**A Case Study – Does the current "missing middle" built form already exist?**

2500 Block – 29ᵗʰ Street SW (M-CG; d 111)

- Mostly condominium titled ownership
- Condo plan numbers within M-CG district on block profile range from 1976 to 2020 (year of registration)
- Buffered on either side by lower density M-CG; d72
- Remainder of district remains primarily R-C2

Calgary Land Use Map 1P2007 (2022 July 26)
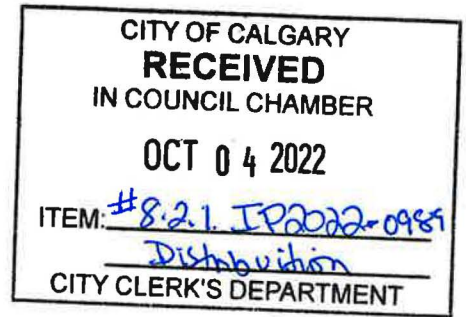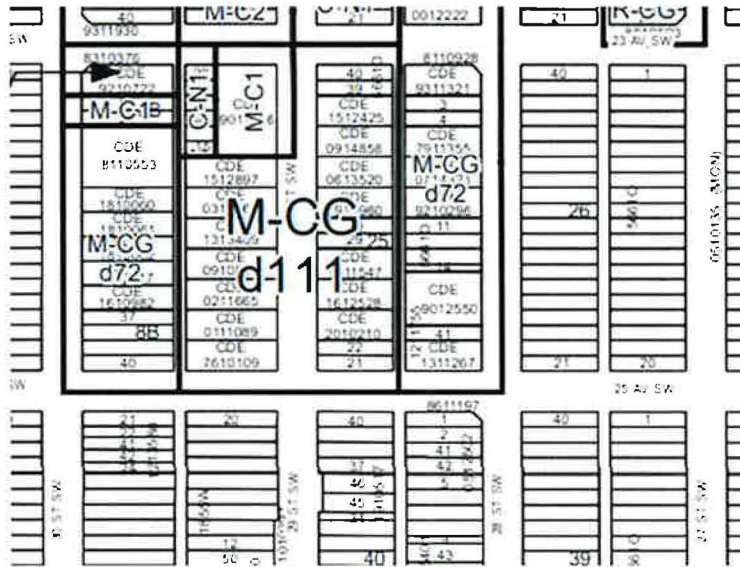
Calgary On-line development map – dmap.calgary.ca (light colour is R-C2)
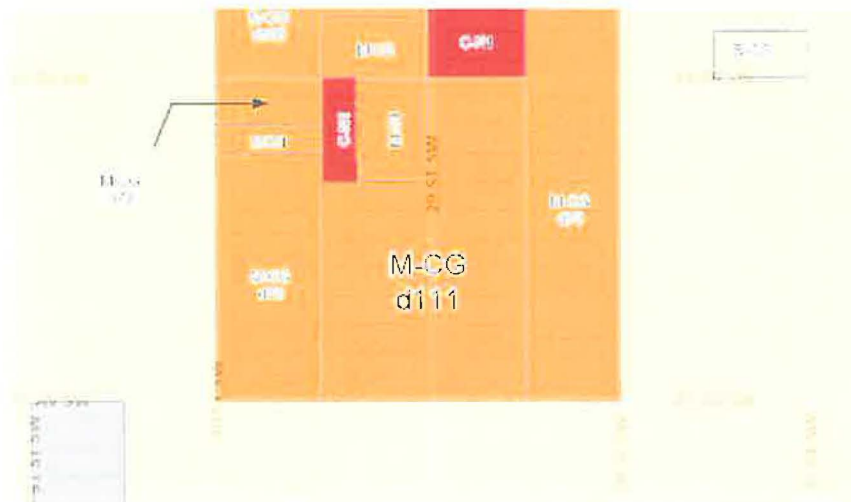
Arcgis.com/ apps (2022 Sept 19) – buildings / address map

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- The red circles represent the courtyard amenity area solution

- the yellow circle represents a two-unit amenity area with the remaining two units accommodated in the front yard (assuming 4 primary units with possible 2 secondary units).

- The latter example takes advantage of the contextual front yard setback space. Trying to "capture" the front yard would be less of an issue in a proposed district with a minimum of 3 m front yard setback.

- Condo Plan 031 3563 (2421 – 29th St SW; north red circle): observation of the courtyard concept was that it was fairly loud with a number of units having air conditioning units located in the space. It also is not open, but is carved up by fencing, creating a "pen like" area.

Condo Plan 031 3563 (2421 – 29th St SW) M-CG (d111)

- View from the NE corner (on 29th St SW)

- Interior courtyard view looking west

-            Interior courtyard view looking east

<u>What is the distinction to be made between M-CG and the proposed mid-block R-CG and the H-OG?</u>

Designations?

- "R" is a "low-density" residential dwelling designation. Recent interpretation has been to include up to and including row house development (corner lot R-CG)
- "H" is a new cypher. It purports to be a "range of housing forms … in a for and at a scale that is consistent with low density <u>residential districts</u>"
- "M" is development that will "typically have higher numbers of dwelling units and traffic generation than low density residential <u>dwellings</u>"

	M-CG	R-CG (corner)	R-CG (mid)	H-MO	R-C2
Density	111 uph	75 uph (71.81 uph for most corner parcels; double to 143.6 if secondary units included)	75 uph (71.81 uph for a 50x120 lot = 6000 sq ft; double to 143.6 if secondary units included)	Max FAR = 1.5 (between < 40 uph to 60+uph)	Min. 400 sq m for semi-detached (2 units ~ 35.9 uph; 4 units ~ 71.81 uph)
Front setback	Contextual; 3.0 m	Contextual; 3.0 m	3.0 metres	3.0 metres	Contextual; min. 3.0 m
Rear setback (min)	1.2 m	1.5 m – 7.5 m (gen. 3.0 m)	1.2 m (laned parcel)	5.0 metres	7.5 m
Height (max)	12.0 m (champfering may be req'd)	11.0 m	11.0 m (reduced to 8.6 m in rear 40.0%)	12.0 m	8.6 m or contextual to a max. of 10.0 m

Parking	In Area 2 (Map 7) 1.0 stalls / unit; 0.15 visitor stalls	In Area 2 (Map 7) 1.0 stall / unit; 0.0 for secondary < 45 sq m / 150 m of freq bus service	In Area 2 (Map 7)	0.375 stalls / units & suites	1.0 / dwelling unit; 1.0 / secondary suite (unless...)
Parcel coverage		45 – 60%	45 – 60%		45%
Outdoor amenity space		20.0 sq m / unit (no mention of secondary suites)	Each unit and suite		45% max parcel coverage

Bylaw 56P2022 / IP 2022-0989 (Attachment 5)

Table 2: Comparison of development standards for low density residential districts, including the proposed changes to R-CG.

		R-C1	R-C2	Current R-CG	Proposed R-CG
Maximum Height		8.6 to 10.0 metres	8.6 to 10.0 metres	8.6 to 11.0 metres	8.6 to 11.0 metres
Setbacks	Front	Contextual minus 1.5 m	Contextual minus 1.5 m	Contextual minus 1.5 m	3 metres
	Side	1.2 metres	1.2 metres	Zero to 1.2 metres	Zero to 1.2 metres
	Rear	7.5 metres	7.5 metres	7.5 metres (1.5m corner)	1.2m corner and laned mid-block
Lot Coverage		45%	45%	45-60%	45-60%
Maximum Density		30 uph	50 uph	75 uph	75 uph
Floor Area Ratio		n/a	n/a	n/a	n/a
Parking		1 - 2 per unit	1 - 2 per unit	1 per unit, 0 per suite	0.375 per Unit and Suite
Suites		Permitted	Permitted	Permitted	Permitted