



ROSEDALE AFFORDABLE HOUSING

Nestled in the inner-city community of Rosedale in Calgary, this affordable housing project consists of 16 new, attached LEED Homes. Already owned by the City of Calgary, these lots were residual land from the expansion of a main road artery a decade earlier. These narrow lots at the end of cul-de-sac streets provided a challenging design constraint, but also a near-perfect location for connection, community resources and walkability for future residents. Committed to improving the sustainability, durability and efficiency of Calgary's affordable housing stock, strict LEED certification requirements were required in the design/build RFP issued by the City of Calgary.

The design-build team, lead by FAAS Architecture's Michael Farrar and James Andalis, combined a modular approach to both the design and the construction. Mixing layouts and architectural features in different combinations, the design offers a variety of looks across the 8-site development. By utilizing helic pile foundations and offsite modular building techniques, impact to the community and the site was minimized. This approach won FAAS the City of Calgary's Mayor's Urban Design Awards in 2019 for Housing Innovation.

LEED Provider and Green Rating services were provided by 4 Elements Integrated Design Ltd, an experienced team of Green Raters and Energy Advisors who conducted energy modelling, onsite verification and testing of each home. Working closely with FAAS and the construction team, a LEED approach was developed that focused on cost effective strategies that exceeded the City of Calgary's mandate to reach LEED.

Rigorous testing, both at the offsite modular factory and after installation onsite, ensured improved quality control of the units, particularly improving the fresh air ventilation systems and air tightness of the units. This successful approach to affordable housing leverages the stringent yet flexible requirements of LEED to provide operational efficiency and long-term value to the City of Calgary, and for residents. The homes use 50 GJ less energy per year than average Canadian homes.



LEED Provider & Green Rating Services

<https://faasarch.com/portfolio/rosedale-housing/>

LEEDv4 BD+C: Homes and Multifamily lowrise

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| Silver Rating achieved | 51.5/59 |
| Sustainable Sites | 1.5 |
| Location and Transportation | 14.5 |
| Water Efficiency | 7 |
| Energy & Efficiency | 16 |
| Material & Resources | 1.5 |
| Indoor Environmental Quality | 8 |
| Innovation | 2 |
| Regional Priority | 1 |

