



Rundle Manor Affordable Housing redevelopment

Project overview

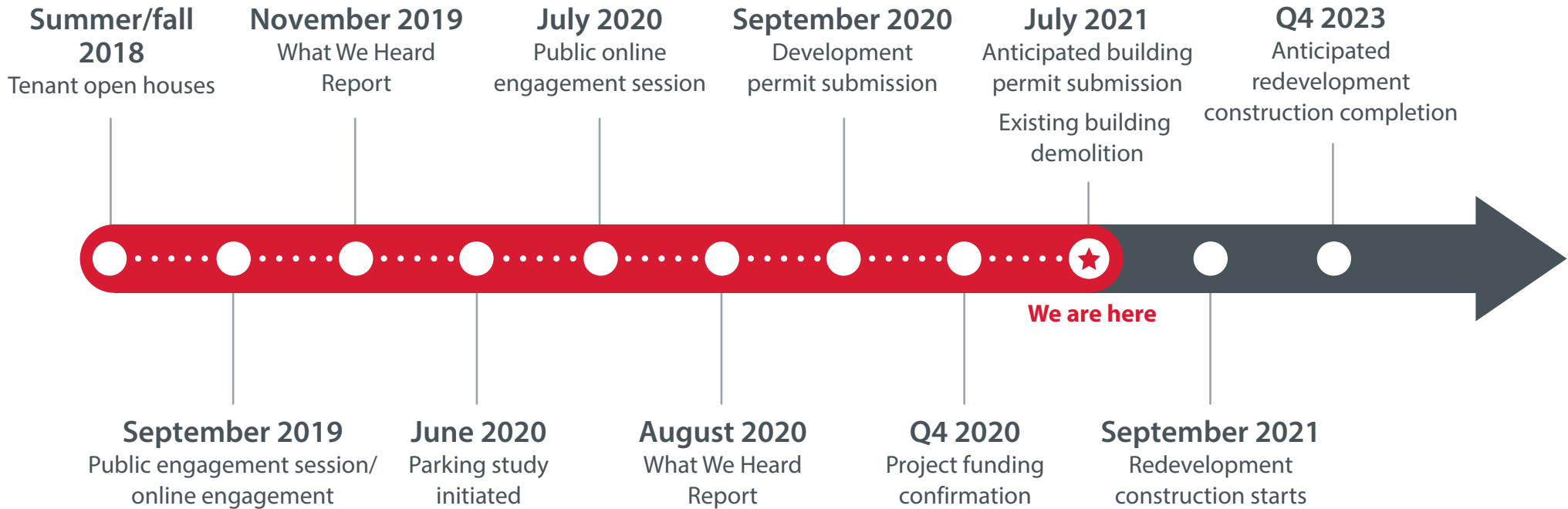
On June 30, 2021, Calgary Housing Company closed the Rundle Manor residential complex. While Rundle Manor is a valuable asset in the provision of affordable housing, it is no longer practical to make major investments into the 40-year-old complex. In its place, a new affordable housing residence will be redeveloped on the property.

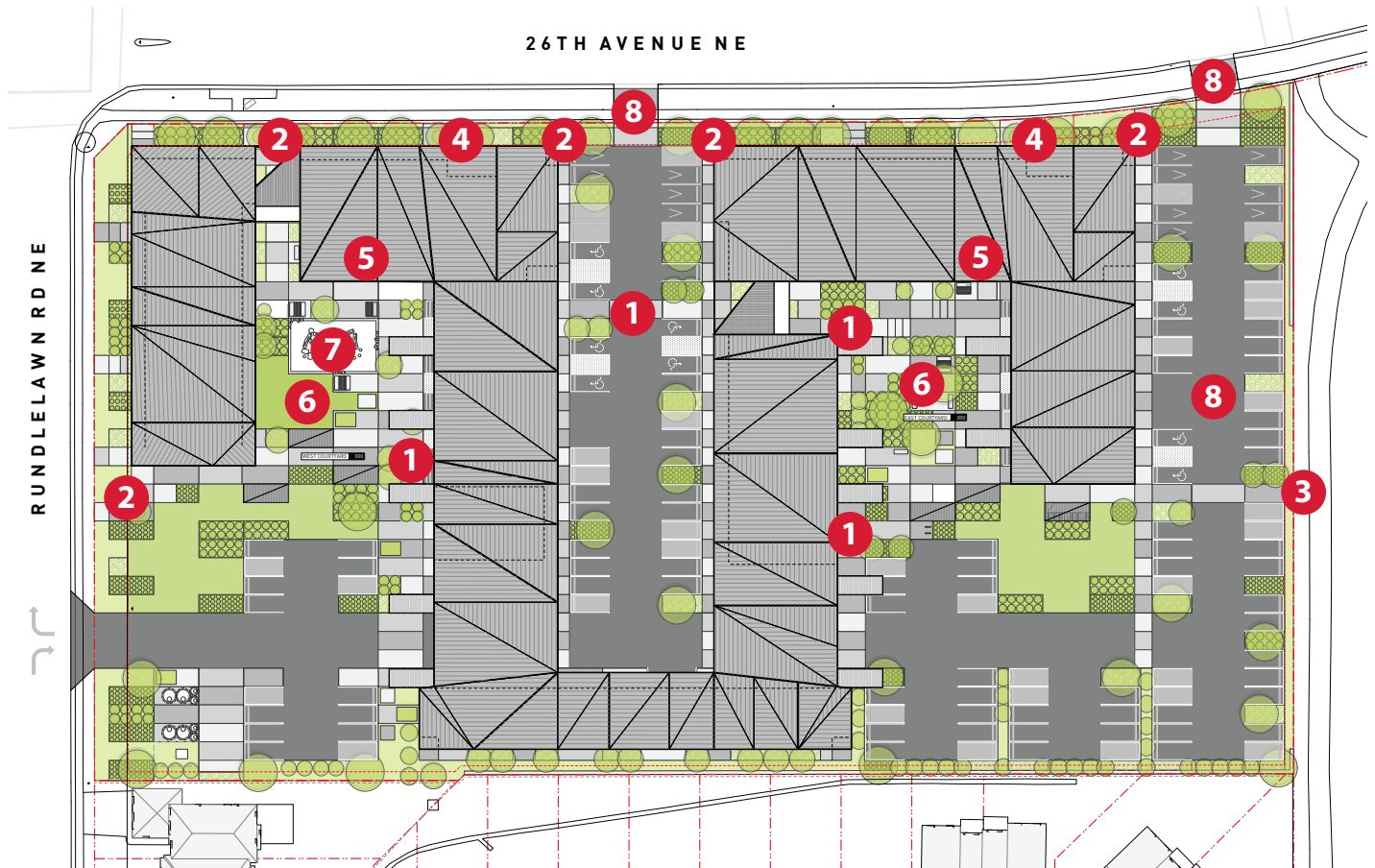
The site meets key criteria The City of Calgary uses to select sites for affordable housing, including nearby community amenities like groceries, transit, schools, parks and recreation areas.

The Rundle affordable housing redevelopment:

- 135 units in the redevelopment
- Better integration into the community
- A mixed-income rent model
- Managed and operated by Calgary Housing Company

Timeline





Rundle Manor redevelopment

1. Site plan encourages mobility within the site via road courtyards and walking paths
2. Main entry points from sidewalks
3. Connection to pedestrian, bicycle path and school ground to the east
4. Two lobbies with adjacent visitor parking provided
5. Indoor amenity areas
6. Outdoor courtyards
7. Play area
8. Emergency vehicle site access

PLEASE NOTE: Parking has been broken down into smaller areas through green pockets and site placement to reduce the visual impact of the total parking stall count.

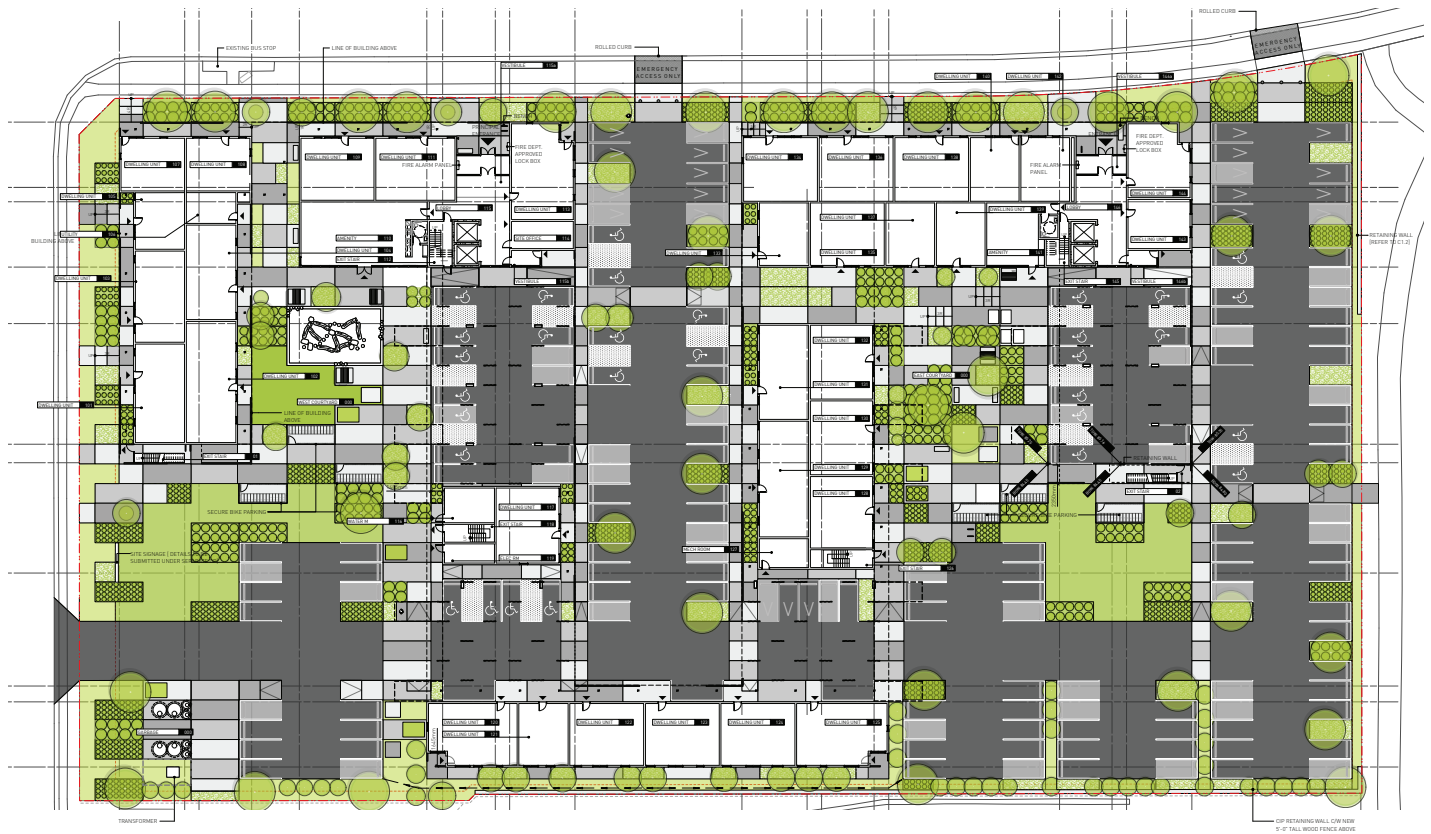


Rundle Manor redevelopment

Theme: Concern about fit with the community

Response:

- Roof lines were redesigned to a series of sloped roofs.
- Redesigned roof lines 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.



Rundle Manor redevelopment

Theme: Concern regarding impact on neighbourhood parking

Response:

- A one-to-one ratio of dwelling units to parking has been provided.
- A total of 22 visitor parking stalls have been provided as per by-law requirements.
- A consultant engineer firm developed a study to guide the number of parking stalls.

Theme: Concern with density

Response:

- The density of the site has been reduced to 135 units.
- The original two townhomes buildings consisting of 10 units have been removed to reduce density and increase landscape area on site.



Rundle Manor redevelopment

Theme: Concern about outdoor and shared spaces for the residents

Response:

- Two large outdoor courtyards have been integrated into the design.
- Private interior amenity spaces are located off the courtyards to provide a connection between indoor and outdoor spaces.
- The courtyards surrounded by buildings to the east, west and north to provide protection from prevailing winds while allowing maximum sun exposure.
- The west courtyard is a high activity outdoor space with play areas and paired with a large indoor shared space.



Rundle Manor redevelopment

Theme: Concern with pedestrian mobility

Response:

- A series of pedestrian paths provide connections within and through the site.
- The two large outdoor public courtyards create pedestrian friendly areas with pockets for rest, play and gardening.
- Accessible paths are provided throughout the site to create a site that can be accessed by all tenants.



Rundle Manor redevelopment

Theme: Concern with neighbourhood safety

Response:

- Safety of the site is enhanced by providing private entries for most ground floor units. This creates pedestrian activity along the public sidewalks and internal courtyards which add pedestrian activity similar to that of the rest of the residential neighbourhood.
- All the ground floor units are designed to face out to the sidewalks or outdoor spaces to add 'eyes on the streets'.
- An internal and external camera security system is integrated into the design.
- Exterior lighting is incorporated into the design for improved safety.
- Passive security principles are used throughout the site. This includes using landscaping and plantings to separate spaces, instead of barriers such as fences, which can feel hostile.