

Phase 1 June 2016

Project overview

The City's Affordable Housing group met with the Rosedale Community Association Board (Board) in March and June of 2015 to begin discussions on the possibility of developing eight sites in Rosedale along the 16th Avenue soundwall. These sites include:

| | |
|-------------------|-------------------|
| 1636 9 Street NW | 1636 8 Street NW |
| 1636 7A Street NW | 1635 6A Street NW |
| 1636 6A Street NW | 1636 6 Street NW |
| 1631 4A Street NW | 1636 4A Street NW |

During these meetings, Affordable Housing wanted to listen and learn about community issues and give the Board and adjacent residents an opportunity to share development and community concerns. This report contains feedback received during the preliminary engagement with residents of 1600 blocks that are immediately impacted by this type of development.

Planning Context

The land use for these eight sites, Direct Control (DC) Bylaw 43Z2007, allows for a single detached dwelling with a secondary suite. This land use is exclusive to these eight parcels of land and is not transferable to any other parcels within Rosedale or the city. The unique nature of this land use allows for a zero setback along the northern boundary. The south side yard has a 1.2m setback, similar to the Residential Contextual Dwelling (R-C1) land use in the rest of Rosedale. The DC Bylaw is based on the RC1 land use with modifications.

Affordable Housing is considering two-storey developments to accommodate a second floor secondary suite.

Engagement overview

Below is a list of the engagement activities:

| | |
|------------------|---|
| March 2015 | Community Association Meeting |
| March 2015 | Report back to Community Association |
| April – May 2016 | Individual Street Engagements |
| May 2016 | Update to the Community Association |
| June 2016 | What We Heard Report posted and Shared with Community |

What we asked

At this step in the engagement process meetings were held with each street that has an identified site; specifically 9 St., 8 St., 7A St., 6 St., 6A St., 4A St.

At these individual street meetings residents had a conversation about affordable housing and responded to questions described below:

1. *When you think about affordable housing in your neighbourhood, what are your concerns?*
2. *What are your concerns regarding development in your neighbourhood?*
3. *We have 8 sites that will be developed. What should we consider when selecting the first site to be developed?*
4. *When you think about the types of materials that could be used for construction, which types(s) do you prefer? Why? Why not?*

What we heard

A total of 7 meetings were held. Each street was unique in their opinion of Affordable Housing and how they thought Affordable Housing might affect their community.

- ▶ For a detailed summary of the input that was provided, please see the [Summary of Input](#) section.
- ▶ For a verbatim listing of all the input that was provided, please see the [Verbatim Responses](#) section.

Next steps

The information gathered in the preliminary engagement phase will be use in the report to a Land Asset Strategy Committee of Council that outlines the feasibility of the project and recommends proceeding with two sites for development. If the project meets our construction and budget requirements, we would recommend proceeding with the remaining six sites.

Participants provided useful information that will be used to help create development scenarios on the two sites. These scenarios will form the basis for public engagement during the development permit process.

Summary of Input

Question 1

When you think about affordable housing in your neighbourhood, what are your concerns?

| THEME | EXPLANATION/EXAMPLE FROM FEEDBACK RECEIVED |
|----------------------------------|--|
| Blends in with the neighbourhood | <ul style="list-style-type: none"> • Don't want it to be an eyesore or poorly designed • Needs to fit into the neighbourhood • Should fit in with existing community • Family oriented tenants and "Home" is important • How do these properties meet the needs of the community? |
| Who uses affordable housing | <ul style="list-style-type: none"> • What types of people would be renting • Singles rather than families • Concerned that all the renters will be students from SAIT • What income level would these units fall in affordable housing matrix? • 1 bedroom would not be a family sized unit • Do current community residents get priority in selecting applicants? |
| Property Values | <ul style="list-style-type: none"> • Concern about property values • Would not have purchase/built a home here if these units were here. • Are there R1 studies of real estate property values? |
| Parking/Alley Access | <ul style="list-style-type: none"> • Do residents have parking passes? • Parking - turn around/land parking. Will they have a driveway • Is there enough space for garbage collection/management • Blind corners in alley way |

Question 2

What are your concerns regarding development in your neighbourhood?

| THEME | EXPLANATION/EXAMPLE FROM FEEDBACK RECEIVED |
|-------------------|--|
| Appearance/Design | <ul style="list-style-type: none"> • How does it fit into the streetscape? How will it be indistinguishable? • What does it look like? Does it fit in? • Will the footprint match existing houses |
| Parking/Access | <ul style="list-style-type: none"> • Parking? • Traffic patterns area of concern • Traffic flow and laneways a concern |

| Question 2 Continued | |
|--------------------------|--|
| THEME | EXPLANATION/EXAMPLE FROM FEEDBACK RECEIVED |
| Construction Concerns | <ul style="list-style-type: none"> • Idling trucks • Parking for the trades - on street or in alley? • Annoying when construction starts at 7 a.m. • Once construction starts, would there be a defined timeline. • Community wants notice i.e. Construction started with no warning. |
| Maintenance | <ul style="list-style-type: none"> • What's the maintenance schedule? • Who does the maintenance? CHC • Where would building equipment be stored? |
| Cost/Budget | <ul style="list-style-type: none"> • What is the total cost of building on all sites? • Cost to tax payers • Value of investment |
| Precedence/Zoning | <ul style="list-style-type: none"> • Rosedale does not currently have any duplex/multi-family • Sets a precedence in the neighbourhood • Currently zoned DC - Direct Control - would like a caveat to say it can't be sold or re-zoned. • Sets precedence on height/use |
| Communication/Engagement | <ul style="list-style-type: none"> • Residents want full community to be engaged • Poor notification – desire for electronic notification and in person • This project affects entire community |

Question 3

We have 8 sites that will be developed. What should we consider when selecting the first site to be developed?

| THEME | EXPLANATION/EXAMPLE FROM FEEDBACK RECEIVED |
|-----------------------|---|
| Lot considerations | <ul style="list-style-type: none"> • Largest site would be easiest • Start with the hardest one - smallest • Adjacent neighbour could feel differently if it's an owner vs rental unit. • Size - greater margin for error and space for initial build. Bigger lot is more practical |
| Street Considerations | <ul style="list-style-type: none"> • Don't pick 6A • Not on 8 St • 4A - it already has multi-family units • 7A Street already has a group home • 9 Street would require a retaining wall |
| Design | <ul style="list-style-type: none"> • We need to see conceptual sketches and reassurance of when it comes to community • Roofline from 16 Avenue – what will it look like • Needs to 'fit' into the neighbourhood |

Question 4

When you think about the types of materials that could be used for construction, which do you prefer?
Why?

| THEME | EXPLANATION/EXAMPLE FROM FEEDBACK RECEIVED |
|------------------------|---|
| Blends In | <ul style="list-style-type: none"> Needs to look indistinguishable from the rest of the community Should fit in with existing community Incorporate with fabric of community Concerns that it has longevity and fits in with the neighbourhood. |
| Not this type material | <ul style="list-style-type: none"> No aluminum siding What type of building would it be? No containers No vinyl |
| Design Considerations | <ul style="list-style-type: none"> Stick frame (not a container) Height of fence to height of the unit Are there architectural renderings for the project? Low maintenance European design No European design, no fake castle townhouse Earth tones Trees/landscaping |

General Questions/Concerns

| THEME | EXPLANATION/EXAMPLE FROM FEEDBACK RECEIVED |
|-------------------------------|--|
| What happens after the build? | <ul style="list-style-type: none"> Who takes care of the units after the build? What type of screening does Calgary Housing Company conduct? How many families will live in the units |
| Property Values | <ul style="list-style-type: none"> What will this do to our property values? Affordable housing in this community will lower property values. Big impact to my retirement Studies/research on affordable housing impacting property values? |
| Timeline/Engagement | <ul style="list-style-type: none"> What is the timeline for site selection and report back to community? What's the process, What's next? General concerns over the engagement process Are there other opportunities for feedback, other neighbours might not know about tonight's meeting |
| Land Use | <ul style="list-style-type: none"> What is the land use zoned? What direction will the units face? How will the designation of lots impact R-1? |

| General Questions/Concerns Continued | |
|--------------------------------------|---|
| THEME | EXPLANATION/EXAMPLE FROM FEEDBACK RECEIVED |
| Neighbourhood Concerns | <ul style="list-style-type: none"> • Want individuals to be involved in community • Mixed messages. Is Rosedale accepting? All of Rosedale? • If tenants were a family I may feel better about the project • Has a good end game |
| Purchase of Sites | <ul style="list-style-type: none"> • Market timing of properties when were properties offered for sale? Announcement, date, where advertised? • Sell lots to public and take revenues to build larger complex somewhere else • Were the properties ever available for public sale? |
| Cost/Budget/Funding | <ul style="list-style-type: none"> • This is a good use of city funds • Is there a budget within the city to maintain the property? • Have costs been established for project yet? Why not tower? • Who is funding this? Fed/Prov/City • Where do you cut budgets? |

Verbatim Comments

Content is captured as it was provided by stakeholders from in person events and via email.

Question 1: When you think about affordable housing in your neighbourhood, what are your concerns?

- Don't want it to be an eyesore or poorly designed
- Bigger trees at the end of our street
- Blind corners in alley way
- Parking - turn around/land parking. Will they have a driveway
- Better if there is no yard for students to hang out
- Concerned that all the renters will be students from SAIT
- Is there enough space for garbage collection/management
- Hope they can have some yard in front
- Timing of construction - 1 year or 2 years?
- Parking spot access
- Where to put garbage/recycle bins
- Singles rather than families
- What about senior affordable housing? Many seniors in the neighbourhood have had to leave due to lack of seniors opportunities and taxes
- What types of people would be renting
- Is there a lease? Yearly
- Can they have a roommate? It's based on family income
- How would Calgary Housing know that additional renters are living there?
- Parking - 2 stalls (no street permits)
- Sets a precedence for type of rental development
- Someone with lower income may have a harder transition into community
- How big are the units?
- Do you provide other support services?
- What will the units look like?
- Who decides (screening process) who goes into these units? i.e. mentally handicapped
- Are these rental properties
- Is it just families or is it criminals in transition?
- How do residents access their units?
- Do residents have parking passes? Worried about reselling for profit to SAIT students.
- Who monitors tenants?
- What income level would these units fall in affordable housing matrix?

- Will there be children? How will they fit into the neighbourhood?
- The homes need to fit into the neighbourhood
- Are there requirements for consistency with the neighbourhood?
- Zoning is R-1 not multi-family
- Have you build anything like this before? What's the minimum width?
- Needs to fit into the neighbourhood
- Concern about property values
- How long do renters stay?
- Are the units furnished?
- Would not have purchase/built a home here if these units were here.
- Cost - isn't it expensive
- Could it be a family - people with children who could support the school
- How are people approved for affordable housing?
- How do people find out about affordable housing
- 1 bedroom would not be a family sized unit
- Are the tenants transient?
- What size are the units?
- People need to live somewhere
- Would like it to be a single family
- No one is opposed - in theory
- What will it do to property values
- Will it be safe?
- How will the properties be overtime?
- If there are issues with the tenant, how easy is it to move them along?
- City has more control than in a regular rental situation
- The unit is too close to my home.
- Could affordable housing consider making it just 1 house? Sample pictures?
- I don't want to live next door.
- Is there a demographic of who is on the list?
- Low rentals don't care. Had a bad experience and City did nothing
- Is it for 1 or 2 people per suite?
- Who do we call if something goes wrong?
- What is the turnover rate?
- Will the city own those houses?
- They would not have basements?
- What does it cost to build?
- Does it turn the land to R2?
- What about the people? How many police calls?
- It's probably better to have the City as a landlord.
- People may rise to the neighbourhood they are in
- Does the City respond is there is an issue?
- I think that affordable housing is a great thing as long as it fits the neighborhood, my concerns are the possible class of people that would be renting these affordable housing units. I know there are great people out there that need assistance but I also know that there are people that need assistance that are not so great to have living next to you.
- Precedent for land use changes
- Value of investment
- Decibel reading of sound wall
- Has this size of lot been developed in Calgary before?
- Majority of lots are large and reflect that in property value
- Concern of changing purpose of land use mid project
- Alternate use an area of concern (eg. Home based child care)
- Affordable housing affecting property value and ultimately retirement
- Development of duplexes in R1 zone – the trickle down affect – then secondary suites- sets a precedent
- Bought into R1 for a reason
- Why didn't public have opportunity to purchase? (eg residents have children who couldn't afford to live within community that would like to)
- Bringing in R2 usage into a R1 neighbourhood (concern City playing with Land Use Bylaws)
- Sets precedent
- Does affordable housing have control over sound wall?
- What stops the next development in this community? – sets precedent
- Lots of existing R2 – why not go there – zoned to handle
- Existing sound walls that were supposed to be removed
- Schools – parents funding to support – will school dynamics change? Fabric of community? Offsite Levies should allow to go outside of City for affordable housing
- R1 – single family housing
- Question of Roadway access
- Property value of adjacent owners high concern
- Traffic patterns area of concern

- Traffic flow and laneways a concern
- Concern of 2 family dwelling having multiple cars
- Question of what the form will be?
- Residents want full community to be engaged (mentioned multiple times)
- Comments this project affects entire community
- Comments of transparency of project and engagement from start to finish – need to know the steps from start to finish
- Proper notice of engagement is crucial (participants feel this did not occur)
- Comments of poor notification – desire for electronic notification and in person
- Suggestion July council date too early and fast
- General concern not enough time to notify and proper notification
- Adequate promotion is needed and due diligence has not been done
- Property Value
- Sets a precedent for land use changes
- Fabric of neighbourhood jeopardized
- Value of investment
- Can affordable housing units have their purpose changed? (eg. Cups, Rehabilitation Treatment Centres, Day Care)
- Property value of end lots (adjacent to affordable housing units)
- How is the vetting of tenants allocated?
- Low return on investment as a taxpayer (when looking at current affordable housing model)
- Renting association with criminal activity
- Concern of owner due diligence vs. City due diligence for tenants
- Concerns of “transition” members in community and schools
- Concern of maintenance of these units – is there adequate funding?
- Affordable housing sterilizes the homes of the 1600 Block – negative impact on property value
- Are there reduced taxes for living next to affordable housing?
- R1 Zone does not fit in the fabric of this community?
- This isn’t planned – existing members did not have say in usage – affects retirement plans of residents
- Concern this sets a precedent for land use in community
- Perception of the 1600 block becoming sterilized
- City should consider a potential law suite
- Issue of side lots and overseeing into neighbours
- Are there R1 studies of real estate property values?
- Is this absolutely happening?
- Are you comparing other neighbourhoods for least resistance?
- Questions of the process?
- Commercial rental property (sets precedent)
- Transient renters major concern – if units were proper family homes tenants would care for and maintain property better. Literally constructing a “home”, not just affordable housing unit, would anchor them into community
- Family oriented tenants and “Home” is important
- Need ‘accountability’ for ‘owner’ – The City – concern of lack of response or accountability from City – don’t like institutional landlords
- Maintenance Issues a major concern – looking for guarantee of maintenance
- Concern – to affect change – residents have no power
- How do these properties meet the needs of the community?
- Do current community residents get priority in selecting applicants?
- Accountability for who is in the property
- Having a portion of our neighbourhood that is transient. My concern is the people living in the affordable housing do not consider us neighbours (and thus are not friendly or concerned about our street or our community) because they don't foresee their housing as long term. I think that having these locations as single dwelling units promotes the longevity of tenets. Stuffing as many bodies over the footprint seems shortsighted. We want people to stay and integrate. We want families with kids who want to play with our kids.

Question2 : What are your concerns regarding development in your neighbourhood?

- Community would like a say in what's developed. Look at lots of different options before a design is chosen
- City doesn't listen to community development committee
- Who does the build? It would be a design build. Approved vendors
- Once construction starts, would there be a defined timeline.
- Would the alley be accessible during construction?
- Parking for the trades - on street or in alley?
- Litter from trades
- Community wants notice i.e. Construction started with no warning.
- Visual examples of types/options
- Excavation or build slab on top of existing grade? Retaining wall? Slopes?
- What about options for wooden wall? Landscaping? Temporary wall stays? Matching existing wall?
- Traffic planning impacts to community as a whole
- What is the total cost of building on all sites? \$250,000/unit
- Currently zoned DC - Direct Control - would like a caveat to say it can't be sold or re-zoned.
- Will the footprint match existing houses
- What is the timeline? Choose site May-June, report to council in September. Do we need to select a site before we have a design?
- Where would build/equip be stored?
- Sets precedence on height/use
- Maintain the fabric of community
- Cost to tax payers
- Why in a high-end R-1 neighbourhood?
- Once built does the land use change? Remains DC
- Keep wooden fencing up (16 Ave)
- Needs to fit into the neighbourhood
- There is already continuous construction
- Annoying when construction starts at 7 a.m.
- Parking
- Idling trucks
- Who would contract the work?
- 7A street already has a group home and this process was done poorly.
- Who does the maintenance? CHC
- What does it look like? Does it fit in?
- What's the maintenance schedule?
- City maintenance doesn't happen on 16th Ave
- What will they look like
- How does it fit into the street scape? How will it be indistinguishable?
- What style of development? Eg sloped roof?
- How does it get built?
- What about landscaping?
- Don't want a 2-storey house looking into my backyard
- What happens with the alley - will it be smaller
- Would like to see stakes to outline the lot size
- Parking?
- What happens to property values? (If it fits in they may be fine, but there is no evidence that it does)
- What about basements?
- No garage - what about parking?
- Who does the yard maintenance
- Rosedale does not currently have any duplex/multi-family
- Sets a precedence in the neighbourhood
- Do you have any examples of the types of housing
- Should be a single family dwelling to be consistent with neighbourhood
- Will they look the same or different
- Think the lots are too small
- Are they allowed to build closer to our homes?
- Will the houses provide a sound barrier?
- Parking - there is no parking. They will have guests come over. Street is full after 5 p.m.
- This opens a pandora's box for rental units in our neighbourhood.
- There is not enough room in the laneway for the garbage trucks now.
- Is there really room for parking on those lots?
- What is the set back from the property line?
- Have you build other units on a slab that we could look at? In another community?
- What is the impact on our property values?
- Are they identifiable as affordable housing?
- Don't want this to lead to the wall to coming down.
- Would it help to have a building on a vacant lot to reduce current vagrants?
- Is there anyone that has been through this that we can talk to?

- Do you ever go back and talk with the community afterwards?
- My concern with developing any of the proposed sites is the parking issue, it looks like most of the streets end and the laneway starts after the last existing house on that street, this means that if you intend to put in two units per small lot, that you could have up to 4 more vehicles parking in front of the last house on the street which being one of those owners of a last house on one of those proposed streets would frankly upset me greatly. Even though the streets are open to public parking, not being able to park in front of my own house is not acceptable. You would be penalizing the owners at the end of each of the proposed streets.
- Needs to 'fit' into the neighbourhood
- What happens to landscaping? Needs to fit in
- As long as the city doesn't try to change the R1 zoning. These developments would be special and would not change the community zoning to R2. This community has fought long and hard to keep R1 zoning. It
- gives us room to breath. The R2 areas are jam packed with cars. The traffic is insane. Great for the city tax base - not so great for the civilians.

Question 3: We have 8 sites that will be developed. What should we consider when selecting the first site to be developed?

- Size - greater margin for error and space for initial build. Bigger lot is more practical
- If you make it look nice (doesn't stand out/blends with community) it doesn't matter
- 9 Street would require a retaining wall
- Temperature of the streets (are residents ready for the development) Especially adjacent neighbour.
- Adjacent neighbour could feel differently if it's an owner vs rental unit.
- Roofline from 16 Avenue
- Adjacent fence with neighbour and costs
- With pilot site build, it won't be torn down.
- Not on 8 St
- Doesn't capture all residents and may not speak to what the majority want.
- Would like to see a townhall meeting with a vote
- Land owners should pool their funds and purchase property and turn into park
- We need to see conceptual sketches and reassurance of when it comes to community
- Plan and execution plan. Timelines
- Have you done this before? 2 units on a narrow lot?
- Start with the hardest one - smallest
- 7A Street already has a group home
- What is next door? Size of home
- Would like to see something more concrete?
- Don't pick 6A
- Largest site would be easiest
- 4A - it already has multi-family units
- Don't do both lots on 6A street
- Zero - not convinced
- Wider lots
- Not our street - 4A
- Lots are too small - what about the fire hazard risk?
- Start with the largest
- Don't start with the largest
- Are they houses or condo's? Single or 2 storey - 2 storey is less like an apartment building.
- Picking one of the sites that has the most street frontage.
- The street that is most amenable to the development.

Question 4: When you think about the types of materials that could be used for construction, which do you prefer? Why?

- Not vinyl
- Stone/Brick
- Stucco
- Parking - what about a living lane (woonerf)
- Energy efficient (green)
- Trees/landscaping
- Maintenance of trees at end of cul-de-sac
- Stucco and issues with woodpeckers
- Why? So it blends in
- Hardie Board
- No lime green, yellow
- Earth tones
- This is premature
- No vinyl
- Low maintenance
- Incorporate with fabric of community
- Neutral colours
- European design
- No European design, no fake castle townhouse
- Condo design - Quality. We've taken European design but not quality.
- Concerns that it has longevity and fits in with the neighbourhood.
- Are there architectural renderings for the project?
- Who initiates the concept/idea
- Should fit in with existing community
- Good landscaping and maintenance
- Stick frame (not a container)
- Height of fence to height of the unit
- What type of building would it be? No containers
- Needs to look indistinguishable from the rest of the community
- No aluminum siding
- It's too early for me.
- Stucco is what most of the street has
- Fence between the property? Currently there is not.
- Where would the windows go?
- I really don't have a preference as long as the material are of good quality.
- I realize that these have to be affordable to build but I think they should also be used to showcase sustainable building practices and green initiatives. SAIT is right next door. There should be a collaboration with their building and construction faculty to really make these buildings special. THAT would get a lot of people inside in our community. There could also be cost savings to consider in this scenario.

General Question/Concerns

- Who builds units for seniors and handicapped?
- SAIT students currently park in the alley
- What are the lot dimensions for 8 sites?
- Not for profit housing on 7A adjacent corner
- What happens after build is complete?
Affordable Housing role = design and build.
Calgary Housing role = property manager
- Unit access, off street or alley?
- Is the cost of more expensive than other types of construction?
- What will this do to our property values?
- What about parking? 2 stalls only
- What is the height of the building?
- What happens to the sound wall?
- Who rents affordable housing? Mixed income model. Maximum 4 people 2 vehicles
- What is the timeline for the project? For first project? For remaining sites? For construction - approx start 2 years
- What other communities have affordable housing? Kingsland, Crescent Heights, Mt. Pleasant, Bridgeland
- How much did you pay for the lot?
- What is the timeline for site selection and report back to community?
- Are there other opportunities for feedback, other neighbours might not know about tonight's meeting
- Does the city actually want feedback?
- Market timing of properties when were properties offered for sale? Announcement, date, where advertised?
- Lot purchase for senior/family
- Want to know about the clientele in the house

- Has it been confirmed that affordable housing will be here?
- People buy in neighbourhoods based on what is there. This will impact schools, neighbourhood.
- Rosedale is mostly R-1 community with many volunteers. Many have lived here for 10-20 years or longer. That's why people bought in the neighbourhood.
- Concern for crime with clientele
- Want individuals to be involved in community
- What type of screening does Calgary Housing Company conduct?
- What happens when tenants can afford to move to market housing and new tenants move in?
- It sounds like the decision has already been made
- How many other affordable housing locations are R-1?
- Affordable housing in this community will lower property values. Big impact to my retirement
- Studies/research on affordable housing impacting property values?
- Rosedale is generally a family community. Units will be for single people.
- If tenants were a family I may feel better about the project
- Could seniors live just below market on main floor?
- Sell lots to public and take revenues to build larger complex somewhere else
- How big is your legal budget?
- Why are you just talking to our street and not the rest of the community? This impacts the entire community
- I don't want this here
- I'm not dead set against it but nobody has shown me a design yet that I have the right to approve/disapprove
- Piecemeal fashion approach
- Board is concerned, ok with affordable housing discussing with community to a certain point.
- Mixed messages. Is Rosedale receptive? All of Rosedale?
- Why are board members not allowed at street meetings?
- 13 Ave divider to North/South residents
- Residents should have been included 14 Ave up in meeting
- Wanted more advertising than flyers, other mechanisms ie newsletter, online
- Don't plan anything until you meet with larger community
- Want to be prepared and to review prior to meeting
- How many families will live in the units
- How will the designation of lots impact R-1?
- Who is funding this? Fed/Prov/City
- Is there a budget within the city to maintain the property?
- Lots of children in the community
- Are there plans to expand 16 Ave in the future?
- What level of detail will you need to go to council?
- Have costs been established for project yet? Why not tower?
- Don't have a good feeling from the City based on the group home process - drugs and issues
- This is a good use of city funds
- Has a good end game
- What is the land use zoned?
- What is the set back?
- Are the lots really 20 Ft - need to measure
- What direction will the units face?
- Alley would remain? Zero set back on the north?
- Will it need a special type of construction?
- Don't think it will fit into the size of the lot or into the neighbourhood
- What's the process, What's next?
- Are you doing affordable housing in Mt. Royal?
- Were the properties ever available for public sale?
- Why 2 units? Why not just 1?
- Have you ever had a project that is a no go?
- What is the budget?
- What about multi-family next to single family?
- Where do you cut budgets?
- Would the lanes stay?
- Lot size3
- What is our current zoning? How are these lots different?
- Where did the fencing questions arise?
- Why did it not stay R-1? Residents were told that it would always be R-1.
- What is the value of the lots?
- Has there ever been the thought of selling to the adjacent land owner? Could there be an opportunity if this doesn't go through?
- Some lots appear to be larger than others?
- What if pilots are not successful?
- Do you have units in other communities that we could drive by?

- Would the City purchase other lots in the community for affordable housing?
- All of Rosedale needs to talk this through.
- Can council do what it wants?
- Should the pilot go ahead, could the parking authority be more active in the community?
- Who is responsible for the wall? Could it still come down? Replace it with brick?
- Is this a done deal?
- Is there a timeline?
- Can you sell us on this?
- What's in it for us as a taxpayer?
- I moved here so that my kids and grandchildren would be safe.
- Do we have access to the council report?
- Already have illegal activity from the High School on our street.
- What about original lots for sale - too narrow for other developers?
- Are there results from the land testing? Use to be a gas station on that corner.
- What have you been hearing from other streets?
- Sounds like the City is getting into this in a big way.
- No one was consulted about the change of zoning.
- Is our property still R-1?
- Has the decision been made?
- What does the Councillor say?
- When would we see drawings?
- We were never asked or offered the sites?
- Is it too late for me to buy this property?
- Could you bring in someone to talk about affordable housing?
- I would like to be emailed on everything about this.
- If they decided that these lots would make a good community garden, who would make that decision.
- Why do we have room to put up more houses? Three were taken down.
- Would like it to be single families
- It downgrades the value of all our houses
- Too bad there are not criteria for not having people that you don't want.
- Participants don't feel selecting only residents of specific blocks adequate – feel this project affects the entire community
- Participants commenting on emailing Councillors about not engaging enough residents
- CA should not dictate engagement process of selecting only certain streets for engagement
- Need to engage more residents

Emails Received During the Engagement Process

✉ Firstly, I am in favour of some form of development on these lands. These were not intended to be retained in the City's land inventory and these have suffered from neglect. The grasses are not mowed or controlled for weed infiltration, garbage and refuse collect on the lands, snow is not removed from adjacent sidewalks and the lots are often used as impromptu vehicle parking lots. The City's efforts at mitigation and stewardship appear to be limited to placing a single no parking sign on each parcel.

I will not speak to the many and largely typical comments from the immediately adjacent landowners regarding the development of low income housing on these lots except that I do not necessarily share their views. In particular, I do not share the view that any contextual residential development on these lots is impractical or undesirable.

I do want to speak to one matter which was referenced briefly while I was in attendance. It appeared to be the consensus that nobody has wanted to develop these lots and therefore these have languished. Firstly, I am not aware of any effort undertaken by the corporate properties group (or any other department/division of the City) to market these properties. I asked about this issue in an email nearly a year ago following an open house for the 16th Avenue corridor ARP (attached). I am reasonably certain that I did not receive a reply, so I cannot offer any further insight. However, I think the apparent unmarketability of these properties seems a bit unsupported, especially, if the onerous and somewhat impractical development conditions regarding the sound attention measures are or will be relaxed. Most of these lots are roughly the size as infill lots which is the prevailing lot size in many inner city neighbourhoods (Crescent Heights, Sunnyside, Ramsey) and there does not appear to be any shortage of willing developers/buyers for similar sized parcels in those neighborhoods.

I appreciate my latter comment may not necessarily advance the cause of socially responsible low income housing, but should that effort not succeed, it seems to me the City has not exhausted the viability of the private market to relieve it of these lands and provide some benefit to the community.

☒ Thanks for the info! Even the large lot looks way too small for a house so it will be interesting to see what you come up with. I'm happy to hear the wooden wall isn't coming down. No one liked the idea of being so exposed to 16th Ave. One of the lots is across from my back alley / garage so we'll be affected somewhat but it's not next door. I can understand why those neighbours are concerned. Good luck.

☒ In the Property Assessment Report for these lots it mentions - DC Land Use - significant development restriction, what are these restrictions?

I'm STRONGLY AGAINST the plan of 2 new affordable units in my area.

☒ First of all, this is the first notice I have seen about the potential to bringing in low income housing to our neighbourhood. I am appalled to the fact that the city would even consider this as an option. They would get far more revenue from selling the house to a single person or young family. I know there is a need for affordable housing in Calgary but wow those people have hit the jackpot if they get to live in inner city calgary. My family bought in Rosedale 20 years ago and we have young children that attend the public school and the high school. We pay a lot of money in taxes to maintain this neighbourhood as it is. We did not receive any emails regarding any meetings or any papers about this. We definitely would like to hear when the next meeting is for the next street and we will attend. This is unfair and makes no sense. I would rather have my taxes raised then to have low income houses there. I know this will directly affect my house price. I just built a new home at the end of 8th Street and my taxes dictate that. Please listen to our concerns and rethink this crazy idea.

☒ I'm disagree with the plan of building new affordable units in my area. Rosedale is not a place for affordable housing. House owners in Rosedale paid millions to own their houses and take this as their pride. New affordable units in the area means the downgrade of the Rosedale house value. Who will take response for this??? Instead of squeezing these affordable units in all part of inner city areas, why don't city just concentrate them in one place in SE or NE. Please stop this plan!!!

☒ I just heard about the proposal to put affordable housing on the end of our street. Why haven't we been consulted on such a major development that will drastically affect us as well as our neighbours? I am extremely concerned about this proposal. Has this been thought through? Has anyone considered the effect that these units might have on the value of our homes? We have lived in Rosedale since 1990, and moved here because it is family orientated, zoned R1 and was a place that we thought would be great to raise a family. We are in our mid-fifties and heading towards retirement in a couple of years. If this effects the value of our home, that drastically changes our retirement plans. Is that fair? We have been counting on the funds from the sale of our home as a big part of our retirement savings. I don't see how this can be so far along with so little consultation? Is this already a fait accompli? There are a plethora of things that I think need to be addressed before you can even contemplate fundamentally changing a neighbourhood like this. I look forward to hearing about any upcoming consultation on this very important issue.

☒ I did want to pass along kudos to you and your associate for last night's meeting. I felt you both maintained a VERY professional and composed manner throughout the meeting despite a range of highly emotional and at times, confrontational, unsupported and inappropriate remarks from some of those in attendance. I was also impressed by your preparation and thoughtful responses to questions given the early stage of this proposal. So thanks to both of you for the information and for keeping the discussion on track.

In answer to your question, I looked at several informal references regarding home maintenance costs. Some examples are included below:

- http://budgeting.about.com/od/budget_home/a/How-Much-Should-You-Budget-For-Home-Maintenance-And-Repairs.htm

- <http://money.usnews.com/money/personal-finance/articles/2012/05/29/look-at-maintenance-costs-before-leaping-into-homeownership>
- <http://www.theglobeandmail.com/globe-investor/personal-finance/household-finances/dont-let-home-maintenance-costs-crush-your-budget/article618105/>
- <http://www.moneysense.ca/spend/real-estate/the-ultimate-home-maintenance-guide/>
- <https://www.wellsfargo.com/financial-education/homeownership/maintenance-renovations/>

Unfortunately, I misspoke in saying that CMHC quoted a number. When I looked at their site again I discovered it only contained qualitative comments. There are undoubtedly others but the sources above provide a general idea of the theory. The above articles reference average annual maintenance costs ranging from 1% to 5% per year over the life of a home. Obviously these costs are not linear (i.e., they will typically be lower when a home is new and then increase with age), but as an average for planning purposes, something in this range is probably reasonable. Per my estimates from last night, I would argue the following:

- Assuming a two unit residence with an average rent of \$600 per unit = \$1200 per month. Setting aside 6% of that amount for maintenance results in a monthly contribution of \$72. Over the course of a year, this would generate \$864 or about 0.17%... of the build value, certainly well below the low end of the suggested ranges I found.
- Averages and percentages aside, I would still question how the amount being considered could be sufficient.
 - As a generalization, I would argue rental properties often require a higher level of maintenance over their lifespan than owner occupied properties if for no other reason than higher levels of turnover. I would also suggest, however, that having some “skin in the game” in the form of equity does influence one’s sense of responsibility when it comes to caring for an asset,
 - On another level, the cost of having a trade person visit a home is often \$50-\$100... even before work is done. The cost of skilled labour/trades is easily in the \$50/hr range. Material costs also have to be factored into the maintenance equation. This leads me to question how much actual maintenance can be completed in a year for less than \$1,000, especially considering that this amount will in effect have to cover two residences?
 - Then there is landscaping and yard maintenance. As we discussed last night, these will be low income families. How many of these families will have the requisite knowledge, interest or equipment (i.e., trimmers, shovels, rakes, lawnmowers, etc.) to look after a yard? If the intent is to use some of the \$864 per year for this... the problem becomes even more concerning.
 - I don’t believe there was any discussion around “comparable” examples of how the City of Calgary is currently maintaining its fleet of rental properties. I would be very interested in hearing and seeing how this has played out for other single / multifamily homes being managed by the City.
 - Lastly, as I mentioned last night, even IF this amount is planned for maintenance and IF it is set aside in some sort of fund, there is nothing that commits the City of Calgary to honour this model should political or administrative priorities change. Nor is there any guarantee that the City would to commit additional funds for maintenance should the above amounts prove to be inadequate.

I think most of my other concerns were covered last night although I did have a couple of additional comments. During the meeting, it was suggested several times that this project was viewed by the City as a “pilot”. I thought about this and have come to the conclusion that as a resident of Rosedale I’m not sure I agree with this as a characterization. By definition, a “pilot” is in effect a form of experiment or test of a concept. While the City of Calgary might view this plan as a pilot, I would suggest it is anything but that for Rosedale.

A pilot implies an ability to stop, cancel or unwind the experiment if the desired or expected results are not being realized. This will not be the case for the residents of Rosedale. I don’t expect there has been any consideration given to the question of “halting” the pilot after a period of time if it becomes clear it is not a good fit, etc. Once these homes are built, they are there to stay; no matter what the outcome. It means that 5, 10, 20, 30, 60+ years from now, long after the current administration is gone, the residents of Rosedale will have to contend with whatever the results of this experiment produce... good, bad or indifferent.

It also seems strange that the costs of this proposal and the risks associated with it are fully borne by taxpayers, and especially by the residents of Rosedale. Ironically, we as Rosedale residents pay our municipal taxes and are now having to argue with the City about how our tax dollars might be used for an initiative that we feel will negatively impact the community and our property values. In contrast, the City has no real stake in the proposal or its outcome. If it is approved, it proceeds and the City moves on. As a business professional who frequently has to justify investment proposals to management, I find both the above situation and the rationale underlying the proposal to be less than satisfying.

- ✉ Like many of those in the room last night, my wife and I purchased in Rosedale (as opposed to Kensington, Marda Loop and many other inner city neighborhoods) largely because of its R1 zoning. We consciously paid a premium for this privilege. While we are not as directly impacted by the "Skinny Lot" proposal as some others will be, I am VERY concerned about the impact this development could have on the character of the community, on property values and on the precedent(s) that may be set by introducing these types of homes. We made a significant financial investment in this community and pay requisitely high property taxes each year based in part on the expectation that there be ongoing value associated with living in an R1 neighborhood. In summary, I worry that this proposal and its implications could ultimately take the form of a further tax on my family and our financial future, whether direct or indirect.

 - ✉ Well, I support affordable housing and secondary suites and think we should have those opportunities in Rosedale. However I know it's a touchy subject in our neighbourhood so I'd rather remain anonymous on those subjects.

 - ✉ I was reflecting on a comment the engagement consultant made just before we left that usually people that are concerned/opposed show up to these meeting (which I do not disagree) but it struck me she was implying that all those who did not show up on our street were neutral or supportive. I want to point out that 4 houses at the end of the street are rentals and that 2 others along the street are rentals. Clearly the renters did not show up to the meeting. These homes are owned by land speculators/developers as these are prime redevelopment lots. Did you contact the home owners and invite them to the meeting? If not are you going to send the notice? This may be why we may not have had a greater turnout.

 - ✉ After having a discussion with 8th Street residents it sadly came to our attention that to further the agenda of affordable housing in Rosedale you told the 8th Street residents that all the 9th Street residents were *happy* with this project. This is untrue.

 - ✉ Another correction that needs to be made is that apparently you told 8th Street residents that the 9th street residents were *keen* to be the pilot project. This is totally the opposite to what was said at the meeting. We hope we do not need to correct any misinformation in the future. A suggestion to you is do not pit neighbor against neighbor in this close knit community to further your agenda.
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 - ✉ My husband and I received notification in our mailbox in regard to a community meeting to discuss the potential development of Affordable Housing on our street.
Unfortunately we were out of town at that time so were unable to attend the meeting but we do have great concern over this potential development. I would be grateful to you if you could enlighten us on what took place at the meeting and what was the overall opinion of the community.
Naturally, we have some very valid concerns as we have made a very large financial investment in this street and bought our property in this community specifically because it fit our needs and also our desire to live in an R1 location. Had we known of this potential construction we would not have considered such a large investment here.
As you can see from my contact information I am a realtor (not at the time we purchased our home) and I am very aware of the impact on the value of our property if affordable housing was to be developed here.
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We realise that you may think that we have a "Not in my backyard" point of view, but that is not the case. We are extremely open-minded and welcoming people, but we are close to retirement and the potential impact on our investment at this stage in our lives is most concerning and we do think that the City of Calgary along with all Community Associations have a moral obligation to attempt to maintain the integrity of a community.

We would like to have more potential design information and also greater insight into who the city intends to have occupy these properties. Would they be sold to lower income families or would they be rented out? If so, what kind of contracts would be in place? How often could potential turnover be expected? Also, what steps would be in place to deal with any problems that could arise, such as a tenants inability or desire to maintain a property?

Who would be monitoring these properties and how regularly?

We, as a family have a great perspective on the need for affordable housing. My husband is a physician and encounters on a daily basis the needs of many, I am a former nurse and one of our daughters manages roughly 700 affordable housing tenants of a Non-Profit Agency. This gives us insight to the plight of many and we are most sympathetic to those in need, but this sympathy should not preclude us from protecting our investment.