



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.

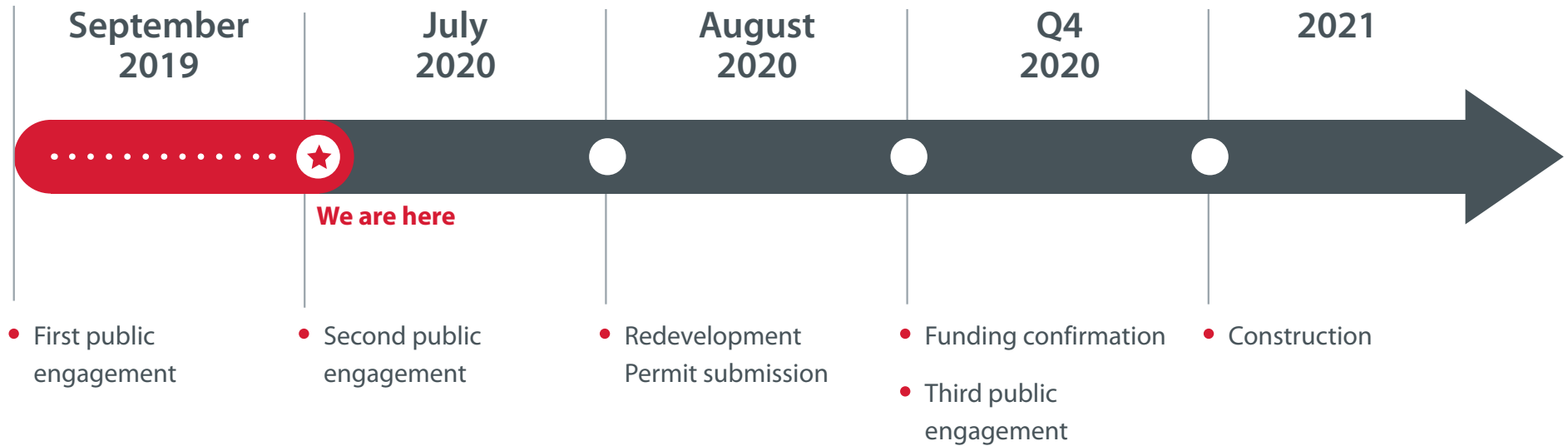
The redevelopment of Rundle Manor will allow for:

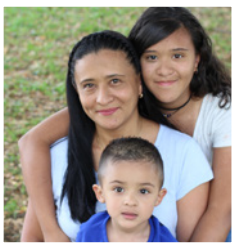
- More units (145 units proposed in the redevelopment)
- Better integration into the community
- A mixed-income rent model

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

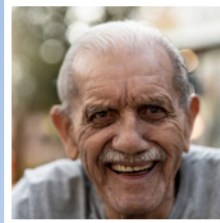
The schematic design for the Rundle Affordable Housing site is based on existing zoning which allows 3 to 4 storeys and 145 homes.

Timeline



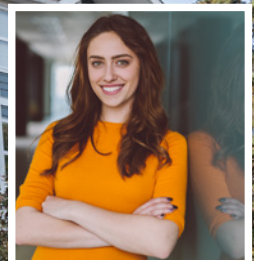


Sally
Near-market rate



Bob
Social units

Phillip
Rent geared
to income



Bernice
Near-market rate

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.



Meet our tenants



Meet Felicia and Nicholas

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

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

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



Meet Lori

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

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

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

What 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:

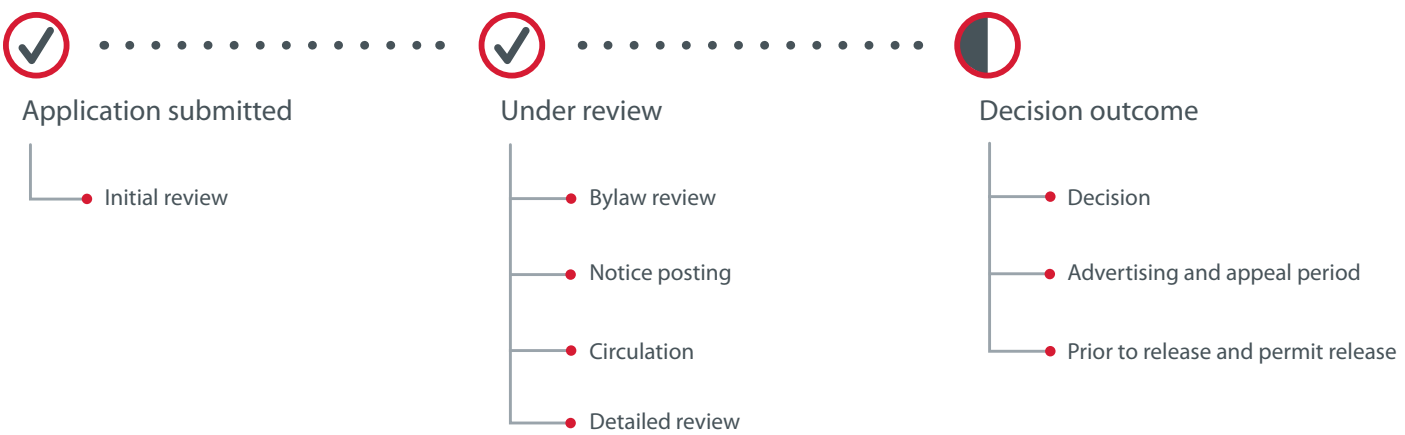
- Concern with safety
- Concern with property management and tenant supports
- Concern with increased density
- Concern with increased parking challenges

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.



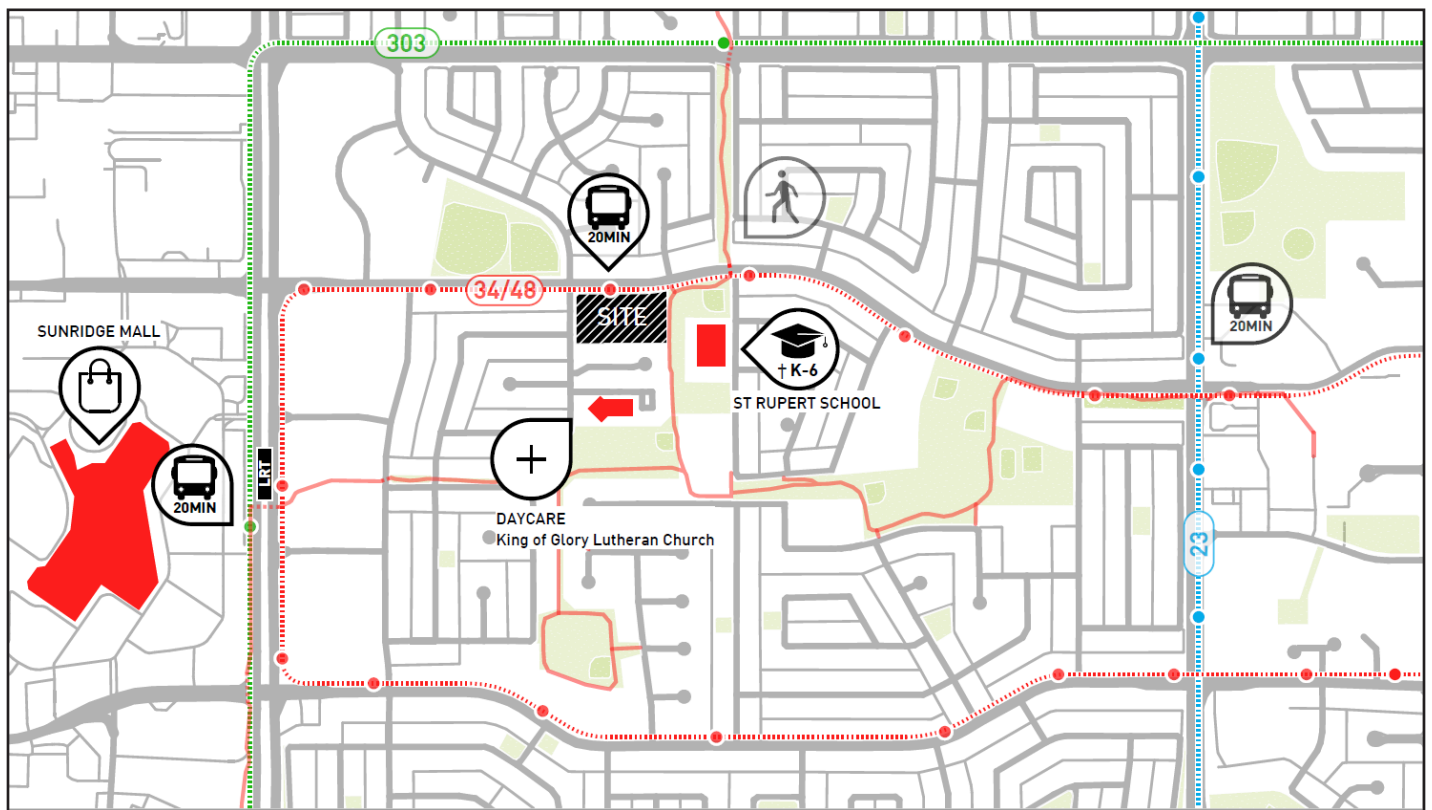
A City Planner will consider the following when reviewing a DP application:

- 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 redevelopment: **community amenities**



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

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 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 redevelopment: **design overview**



View from Rundelawn 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 redevelopment: **design overview**



View from park on east side of the site

- Draws inspiration from the existing homes in the neighbourhood.

Rundle affordable housing redevelopment: **site overview**



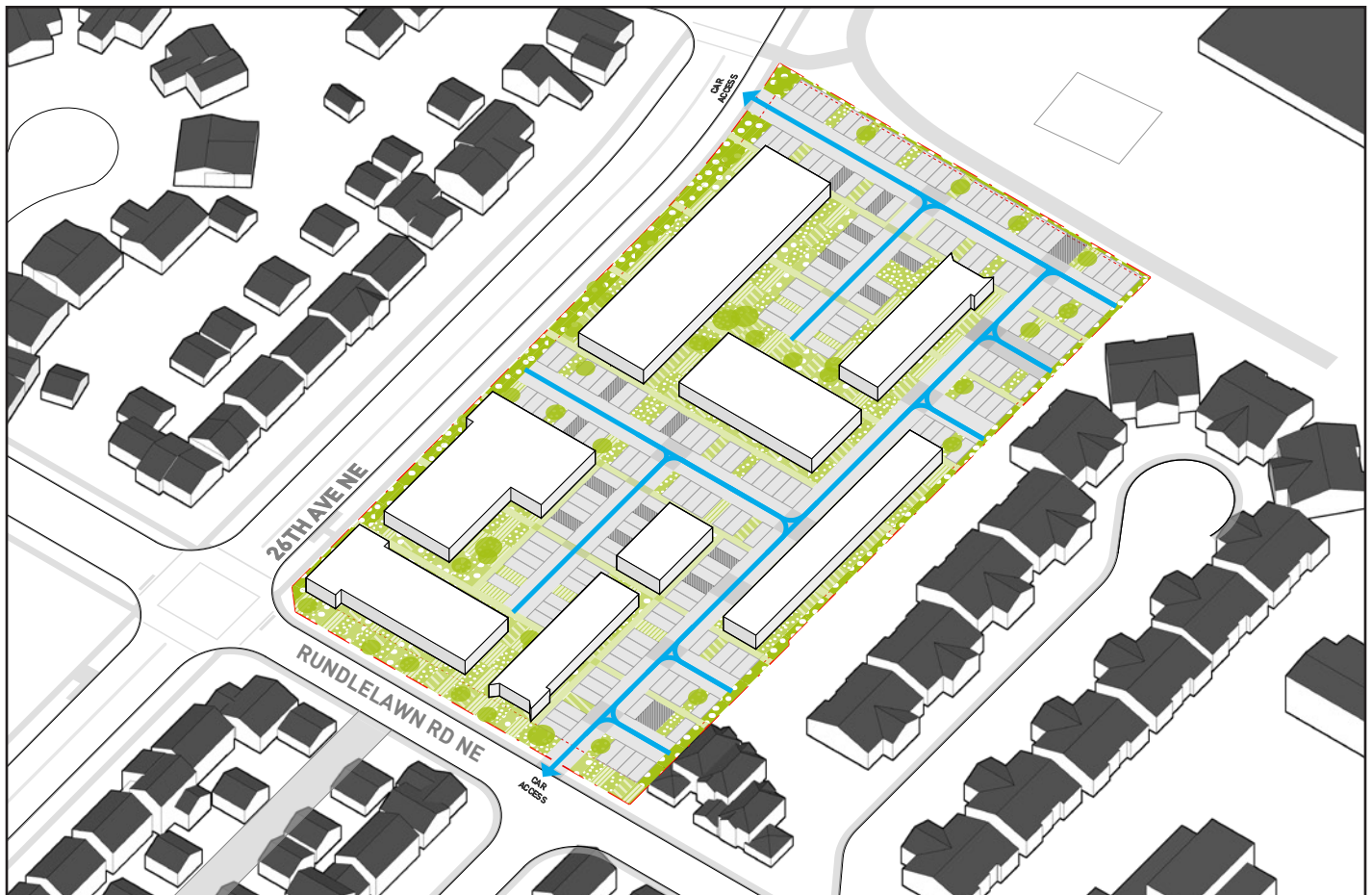
- 145 units
- 21% of the units are designed for accessibility
- Private and public amenity spaces provide opportunities for connection
- Low maintenance landscaping with planting appropriate for the Calgary climate.

Rundle affordable housing 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

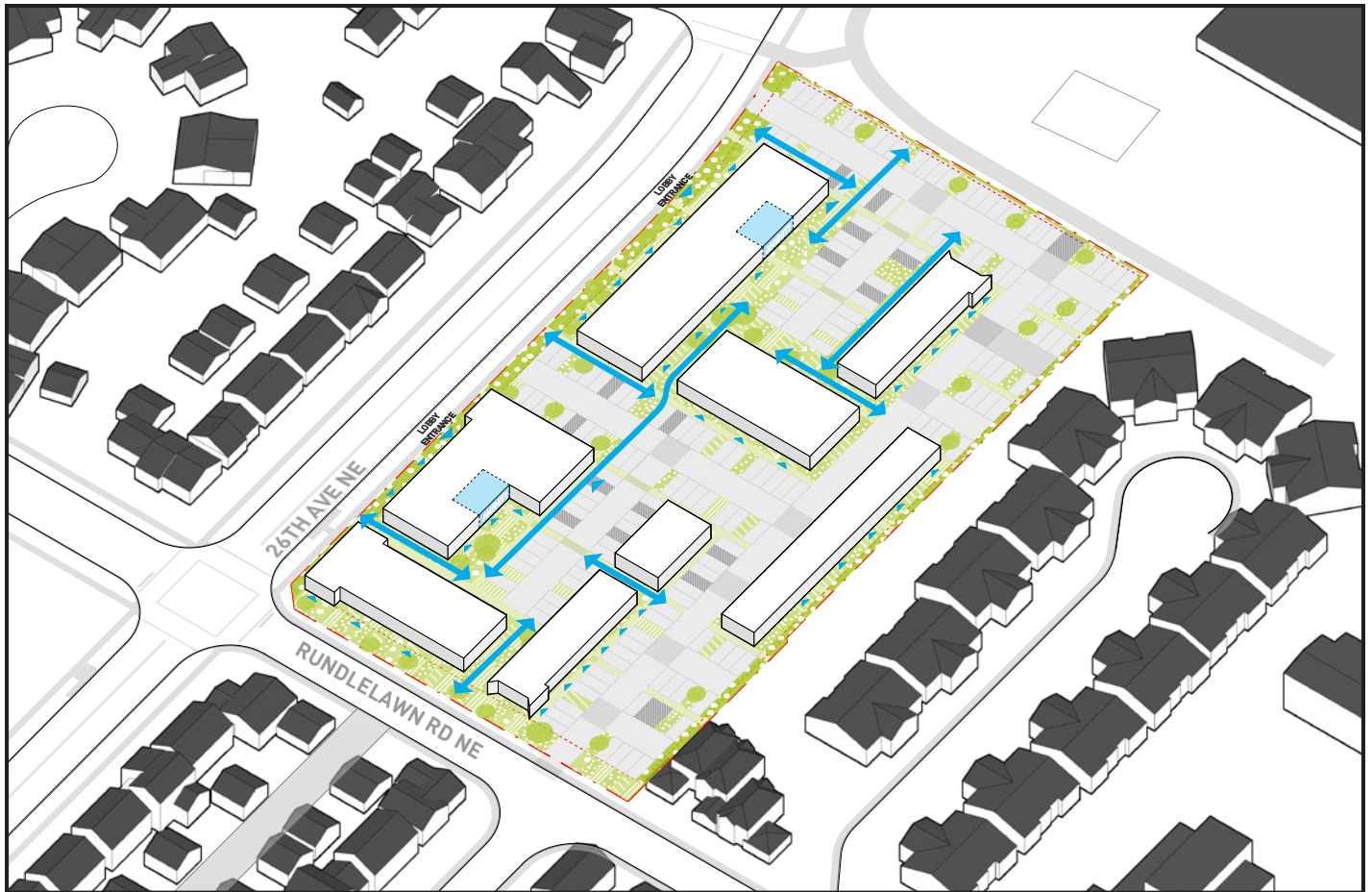
Rundle affordable housing redevelopment: **circulation**



Vehicle circulation

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

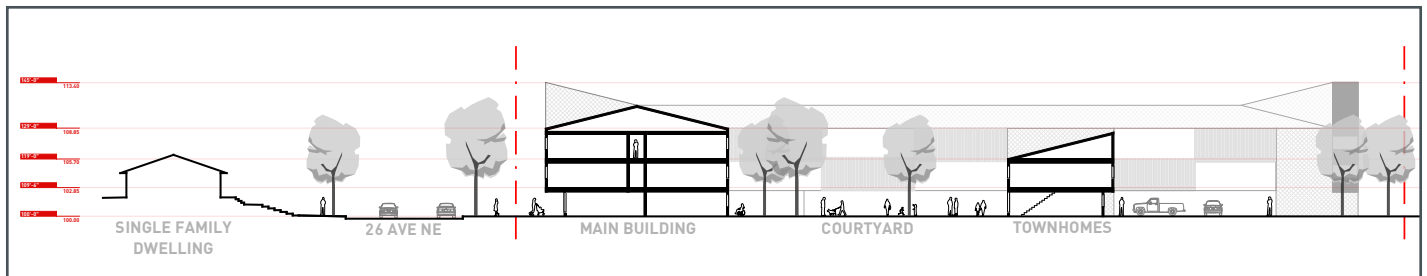
Rundle affordable housing redevelopment: **circulation**



Pedestrian circulation

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

Rundle affordable housing redevelopment: neighbourhood context



Building height

- Height responds with neighbourhood context

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.

Calgary



Thank you!