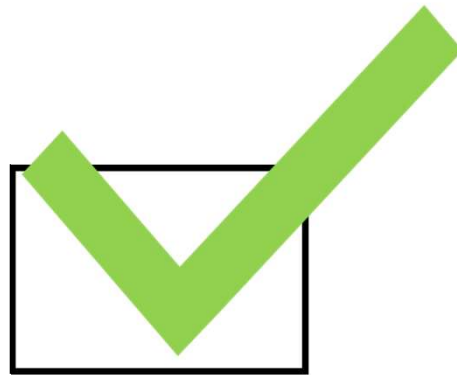
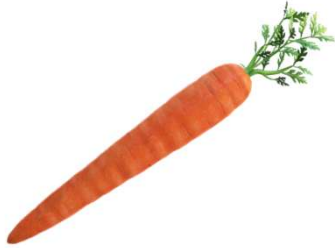


APPROVE Proposed R-CG Changes*



AMEND Citywide Zoning R-CG
CONTINUE TO SUPPORT MISSING MIDDLE DENSITY

BETTER RULES = BETTER OUTCOMES



**CARROT = REWARD
(INCENTIVE)**



STICK = PENALTY

A FIELD FULL OF CARROTS

Parcel Coverage
534 (1) *deleted*

15P2016
62P2018

(2) Unless otherwise referenced in subsection (3), the maximum cumulative **building coverage** over all the **parcels** subject to a single **development permit** containing a **Contextual Semi-Detached Dwelling**, **Contextual Single Detached Dwelling**, **Cottage Housing**

6

Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is:

62P2018, 56P2022

- (a) 45.0 per cent of the area of the **parcels** subject to a single **development permit** for a **development** with a **density** of less than 40 **units** per hectare;
- (b) 50.0 per cent of the area of the **parcels** subject to a single **development permit** for a **development** with a **density** 40 **units** per hectare or greater and less than 50 **units** per hectare;
- (c) 55.0 per cent of the area of the **parcels** subject to a single **development permit** for a **development** with a **density** of 50 **units** per hectare or greater and less than 60 **units** per hectare; or
- (d) 60.0 per cent of the area of the **parcels** subject to a single **development permit** for a **development** with a **density** of 60 **units** per hectare or greater.

We don't need to incentivize DENSITY to this extent. Increased DENSITY IS THE CARROT.

What happened to our other goals around housing?

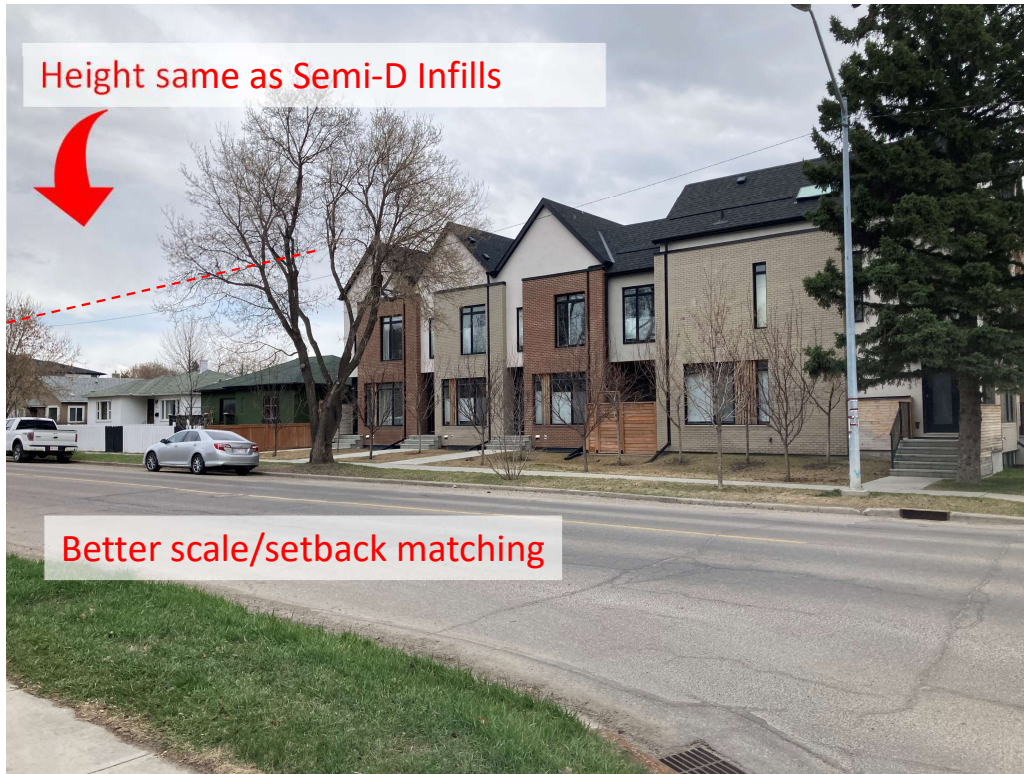
OK ↔ GOOD

Big wall of Stucco. (1) rotated doorway. Is this REALLY the best you could come up with?



- Reasonable Scale
 - ~matches prior 90-00s infills
 - taller than post-war bungalows
- Architecture & build quality = meh
 - conventional. code built.
- Individual rezoning removed contextual requirements.
Ex. of LAP/hearing failure.
- ZERO INCENTIVE to do anything more than bare minimum

BETTER



- Reasonable Scale
 - ~matches newer semi-d infills
 - taller than post-war bungalows
- Architecture & build quality
 - Contextual setbacks & form
- More Balanced design (subjective of course)
- Tree retention + high replacement ratio

BEST

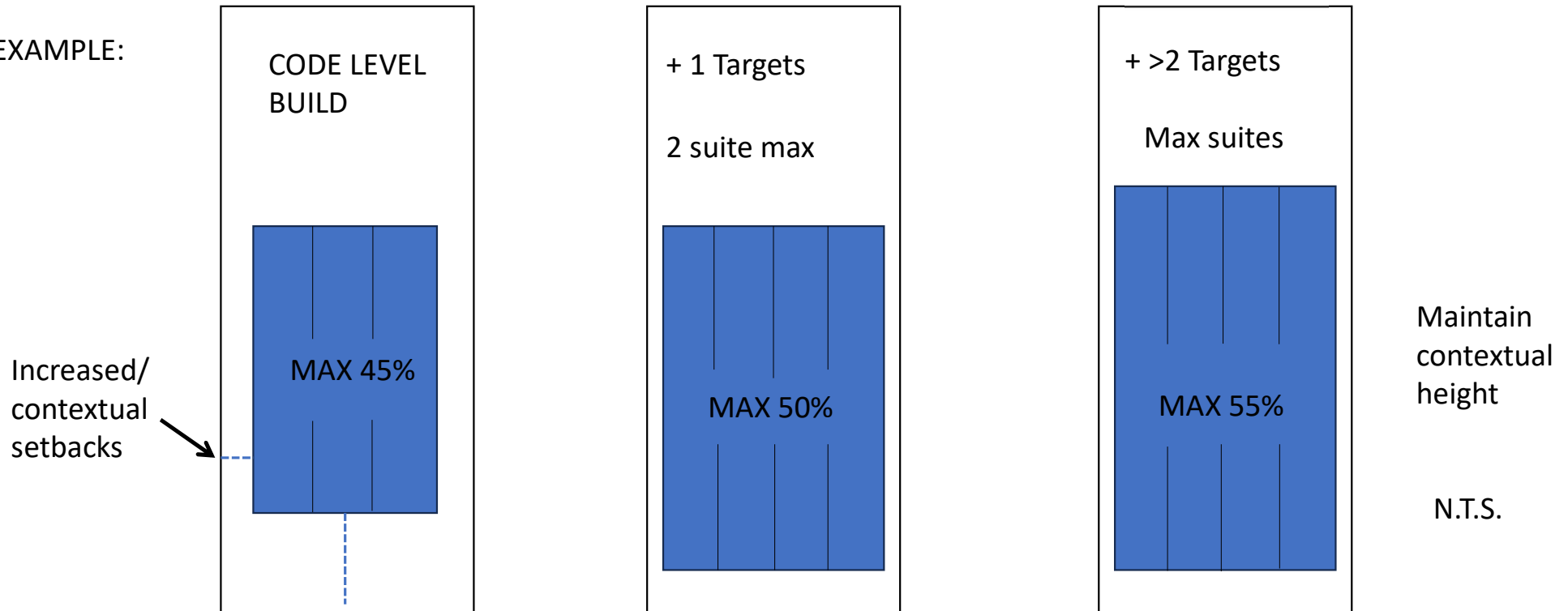


- Reasonable Scale
 - Good fit into the existing dwellings
 - Still taller than post-war bungalow
- Architecture & build quality
 - Local Builder. Familiar with & based in Community.
 - High Energy Efficiency Standard
 - *measured and verifiable targets
 - Market + below Mkt Rents
- What incentive is there to do this?

CARROTS ANYONE?



EXAMPLE:



SOLUTION: INCENTIVIZE OUR OTHER GOALS

– EFFICIENCY, BARRIER-FREE DESIGN, BELOW-MKT PRICE, HERITAGE PROTECTIONS, TREE PROTECTION

ADDRESSING CONCERNS

SF “R” Zoning doesn’t guarantee the existing Form

APPROVED UNDER PRIOR ZONING RULES w/ LAP IN PLACE!



...and it won't save your garden from shading

NOT GOOD – Where's the STICKS?



APPROVED UNDER PRIOR ZONING RULES w/ LAP IN PLACE!

- VACANT 2 YRS. AFTER REZONING
- Was rented until new Investor-Owner decided to cut utilities (+ Christmas eviction)
- Rezoning process failure (inc. LAP)

- NO PROGRESS 3 YRS. AFTER REZONING
- No maintenance – snow removal, etc.

SOLUTION: Vacant Lot Tax (w/ STEEP increase year-over-year after yr. X)

AMENDMENT COMMENTS



Comparison between existing and proposed zones

Rules comparison

District	R-C1 district rules	R-C2 district rules	Current R-CG district rules	Proposed R-CG district rules
Allowed uses	<ul style="list-style-type: none"> Single detached dwelling Secondary or backyard suite 	<ul style="list-style-type: none"> Single detached dwelling Semi-detached dwelling Duplex Secondary or backyard suite 	<ul style="list-style-type: none"> Single detached dwelling Semi-detached dwelling Duplex Rowhouse building Townhouse Secondary and backyard suite 	Row and townhouses would only be allowed on the three lots at the end of each block. ✓ Secondary <u>or</u> backyard suite, not both. ✗ Other uses unchanged.
Maximum height	8.6–10 metres + 1 metre to account for grade difference	8.6–10 metres + 1 metre to account for grade difference	11 metres from grade	10 metres from grade
Max coverage	45%	45%	60%	55% ✓
Minimum front setback	Contextual average minus 1.5m, or 3.0m	Contextual average minus 1.5m, or 3.0m	3.0m	Contextual average minus 1.5m, to max of 4.5m ✓
Unit max*	1 unit + 1 suite	2 units** + 2 suites	4 units** + 4 suites	3 units** + 3 suites
Parking	1 stall	1 stall per unit & suite	0.5 or 1 stall per unit or suite	No change proposed ✓
Landscaping	2–3 trees	2 trees	5 trees**	No change proposed ✓
Waste & recycling	N/A	N/A	Screened, storage location on site. Bin amount varies.	Screened, storage location on site. Bin amount varies. ✓

*Maximum units depends on parcel size. **Assuming a standard 50'x120' parcel width and depth.

Learn more about the proposed repeal of citywide rezoning at calgary.ca/rezoning

25-0051996-CRV-44541

Why not?
Unnecessary change

Add Context requirement
OR 10m incentive

Does 3 trigger Part 3 Bldg Code?

4 + 2 might be more appropriate and constructable.
LEVERAGE Suites max.

EXTRA / QUESTIONS

EASY WINS

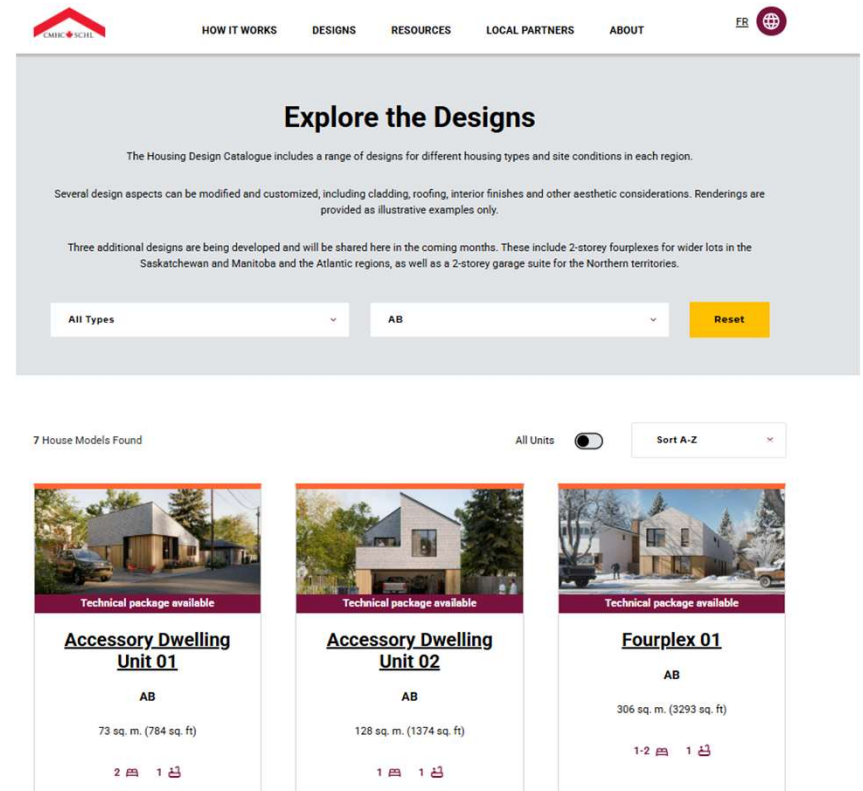
LOCAL DESIGN COMPETITIONS?

Local Designers submit plans, community votes on favourite plans for fast-track.

CMHC PRE-DESIGN CATALOGUE?

How is this not a bigger part of the discussion!?

FREE design plans for middle density housing. CoC NOT signed on to support



GUESS THE NEIGHBORHOOD?



Architecturally significant? Maybe.
But PEOPLE MAKE THE COMMUNITY

LAP COMMENTARY / PRIOR FRAMEWORK

- LAP is being oversold...
- LAP/Individual zoning was not efficient for this size of built-form
- Individual Parcel zoning removed contextual requirements.
- Did Councillors really have time to hear out constituents?
- 15 vs. 1 Decisions (if that)
- Comments rarely, if ever, integrated into final decisions
- What was the point?

LAP COMMENTARY / PRIOR FRAMEWORK

- The LAP is still useful, especially for locating our highest density corridors
- What happens when planned infrastructure doesn't come
 - (*cough cough* green line North)
- Who's willing to make the hard decisions?
 - (ex: is density going to be mandated along train lines? Nodes & Corridors, right?)

MISSED OPPORTUNITIES

2013-2018: Highland Village Green Dev at Highland Golf Course

- Technical issues + strong community opposition

2010-2018: Blanket Secondary Suite Permitted Use – over 8 years to make change.

Different projects, same outcome..

don't like the community planning that's come before? Just change the board.

Oppose all progress for the many. Rinse. Repeat.

Ongoing: Banff Trail (South side of 24 AVE NW), **Bonavista, Others – Restrictive Covenants**

- Two LRT stations; university walking distance, multiple schools Yet SFH should be prioritized into the future?

1950s-?Ongoing: Glenmore Landing

- Could density get more “surgical”?
- Scale could be argued, sure.