project specifications for the development. They endeavoured to incorporate participant feedback in the final design, resulting in a project that would ensure attractive, durable, and thoughtfully designed homes that fit with the existing neighbourhood context. The previous two phases of community engagement helped ensure the development complements the community to the greatest extent possible while meeting the needs of The City. The third and final engagement session was offered to allow participants to review the [final design concepts](#) and ask any questions regarding the final design to the project team.



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The goals of phase 3 public meetings were:

1. To provide an opportunity for the community to review and discuss the final site design;
2. To inform the public on the project outcome, next steps, timing and how their input was incorporated throughout the design process; and
3. To continue to build understanding of The City's Affordable Housing program and the need to build more affordable housing across the city.

The portal page survey and the two virtual MS Teams sessions focused on the final design of the Rundle Affordable Housing redevelopment. The project team presented the final design and site plan and were available to answer questions. Both the online survey and the MS Teams virtual meetings provided a platform for meaningful conversations to take place with local community members and for anyone interested in the development to provide input on how to optimize the development for future occupants, as well as the surrounding community.

## What we asked

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

Do you have any questions regarding the final design?

## What we heard

Detailed notes were taken at the online sessions. Submissions for the online survey were captured verbatim, as were social media comments. Overall, between virtual sessions, the online question and answer opportunity and social media tools there were roughly 19 Q&A comments, 23 comments from the two online sessions, 67 comments from social media (Facebook and Twitter) and 89 emoticon reactions.

For a detailed summary of the input that was provided, please see the [Summary of Input](#) section.

For a verbatim listing of all the input that was provided, please see the [Verbatim Responses](#) section.

## Next steps

The feedback will be shared with the project team, distributed to stakeholders, and posted publicly online.

## Public meeting material

To review the materials presented at the third round of public meetings, [please click here](#).



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## Summary of Input

The themes outlined in this section represent those that were mentioned by several participants and rose to the top. All comments have been reviewed by the project team. The notes from the virtual Q&As are listed in the [Verbatim Comments](#) section and 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 Q&A form.

Given that this phase of engagement was online because of considerations for COVID-19, social media comments were also analyzed to include any project-related themes that emerged. Social media comments reflected the themes captured in both the survey and MS Teams meetings,

Participant responses from this phase of engagement were grouped into the following themes:

Theme	Details
Clarification of design changes from phase 2 to phase 3.	<ul style="list-style-type: none"> <li>• The roof line, window sizes and patterns were redesigned to better fit with the existing neighborhood</li> <li>• The density of the site has been reduced to 135 units from 145 units by removing two townhouse sections from the original design</li> <li>• All required parking is located on site, with dedicated parking for each unit, plus 22 visitor spaces.</li> <li>• The site has been designed to foster safety, including exterior lighting, an integrated camera system, and private entries for most ground floor units.</li> </ul>
Clarification of façade material choices.	<ul style="list-style-type: none"> <li>• The building is broken down into several sections where the building colour changes from light to dark. This is to help reduce the size and mass of the building.</li> <li>• The orange/brown sections are located where the building edge is stepped back, such as the ground floor patios facing 26 AVE and Rundlelawn DR, and recessed balconies.</li> <li>• There is perforated version of the building cladding extending and zig-zagging across the bottom of the building. This creates a screen that will add privacy to the private</li> </ul>

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	<p>patios and bedroom windows, while still creating visual connection and interaction between sidewalk and ground floor units.</p>
<p>Concerns regarding the aesthetic of the design.</p>	<ul style="list-style-type: none"> <li>• Design can be a subjective discussion,</li> <li>• We have made changes to the original design based on feedback we have heard through the engagement process.</li> <li>• The design is meant to integrate with the context of the neighbourhood (sloped roofs instead of flat roofs, keeping the building height under three storeys, and providing street access for units adjacent to the sidewalk), while also bringing something new and rejuvenating.</li> <li>• Roof lines were redesigned to a series of sloped roofs and they take inspiration from existing homes in the neighbourhood.</li> <li>• Window sizes have been increased to better fit within the residential neighbourhood.</li> <li>• Playfulness of window patterns was designed to break down massing and size of project.</li> </ul>
<p>Clarification of the number of accessible units.</p>	<ul style="list-style-type: none"> <li>• This development includes 29 barrier free units, 13 of which are 2 bedrooms. These units are designed with accessible features in mind, including:             <ul style="list-style-type: none"> <li>• roll-in showers,</li> <li>• wider hallways,</li> <li>• lower counter heights, switches and cabinets.</li> </ul> </li> <li>• In addition, the shared amenity spaces will be ground floor accessible without any stairs, and the courtyards will include accessible picnic tables.</li> </ul>
<p>What amenities will be available.</p>	<ul style="list-style-type: none"> <li>• Two large outdoor courtyards and private interior amenity spaces have been integrated into the design.</li> </ul>



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	<ul style="list-style-type: none"><li>• A series of pedestrian paths provide connections within and through the site.</li></ul>
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## Verbatim Comments

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

## Online Question and Answer

Question	Question Details	Answer
<p>What is the rationale for no AC?</p>	<p>What is your rationale for building a residence for 100 years and not including AC in a climate emergency? People are dying in the heat now. You will be housing vulnerable people. AC is a necessity.</p>	<p>While it is not financially feasible to include air conditioning within each unit, this development does incorporate natural cooling strategies for individual units. Juliette balconies or regular balconies are included in each unit to assist with natural ventilation. All windows will feature blinds which will help control solar heat gain. In addition, the two shared amenity rooms in the building will have air conditioning. In the event of an extreme heat warning, Calgary Housing Company can open cooling rooms at most of their buildings. The City of Calgary can also create cooling stations around the city for anyone to use, to cool down and find relief from the heat.</p>
<p>Is there any handicap units accessible for wheel chairs and wheel in showers</p>	<p>I have frenid who is a quadraphonic wondering if there is any consideration for the handicap people in this project. He would need wider doors roll in shower ability to install lift above bed also two bedrooms. Has this been considered in design.</p>	<p>This development includes 29 barrier free units, 13 of which are 2 bedrooms. These units are designed with accessible features in mind, including roll-in showers, wider hallways, lower counter heights, switches and cabinets. In addition, the shared amenity spaces will be ground floor accessible without any stairs, and the courtyards will include accessible picnic tables.</p>



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<p>Rent through CHC?</p>	<p>I would like to ask you if the rental process will be through CHC? Or not? I am in the high priorities now, Is this mean that I will get a house and rent it through CHC soon???</p>	<p>This development at Rundle Manor will be managed by Calgary Housing Company (CHC). Please visit the CHC website for information on eligibility, the application process, and rent assistance. For questions on specific applications, please contact CHC Customer Service at (587) 390-1200 or <a href="mailto:chccustomerservice@calgary.ca">chccustomerservice@calgary.ca</a> for assistance.</p>
<p>How many units are designed to be wheelchair accessible for families with disabilities?</p>	<p>I know a few parents on Assured Income For The Severely Handicap (AISH) they need an affordable accessible home for themselves and their love ones to live in.</p> <p>For more help making things disability friendly contact the Disability Action Hall. <a href="http://www.actionhall.ca">www.actionhall.ca</a></p>	<p>This development includes 29 barrier free units, 13 of which are 2 bedrooms. These units are designed with accessible features in mind, including roll-in showers, wider hallways, lower counter heights, switches and cabinets. In addition, the shared amenity spaces will be ground floor accessible without any stairs, and the courtyards will include accessible picnic tables.</p>



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<p>Unable to register for online event</p>	<p>The Eventbrite link does not allow me to register. Can this be sent via another method? If it's an online event, should it not be open to any resident who would like to tune in? Thank you!</p>	<p>I'm sorry that you were not able to register for the Rundle Affordable Housing Event last night. Event ticketing is closed two working days prior to an event to allow for event administration and resourcing. As you can well imagine, it is very difficult to gauge response rates and depending on how much interest is shown in a project, we have to have time to rework presentations and platforms. (smaller events utilize different approaches as opposed to larger events, and unfortunately, we need some time to coordinate those potentials.) I would like to extend an invitation to the event later today, July 22, 2 – 3 PM and have taken the liberty of registering you for it if you are able to attend. You will have received an email from Eventbrite with the link to the event and I hope to see you there. The final design concept boards are available on the portal page at <a href="https://engage.calgary.ca/rundlehousing">https://engage.calgary.ca/rundlehousing</a> under the Links section, and the Q &amp; A is available and we will respond to any questions you may have. Again, I apologize for the inconvenience and short notice.</p>
<p>Can I buy one of the units?</p>		<p>The Rundle Manor Affordable Housing development is owned by the City of Calgary and will be managed by Calgary Housing Company (CHC). Units will not be available for purchase. For more information on programs offered by CHC and in the community, please visit <a href="https://calgaryhousingcompany.org/applicants/">https://calgaryhousingcompany.org/applicants/</a></p>



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<p>Looks cold - like a compound</p>	<p>I saw there was a previous answer, but I feel the answer disregarded the original question. I, too, feel like this design looks like some kind of warehouse/iron barn shelter. Living in rundle for 30 years (since I started elementary here) - this definitely does not compliment the aesthetic and honestly, looks cold. Is the design finalised? I would be curious to see the input on the aesthetic from the community that led to this compound/warehouse looking structure. Thank you!</p>	<p>Design can be a subjective discussion and was a focus of the second public engagement. Participants were asked four targeted questions about the design. We encourage you to review the What We Heard Report from Phase 2.</p>
<p>Design - Rundlelawn &amp; Park views</p>	<p>Thank you for reducing the density of the development. My question / comment relates to the Rundlelawn Rd and Park views - are there no balconies on those sides? one side appears to look as if it has no windows? Also, the 'playfulness of window patterns' give an insitutional / industrial building appearance, rather than residential.</p> <p>I tried to register to attend the virtual session and it has been showing as 'Sales ended' .. was there a maximum capacity for registration?</p>	<p>Hello, and thanks for your questions and comments. I'm sorry that you were not able to register for the Rundle Affordable Housing Event last night. Event ticketing is closed two working days prior to an event to allow for event administration and resourcing. As you can well imagine, it is very difficult to gauge response rates and depending on how much interest is shown in a project, we have to have time to rework presentations and platforms. (smaller events utilize different approaches as opposed to larger events, and unfortunately, we need some time to coordinate those potentials. I would like to extend an invitation to the event later today, July 22, 2 – 3 PM and have taken the liberty of registering you for it if you are able to attend. You will have received an email from Eventbrite with the link to the event and I hope to see you there. The final design concept boards are available on the portal page at <a href="https://engage.calgary.ca/rundlehousing">https://engage.calgary.ca/rundlehousing</a> under the Links section, and the Q &amp; A is available and we will respond to any questions you may have. Again, I apologize for the inconvenience and short notice. Your other questions have been noted and we will respond as soon as we can.</p>



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<p>How many units in the complex currently?</p>	<p>I want to know the number of residents as this will be low income and with most low income usually crime goes up. What are the current number of units compared with the new redesign.</p>	<p>There are currently 75 units in Rundle Manor and the redevelopment will allow for 135 units. The redevelopment will follow a mixed income model, which 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. Canadian studies have similar findings as research conducted in the US and other countries that crime rates in the neighbourhood are unaffected by the existence of the supportive housing buildings. For more information on Affordable Housing in Calgary, please <a href="#">click here</a>.</p>
<p>Why high rise building is not considered?</p>	<p>It was wise to construct concrete High rise building to accommodate more people. Each unit will cost on average 280 K. Many condos are available less than that price. Considering climate change more durable construction structure is desirable.</p>	<p>The building height and density were carefully considered in relation to the neighbourhood context and the existing land use. The current design has sloped roofs, which responds to the community context and conforms to the current zoning.</p>
<p>Has a builder been chosen?</p>	<p>The designs that we see are artists renderings. Are architectural or engineering drawings been produced? Has a builder been chosen or is this open to tender?</p>	<p>The Rundle Affordable Housing Construction Manager Request for Proposal (RFP) closed on July 13, 2021. It is anticipated that the winning proponent will be awarded in the coming weeks. The Construction Manager RFP was advertised through Merx Calgary and Alberta Purchasing Connection (APC). The drawings and a specifications for this development are underway.</p>



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<p>Provision of Air con</p>	<p>Thank you for implementing this project. Have you considering central Air condition for each unit. May I get a floor plan of the smallest unit and approximate price please.</p>	<p>The common amenity rooms in the building will be air conditioned, however the individual units do not have air conditioning. At this time, floorplans and pricing are not finalized, but would be included in marketing material once the units are near ready for occupancy. Please visit the Calgary Housing Company website for more information.</p>
<p>Can I rent a 2 bedroom until? I'm a divorced mom and low income</p>	<p>I want to know if I can rent a unit here</p>	<p>Thank you for contacting us. Calgary Housing Company (CHC) will manage and operate these homes. The specific mix of housing programs to be offered at the new Rundle property has yet to be determined. CHC provides a variety of safe and affordable housing solutions for low- and moderate- income Calgarians in need of non-market rental housing through a number programs, including: subsidized housing near market rentals (approx. 10% below market rates) rent supplements for tenants with private landlords You can find more information on the CHC website, including on eligibility, how to apply, and contact info</p>
<p>Warehouse?</p>	<p>Out of curiosity, was the intent to make this "housing" look like a set of warehouses? The multiple different sizes of windows from the view from Rundlelawn Road does not create a "homey" feeling including the sharp angles of the roof emphasizes the box nature of the building that all I can see is a warehouse rather than homes.</p>	<p>Thank you for the feedback. Design can be a subjective discussion, so thank you for sharing your thoughts. We have made changes to the original design based on feedback we have heard through the engagement process. The design is meant to integrate with the context of the neighbourhood (sloped roofs instead of flat roofs, keeping the building height under three storeys, and providing street access for units adjacent to the sidewalk), while also bringing something new and rejuvenating. Roof lines were redesigned to a series of sloped roofs and they take inspiration from existing homes in the neighbourhood. Window sizes have been increased to better fit within the residential neighbourhood. Playfulness of window patterns was designed to break down massing and size of project.</p>



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<p>paving 26 ave before demolition</p>	<p>Please help me understand why the city is spending millions on paving 26 ave between 36st and 52st NE before the demolition of Rundle Manor? Will the heavy equipment not impact the fresh pavement?</p>	<p>As part of the City’s current pavement rehabilitation program, our Roads team did not identify any conflicts on 26 AV NE. At the address of this site, 4225 26 Avenue N.E., the team does not foresee impacts to the roadway surface after paving related to the demolition, as there is a wide boulevard, and likely no removal of the lane apron or curb and gutter. However, with any new development, there could be unforeseen underground utility work in the future, which may occur for new construction. For more information on road related work in Calgary, please visit <a href="https://roadsemap.coc.ca/">https://roadsemap.coc.ca/</a></p>
<p>Investing</p>	<p>Is the city looking for investors? If so how do we contact you?</p>	<p>Thank you for your question. This development will be financed through a mix of federal, provincial and municipal sources. For more information regarding real estate sales, property leasing and development, please visit <a href="https://www.calgary.ca/realestate/faq.html">https://www.calgary.ca/realestate/faq.html</a>.</p>
<p>Has the overall budget for the project changed?</p>	<p>Because the Units have changed from 145 to 135 has the budget changed for the project. What is the current budget estimate.</p>	<p>The project budget was reduced when the unit count was reduced. The current project budget estimate for 135 units is \$36.9M.</p>
<p>What is estimated life span of the new project?</p>	<p>Material should be used so that it should last at least 100 years. So not to burden tax payers again in about 40 yrs</p>	<p>The materials that will be used for this project have been carefully selected due to its long lifespan and comfort by maintenance team to effectively do repairs as required. The project is following carefully outlined sustainability standards that look to reduce the impact of buildings on the environment, such as landfill waste.</p>



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<p>How many Units have balconies and what is the material used for the railing?</p>	<p>There appears to be some Units with balconies and the railing looks like a composite material much like the color of the siding. I noticed that the Units the city operates on Rundlehorn Drive have upgraded some of their balconies to what looks like a black wrought iron that gives a nice contrast to the building. Have you considered using that on this Unit?</p>	<p>Of the 135 units in the project, 88 units have step-out balconies or patios (32 ground floor patios, and 56 in second and third levels). The remaining units have juliette-styled balconies. Careful consideration of the guardrail material has been given to create a cohesive design that is simple, elegant, modern and that can stand the test of time. The majority of the balcony guardrails will be made up of a perforated version of the building cladding. The orange/brown material of the balcony walls will provide the contrast through material change and a pop of colour.</p>
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<p>What are the materials used for the siding. It is not clear from these pictures what the colors are either.</p>	<p>It appears that the east and west portions of the building (the park side and Rundlelawn Road side) are white with the interior portion is ?brown and orange. Is this accurate?</p> <p>It also appears that there is a transparent material in a Zig Zag design across the bottom of the building. What is that for, or am I viewing this incorrectly.</p>	<p>The building is broken down into several sections where the building colour changes from light to dark. This is to help reduce the size and mass of the building. The orange/brown sections are located where the building edge is stepped back, such as the ground floor patios facing 26 AVE and Rundlelawn DR, and recessed balconies. There is perforated version of the building cladding extending and zig-zaging across the bottom of the building. This creates a screen that will add privacy to the private patios and bedroom windows, while still creating visual connection and interaction between sidewalk and ground floor units.</p>
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## Virtual Information Sessions

Tuesday, July 20, 2021 – 7-8PM

### Attendees

#### Project Team:

- Engage - Grant Jones
- Affordable Housing – Madyson McKay, Tim Ward
- CHC – James Ray
- Communications - Theresa Cheng
- Stantec – Roland Charpentier
- 546 - Pablo Batista



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Guests:

- 13 registered
- 6 attended

Question	Answer
<p>For the units that are on the ground floor, and facing the courtyard, what is the sound proofing like?</p>	<p>Answered by Pablo/Roland:</p> <p>There is insulation in the walls and building that help with sound transfer. There is requirement from CHC of what that transmission threshold for sound from outside to the inside. In the courtyard there are also shrubs and medium sized plants that create pockets. Plant foliage can help dissipate sound transfer.</p>
<p>What aspect of the project makes this affordable housing?</p>	<p>Answered by Madyson/James:</p> <p>The development follows the mixed income model, so there will be a variety of rents that help to make the development more self sustaining. There are higher rents (at 90% of the market rental rate) that help to cover the lower end (deeply subsidized). There are also maximum income limit levels and eligibility qualifications for tenants.</p>
<p>Where are the accessible units?</p>	<p>Answered by Pablo/Roland:</p> <p>There are accessible units on all floors. The ground floor accessible units have lobby access and the other units are closest to the elevators.</p>
<p>How do you apply for a unit here? Is there a waitlist?</p>	<p>Answered by James:</p> <p>We don't have a list for this specific project because it is too far away but please watch and monitor as the project is more complete. Most applications are online through the CHC website, but you can also contact 311 once it's nearing completion for more information.</p>



# Rundle Affordable Housing

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<p>Is this project approved?</p>	<p>Answered by Pablo/Madyson:</p> <p>We have applied for the DP and are working with CHC and City to complete the process through CP. We anticipate to get approval in the next month. Working on building permit at the same time to get the approvals, so the process is running back to back.</p>
<p>What has been the community feedback on this so far?</p>	<p>Answered by Grant/Madyson:</p> <p>Please take a look at the past WWH reports online – they go into detail about the community feedback. There has been positive comments and most of the themes have been addressed. In this round of engagement, most of the comments have been about the quality of the materials used and not so much about the actual affordable housing in the area. We have the support of the CA and Cllr.</p>
<p>What about the sound transfer for floor to floor?</p>	<p>Answered by Pablo/Roland:</p> <p>We follow the STC (sound transmission class) rating that must be met. The building will have concrete floors, which help with sound transfer. Based on building code and CHC requirements, this building will meet or exceed the requirements.</p>
<p>Can you tell us about the various security/safety features?</p>	<p>Answered by James/Pablo/Roland:</p> <p>The “snake like” shape of the building, and windows allow for and “eyes on the street” feel. The courtyards, lobbies and covered parking are visible from the units. The ground floor units also create a sense of ownership – people are actively looking out from in. There are also security cameras on site.</p>



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<p>Will the layouts of the suites be online?</p>	<p>Answered by James/Madyson:</p> <p>Unit layouts have gone through revisions with CHC and the City. We don't typically make the available but would include it on the marketing material once its ready for rental. This would include basic floorplans on Rentfaster, when they start to get ready to occupancy. These units have also include flex spaces - office/den/alcove use as needed.</p>
<p>What are some of the accessible features?</p>	<p>Answered by Pablo/Roland:</p> <p>Stantec has a strong understanding of barrier free units. Some of the features we look at include - showers are roll-in, proper space to turn a wheelchair, that cabinets/island heights/appliances make sense for someone in a wheelchair.</p>
<p>Are the shared spaces and playgrounds accessible?</p>	<p>Answered by Pablo/Roland:</p> <p>The two amenity areas are-flat, there are no stairs to get to them. There is an accessible sink in the one amenity space. The courtyards have wheelchair picnic tables - no seating on one side. The playground – is still being finalized, likely a natural scape play area.</p>

**Other comments:**

- Include a universal designed playground
- Looks really great, so important to have AH in this area



# Rundle Affordable Housing

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Wednesday, July 21, 2021 – 2-3PM

### Attendees

#### Project Team:

- Engage - Grant Jones
- Affordable Housing – Madyson McKay
- CHC – James Ray, Darren Nimegeers
- Communications - Theresa Cheng
- Stantec – Roland Charpentier
- 546 - Pablo Batista

#### Guests:

- 4 registered
- 4 attended

Question	Answer
How will Rundle manor affect the crime rate and house values?	<p>Answered by Madyson:</p> <p>Studies have shown that affordable housing does not affect crime rates or property values - there is no change in crime rates as a direct result of the provision on affordable housing.</p>
Is this building project related to the Calgary Communities Guidelines and/or Resilient Cities	<p>Answered by Madyson:</p> <p>The City adheres to guidelines set forth by the Calgary Planning Commission and we also ensure that Affordable Housing is included in strategies, for example part of reducing the number of units in this development was influenced by the Resilient Cities Initiative stormwater strategies.</p>



# Rundle Affordable Housing

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<p>initiative (Rockefeller Strategic cities)?</p>	
<p>What were some of the questions on the design form last night's session?</p>	<p>Answered by Madyson/Pablo: Questions from last night concerning design were in regard to accessibility and barrier free units.</p>
<p>What is the colour of the cladding at the bottom? What is that?</p>	<p>Answered by Pablo: Ground floor where the building steps back in - a covered patio/porch have an orange/brown- colour. There is then a screen that comes in front - it is transparent, but orange/brown colour will show through.  [Explained the different colours]</p>
<p>Is this the very final design we are getting?</p>	<p>Answered by Madyson: For the sake of this conversion, the design is final. There may be minor changes when we go CPC, but these would not be changes made to the façade due to aesthetic preferences.</p>
<p>What is the point of the consultation today?</p>	<p>Answered by Madyson: We held previous engagements, where we got feedback on design. The questions asked were focused on design. This last session was to showcase the changes made as a result of the community feedback, which included bigger windows and reducing units, resulting in less parking stalls  Aesthetic decisions are not accommodating to individual taste, but are based on durability and long lasting materials.</p>



## Rundle Affordable Housing

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<p>What is the see-through cladding of the balconies made of? Is it safe? Can you use a different material?</p>	<p>Answered by Pablo/Madyson:</p> <p>The metal on the balconies is a perforated metal with 40% reduction of material in the balcony. If you are living in it, and close to it, you can see out but when you are looking into it, its more private.</p> <p>The holes are very small. No one would get their finger stuck in it.</p> <p>At this point we can't change the design the suit the preference of one person - this is why there is so much engagement before we build. Construction prices is also something we need to consider. The materials selected - based on many factors, including cost estimate. CHC has to approve all the materials before they are build - it has to be readily available locally, easy to maintain.</p>
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### Other comments:

- I do not like the Resilient Cities/ Rockefeller Strategic cities initiative, because it is foreign influence in our city. I only asked to find out what the connection was.
- I do not like the design and this is a waste of time.



# Rundle Affordable Housing

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## Social Media Comments – July 12-23, 2021

**Twitter** - <https://twitter.com/cityofcalgary/status/1414608487640801280>

- 1 quote tweet
- 3 likes

**Rundle FB Ad** - <https://www.facebook.com/124239144255718/posts/4474398185906437>

- 57 reactions
- 75 comments
- 11 shares

Comment	Replies	Likes	Love	Wow	Haha	Angry	Sad	Care
If the pic is accurate, it's an eyesore and won't fit the community. Try again.		11						
Build some of these in south Calgary, not a chance. Not great living in a marginal area.		2						
While I can appreciate that it's not to everyone's taste, it's certainly better than it was! I'm happy to see some improvements in Rundle.		4		1			1	
I would love to see them do something with those pink condos / multi family units on the								



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<p>corner of Rundlehorn and 36th ... they are so old and need updating in the worst way</p> <p>I thought we covered those during the city meetings along with the safer pedestrian crossings at that intersection ??</p>								
<p>Modern color siding. Drive around city and you'll see those colours. Great improvement from what was there. A place for people to call home. Where u live is it kept up? Does your colours fit into the community ? Just asking.</p>		3						
<p>Waiting for a response from the city as this is a advertisement from the City of Calgary asking opinions.</p>	<p>how did a house get a permit when the house is at least 10 ft taller than the community. 3 house on the Northwest corner of 32 ave and 52 street NE. Towers over any house in the community and is eye sore. So</p> <p>My question how did the owners get a permit.</p>	2						
	<p>[removed] not sure the person who replied actual works in the permitting department for the city of Calgary. The reply was there a</p>							



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	<p>signs posted on the property but they failed in provide the correct response. The actual measurements of building is not posted on these little sighs which are little for a reason.</p>							
	<p>There was no signs on the property and if there was they must of been post it notes because I go by there daily and there's been nothing, plus house is taller than 15 feet so how did it get passed to build. Those permits have to have someone come out inspect the property and do measurements and everyone knows that it's way to large. If it's anything like the McDonald's that got passed at coop parking lot it's close your eyes pull out a permit and sign it deal. The city needs to look into this now and not wait for it to be finished, but we all know how that works. Money buys you whatever you want and puts others out of the picture.</p>	1						
	<p>you could look at the City's development map or call 3-1-1. It's not difficult to engage in developments and redevelopments</p>							



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	if you pay closer attention before things are built. Maybe asking questions in a direct manner will get you the answers you're looking for? All the best.							
	pay attention! If you read all the posts you would know the question being asked is how did the development as you call it get a PERMIT. It's a house 3 times the size of the community.	1						
	it appears my post is lost on you. Have a great day.							
Siding is definitely wrong color, terrible looking building.		1						
I would love to move in but sadly these places don't usually take animals and I'm not willing to leave them behind.								
I cant view the pics. Is there something wrong with my phone.								



# Rundle Affordable Housing

Stakeholder Report Back: What we Heard

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<p>Please help me understand why the city is spending millions on paving 26 ave between 36st and 52st NE before the demolition of Rundle Manor? Will the heavy equipment not impact the fresh pavement? Does the right hand know what the left hand is doing?</p>		13	1					
	<p>the city has been paving in a lot of other areas that really don't need it but in pineridge the main street(Rundlehorn Dr)has pot holes and dips but nope not touching that also this stupid brt being installed on 52 st is a complete stupid scary adventure to drive on daily. None of the people I've spoken with agreed to it supposedly there was community hall meetings for everyone to attend 😊 ya right did not happen we weren't told. Supposedly the bus has more priority over the rest of us drivers trying to get to work and back in a safe time frame. The city has no idea what their hands are doing other than shaking them and agreeing to spend all us calgarians monies on stuff that we the people have no say on them. Our city is a disaster zone waiting to blow up 😞😞</p>	4						



# Rundle Affordable Housing

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	<p>I attended the "community input session" for the redevelopment of the complex behind DQ, kitty corner from the PLC. No input wanted. Decision already made. Get ready for a barn/prison/interment camp like building on 26 ave! Thanks [removed]</p>							
	<p>There were quite a few community engagements on this proposal... many notices were put out there about this project over the past 4 years....</p> <p>Hardly anyone showed up.. so now the complainers start..</p>	4			1			
	<p>the right and left hand are severed. Have you ever seen these city planners make any sense?</p>							
<p>There is building restrictions in place for a reason and if the plan had the height was actual posted on these so called signs which they are not until it's started to be build. The roof line is 10 to 15 ft above every other</p>		1						



# Rundle Affordable Housing

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<p>home in the community. Let's all build apartments in and see how that goes over with who ever is approving and giving permits.</p>								
	<p>the signs have a proposal number . you can go to the website ( once again posted on the sign) to look up on the specifics of the proposed permit using that proposal number This gives the neighbours time to object the project. And the 15 ft building restrictions is for residential single house dwellings not for apartment buildings , commercial building, churches, etc.</p>							
	<p>I do not believe the permit should have even been considered to be approved by the city of Calgary when the city knows exactly what homes sizes are surrounding this eye sore. I don't live in this neighborhood so it doesn't affect my house but to the residents that do I feel they should have been given a clear picture of what this so called build was going to look like once completed! Do you actual believe everyone has the internet to view project plans that the city has</p>							



# Rundle Affordable Housing

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	<p>approved. In the future maybe the city should enforce a likeness drawing of the build again once completed” attached to these permits so residents can be made aware.</p>							
	<p>there are libraries where they could access it . Also they can phone the city and ask . If its important to you then you'll find a way to do so. 😊 . And I'll agree with you that they should have what the completed build will look like on the sign as well so the residents in that area will know. And the city needs to make sure that the permit they give is what the builder is building.</p>							
	<p>the majority of time the builder does not care it's the inspector who passes the build. I hear what your saying on how information can be accessed via library or internet but this is a older neighborhood and most residents are older and don't have the internet nor the knowledge where to go and find out information.</p>	1						



# Rundle Affordable Housing

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	<p>I didn't think about the senior community. They could easily send out a pantliff to the houses in the area to let them know . The builders are suppose to follow the permit they were given and the laws when it comes to building. There are always shady ones. The calgary bylaw officers should be out inspecting these buildings and making sure they are following them. But bylaw seems lately to be lazy desk pushers. My neighbour built a garage ( well its half built ) and we called bylaw as there is no permit posted ( which legally it has to be ) and he never even got the permit just started building. Now he has to tear it down because it isn't 10 feet away from his house and is too tall for a garage requirements by the city. The city needs to start paying way more attention.</p>						
	<p>T he City gets more revenue from a build that wasn't permitted. I purchased a home with a driveway attached to the front of the property and I pay for this two ways. One on the price and Thur property taxes. The lesson I learned the hard way was Never purchase a house that</p>			1			



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	<p>the block doesn't have the same size lots and house on the same block doesn't have front driveways. Little houses have installed side way blocks or have pour cement as a front driveway and more than half did not have permits. Looks ridiculous with a driveway 4 ft from there front door. I call the city and complained because this affects my property value. All they had to do was pay the city a large fee than for a permit. The City will not enforce anything as long as the penalty is paid which is larger revenue. So my thoughts are as long as you pay off anybody you can pretty much do what the hell you want which is WRONG.</p>							
<p>Looks like a wacky prison</p>								
<p>I still think we should level the lot and build an off-leash dog park.</p>		<p>2</p>						
	<p>No! Walk your dog. We need low income housing</p>	<p>3</p>						



# Rundle Affordable Housing

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	No							
Where do I sign the petition to have the city designed fired for not understanding how to design a housing structure that fits in with a community?? This looks like a prison block - what an eye soar.		6						
	Fit with the community: The roof line, window sizes and patterns, were resigned to better fit with the existing neighborhood"  So that's something that came through.  That said, who cares what the exterior is like. It needs to be a home for the people who live there.							
Yeah, there is house being built on 32ave 52street NE it at least 10 feet higher than the houses in the community. How did it ever get a building permit. It's a eye sore		4						



# Rundle Affordable Housing

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	<p>the people that are building the eye sore bought the 2 houses on the south side of it now the one on the north side is up for sale and I also want to know how they got a permit to build that high. I thought there was a height restriction because that building reminds me of the mosque over on Rundlehorn Dr and 26 Ave ne. Everyone thought it was going to be a community hall or a big house nope its a mosque painted yellow</p>	1						
	<p>yes it's ridiculous that it was permitted and needs to be taken down. There is no parking so how can they be permitted for a Mosque. The area is not designed for a mansions where the average home sizes are 1500 sq feet or are these owners so special that the city allowed this eye sore. There should be a protest from the home owners surrounding this building cause it's not a house</p>							
	<p>The owners on the south side are the ones building this house, they bought out the people living in them</p>							



# Rundle Affordable Housing

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	<p>now the one on the other side is up for sale. The height restriction is 15 ft and I don't think it's right that they can build this and nobody has complained plus it faces East so the buildings behind don't get the morning sun they do. I wish we knew who to complain to but Ray Jones has retired so we're hooped.</p> <p>The mosque building has some land beside it but they didn't ask anyone in the neighborhood if they wanted it. Everyone thought it was a community hall or a daycare ya right nope it's definitely not those facilities.</p>							
	<p>if you feel it goes against policies you can always call bylaw and report it.</p>							
	<p>is that what that yellow building is? It's a terrible color.</p>							
	<p>call 311 or go on the city of Calgary website. You're able to get to a section where it shows the plots of land and what their land use zone</p>							



# Rundle Affordable Housing

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	<p>is. This low income housing is zoned as this picture attached.</p> <p>It takes a lot to rezone land so I'm sure the yellow house/ mosque is following rules. It's just unconventional in appearance.</p>							
	<p>he signs have a proposal number . you can go to the website ( once again posted on the sign) to look up on the specifics of the proposed permit using that proposal number This gives the neighbours time to object the project. And the 15 ft building restrictions is for residential single house dwellings not for apartment buildings , commercial building, churches, etc. This is the reply from my question on how the permit was approved!</p>							
	<p>was wondering the same thing. Looks like a 4 plex or at least a duplex to me</p>							
	<p>if it was a 4 plex or duplex is fine. It's the house out powers on height every house in the community and</p>							



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	<p>looks ridiculous. If the owners wanted a castle maybe they should have purchased the land in the country with the property size that doesn't make there house block everyone view. The city permitted this build knowing the height size of surrounding houses and if the owners actually went over it should be tore down. I drive by every third day and shake my head. if I was living by this eye sore I'd be gathering the neighbours and taking legal action.</p>							
	<p>I know which house you're talking about. I think they own 3 in a row. I don't like the mix and match idea City Hall has re buildings. I totally agree, it looks very out of place.</p>							
<p>They look like Army barracks. But since we know that they will never look as good as the picture I vote for a completly new design. The concept is good just style and cosmetics to community. Would be a debacle.</p>		4	5					
	<p>pictures look like a barn</p>	2						



# Rundle Affordable Housing

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	Exactly							
	thought the same thing wow							
There are normally signs outside of these places and it's YOUR responsibility if you don't like it to go to the place and time that is on those boards outside of these places. Thwy are posted many weeks before they start building or renovating .		4						
Can you not make it more pleasant in appearance? It resembles a barn!		4						
	some would say it resembles mountains (rundle mountain perhaps?)			1				
how much does this monstrosity cost?								
why does the image look like an evil villans layer								



# Rundle Affordable Housing

Stakeholder Report Back: What we Heard  
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Looks terrible								
Looks great								
Do they flood whenever there's hail though?								
Have we seen IT?- IS IT quilt yet?								