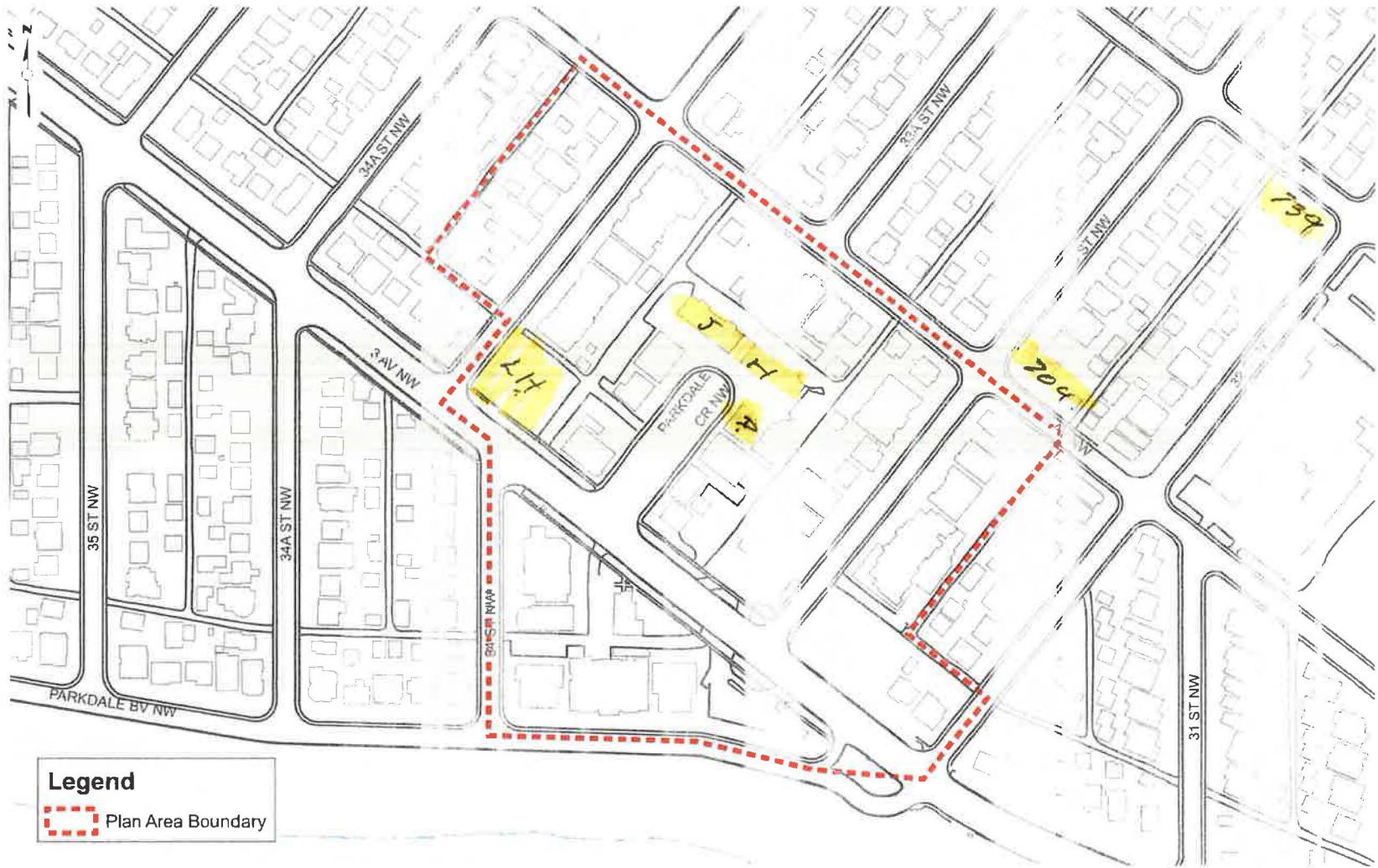


Map 1: Plan Area

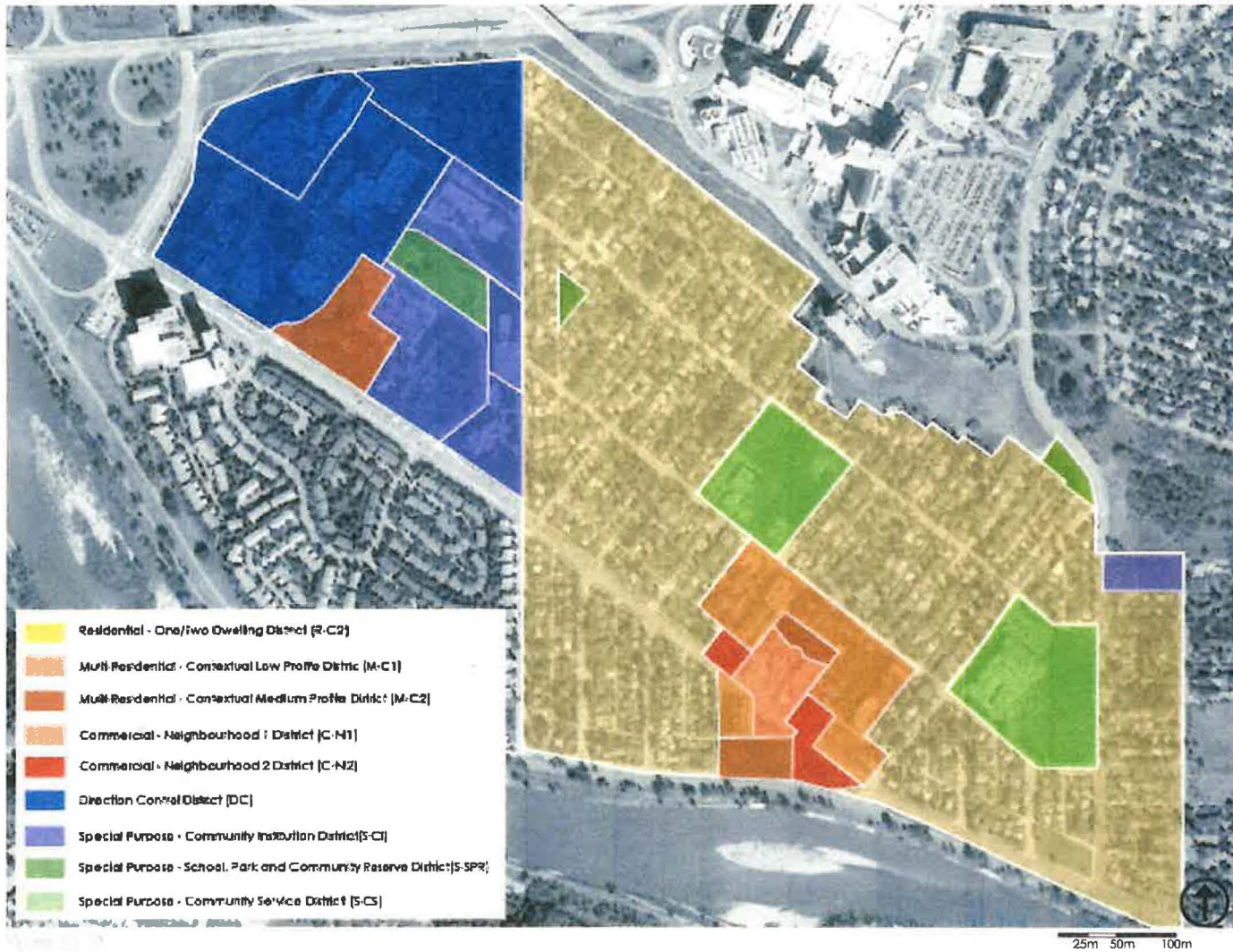


Legend
[Red dashed line symbol] Plan Area Boundary

PROVINCIAL LANDS

UPDATED ZONING

DESIGN
CONCEPTS



INFILL HOUSING

MASSING GUIDELINES

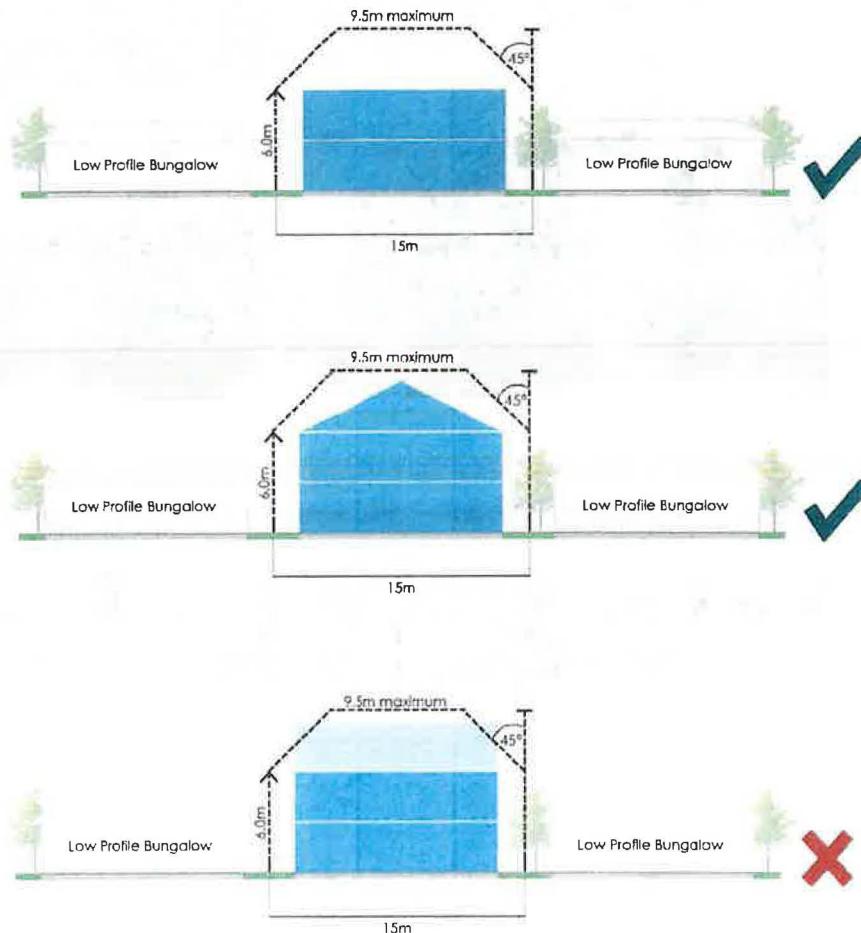


Figure 3.2.1

R: 3.2.1

When the adjoining lots of a new infill development are characterized by low profile bungalows, the infill development should be encouraged to conform to building massing standards, which act to protect existing neighbourhood character. These massing standards are detailed in Figure 3.2.1.

DESIGN
CONCEPTS

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INFILL HOUSING

MASSING + LANDSCAPING



Figure 3.2.2 Massing standards



Figure 3.2.3 Landscaping guidelines

R: 3.2.2

Infill development should reflect the existing neighbourhood character and consider elements such as placement of windows and doors to encourage an active street front.

R: 3.2.3

Front access driveways and garages should not be permitted.

R: 3.2.4

Infill development should enhance the streetscape through the retention of healthy mature trees, planting and softscaping.

R: 3.2.5

Future infill development should be encouraged to explore innovative infill housing typologies including, but not limited to, row housing, front and back semi-attached and live-work dwelling units.