

# ***RUNDLE ACADEMY REDEVELOPMENT PROJECT***

COMMUNITY ENGAGEMENT

*“WHAT WE HEARD” REPORT*

***APRIL 2023***



## Section A: Process

The Project Team from Rundle Academy reached out to the Marda Loop Community Association via email and local residents through a mail-out publication (200), launched a public website, and hosted a public open house for residents. This open house took place on February 2<sup>nd</sup>, 2023, at the Rundle Academy.

- The mail-out provided information regarding the re-development, as well as ways in which community members could provide feedback or voice concerns. These mail-outs were sent to homes surrounding the school.
- The public website for the Rundle Academy re-development provides information regarding the site, the new school concept, the community engagement process and the City of Calgary Development Process. There is also a community comments form that could be utilized if community members could not make it to the open house.
- Twenty individuals attended the open house. It was an opportunity for members to meet the Project Team, learn about the proposal, ask questions, and provide input in advance of the DP application. The community was also made aware of the Land Use Application.

Additional correspondence has been conducted with several representatives from the immediately adjacent neighbours (4 in total), who have been and will be continually updated with the progress of the project.

When it was determined a land use amendment was required, the website was updated with the Land Use information. This has been discussed further with the Community Association and the City Councillor for the Ward.

This what we heard report will be published on the website in April 2023.

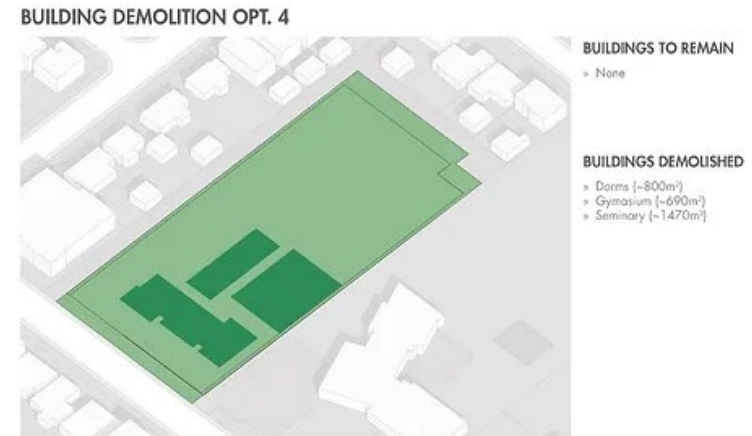


Figure 1: Chosen option for re-development, demolition of existing school and new build

## Section B: General Comments & Feedback

Overall, the feedback has been very supportive. The most pressing concern for residents is related to the construction phase of the project – where the construction entrance to the site will be, how safety during construction will be enforced, noise and dust, traffic issues, etc.

Additional concerns regarding the design of the project include landscaping, the potential for cut through traffic and student drop-off in the laneway, garbage location, and land use were also raised, but these concerns have mostly now been addressed (see below). We have noted the feedback for future development of the project. We will continue to

monitor any issues raised by residents and provide regular updates.



Figure 2: Concept design for new school building, entrance

Specific concerns or comments by participants are as follows:

1. We have had very little concern over this development. The school is a good neighbour and has developed strong relationships with the community. Many families with children attending the school have moved to the community and are supportive of the school re-development.
2. Construction entrance – a proposed entrance off 15<sup>th</sup> Street SW east of the existing school buildings.

Neighbours were concerned with construction traffic diving past their homes and on the school fields. This has been shifted to 16<sup>th</sup> Street SW.

3. Construction while children onsite – some concern over general safety given that our plan to phase the construction and construct while students are on site.



Figure 3: Concept design for new school building, Site Plan

From the Open House:

**Tell us what you think.**

- Love it!
- Great design!
- Long narrow school meets the needs – allow for students to collide and connect is mission critical.
- Proper zoning? Minimize complexity.
- Beautiful design.
- Love the way the building integrates into the community.
- Looks great!





Figure 4: Concept design for new school building, interior

**What do you like?**

- Roof.
- Love the light, gym, south facing.
- Really appreciate how well it fits with the community.
- Kudos on design – spent time really thinking about how to fit in the community.
- Roof structure – consistent with residential.
- Good use of natural light.
- Accessibility – concerns addressed for entrance/exit.
- Keeps with the spirit of the Academy.
- Breakout spaces.
- Purposeful design.
- Gender neutral washrooms!
- Intentional design.



Figure 5: Concept design for new school building, student areas

**Do you have concerns?**

- Height – but overall satisfied (I live on the lane).
- Green space – but happy with the long-term lease.
- Coming in on 16<sup>th</sup> would be better, impact is greater on 15<sup>th</sup> Avenue.
- Concerned about construction access on Phase I.
- Would like a fence on laneway – really don't want traffic in laneway – cruise down the alley.
- Disagree that it is a discretionary use.
- Concerned about parking during construction.
- Landscape – paid particular attention to the east interface – same as the trees/buffer on other areas.
- Laneway – how will you stop parents waiting for kids in the laneway?
- Happy to chat about construction access point.
- Safety during construction.

From the community engagement several of our initial assumptions/designs have been influenced or we have provided direct feedback for the community in response to their concerns.

**Construction Access:** we have reconsidered the construction entrance to be off 16<sup>th</sup> Street SW to limit the impact to residents.

**Laneway drop off and access:** we will put a fence that is not permeable, will work on educating parents that we live in a residential community, and we will erect signage.

**Safety:** the Academy has very detailed safety plans for how the phasing will occur and how construction will be managed on a busy school site. We have engaged Ellis Don as our Construction Manager and they have significant experience in phasing construction in a safe and secure way and working on school sites.

**Landscaping:** the Academy will look at adding additional landscaping to the east side of the building to create a greater buffer between the residents and the school. Residents did appreciate that we limited the windows on the east side of the school to protect privacy.

**Garbage location:** the garbage will be enclosed in similar concrete blocks use on the school building. It is a better situation than currently where the bins are open and not enclosed.

**Accessibility:** the grading of the site is difficult, and we have been able to ensure that four of the five entrances are accessible.

## Section C: Frequently Asked Questions

### ***Why is the site being re-developed?***

The existing facilities does not meet our needs to implement best practices in education, to meet the changing needs of our current students, provide an accessible and inclusive experience for students and to provide opportunities for more student to benefit from an education at Rundle Academy. A new school building will:

- Provide optimal environments for learning and teaching, specific to diagnosed learning disabilities and associated co-occurring diagnosis.
- Support an increase in student enrolment and associated staff.
- Provide additional spaces to further engage the community and create a truly inclusive space.
- Enable the school to fulfill its ambition to become recognized for their excellence in teaching.

### ***Why is the entire school being demolished? Could you not have utilized elements of the existing school?***

An analysis of several options was completed that included keeping elements of the current school versus complete demolition. The cost of keeping portions of the existing building were nearly the same as building new. A new build allowed us to ensure that the new school building could be fully functional, sustainable, and flexible.

It also provides us with the opportunity to really consider the external influences on the site, namely, the residential character of the surrounding homes, the amenities nearby, and how our site could better function. Feedback from

students and staff were also key to developing the interior layouts, the material palettes, and the overall functionality of the school.

***How will it work with keeping the school open during construction?***

A phased approach to construction will be utilized. Portions of the school will be demolished as other parts are being built. Disruption during the school year will be minimized as much as possible, and site safety will be our highest priority.

Our Construction Manager has extensive experience in both phasing construction and school sites. There are methods (such as scheduling, fencing/screening, and holiday works) that can be implemented to make the process run smoothly.

As the construction phase of the project is still at least a year away, please feel free to provide comments or concerns so that we may be able to address these in our construction planning process.

***I have missed the Open House; how can I provide feedback?***

The website has an interactive form that allows you to provide comments or concerns. Please visit <https://www.rundleacademyredevelopment.com/> and scroll to the bottom of the page to access Community Comments or click the Community Engagement button to see options.

There will also be further opportunity for feedback during the Development Permit process through the City of Calgary. The Development Permit is scheduled to be submitted mid-February, so please visit the City of Calgary website to provide feedback in this process.

**Section D: Next Steps**

We will work towards addressing other concerns moving forward and will continue to update the website. There will be further opportunities for feedback through the City of Calgary process as well.

We will also continue to work with a small group of direct residents during construction to ensure we have the least amount of impact.

While not confirmed, it is likely that construction will start in the spring of 2024.