



The research asks a clear question: How can permitted-use zoning produce housing outcomes that communities accept while providing City Administration, Council, and the real estate industry with predictable and defensible approval pathways?

VOTE NO TO REPEAL R-CG

A FRAMEWORK FOR IMPROVING THE DISTRICT

PART 1: WHAT WE'VE LEARNED WORKING IN R-CG AND H-GO

KAYLA BROWNE FOUNDER, ARCHITECT AAA, BOLD WORKSHOP ARCHITECTURE
FORMER VICE CHAIR, BEA CALGARY
COMMITTEE MEMBER, COUNCIL ADVISORY COMMITTEE ON HOUSING
DIRECTOR, OPEN CONCEPTS DESIGN COLLECTIVE

PART 2: A CLEAR BASELINE FOR R-CG

PART 3: STREAMLINED PERMITTING - A PATH TO PERMITTED USE

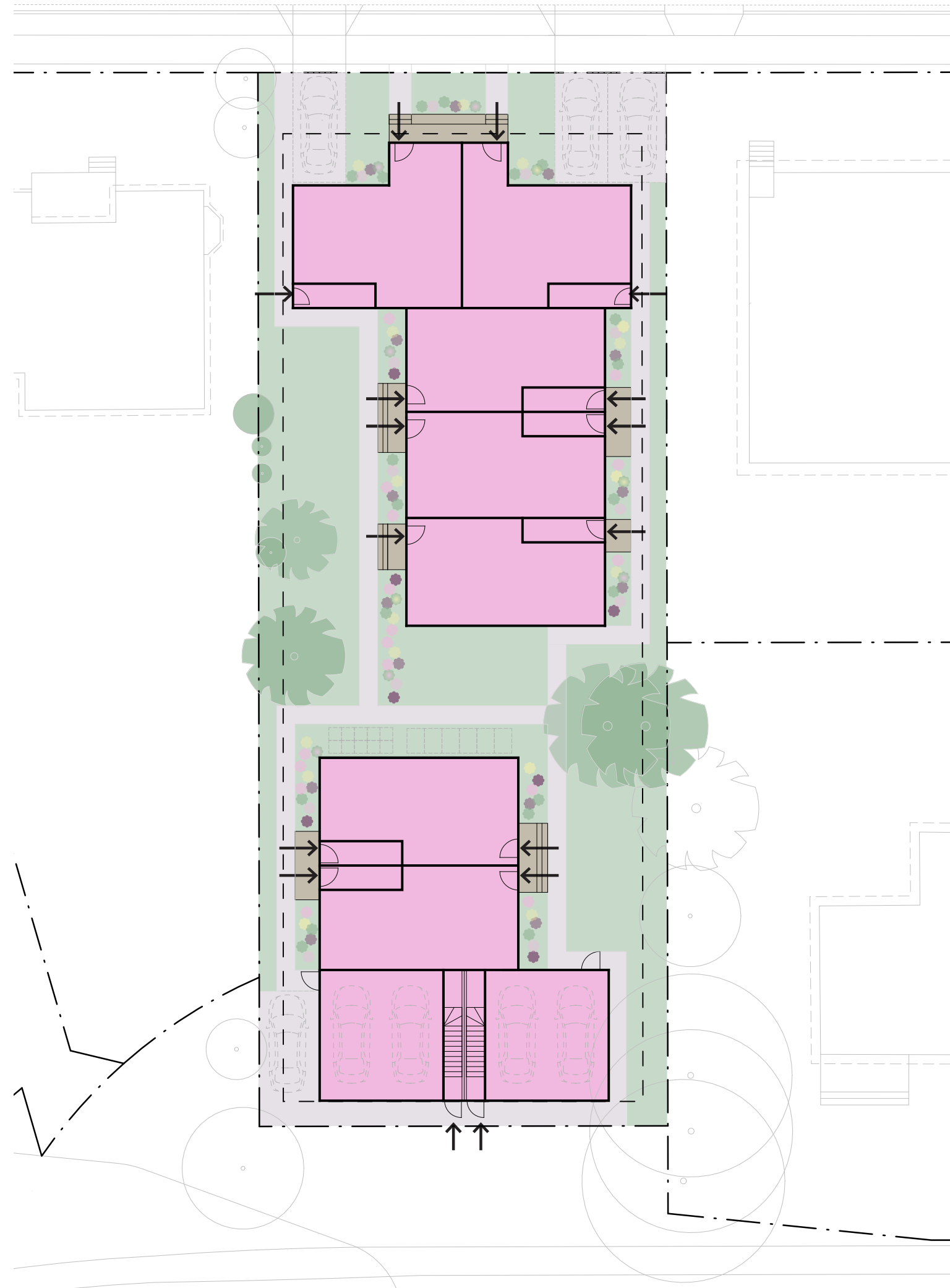
PART 4: ACHIEVING HIGHER DENSITY CONTEXTUALLY



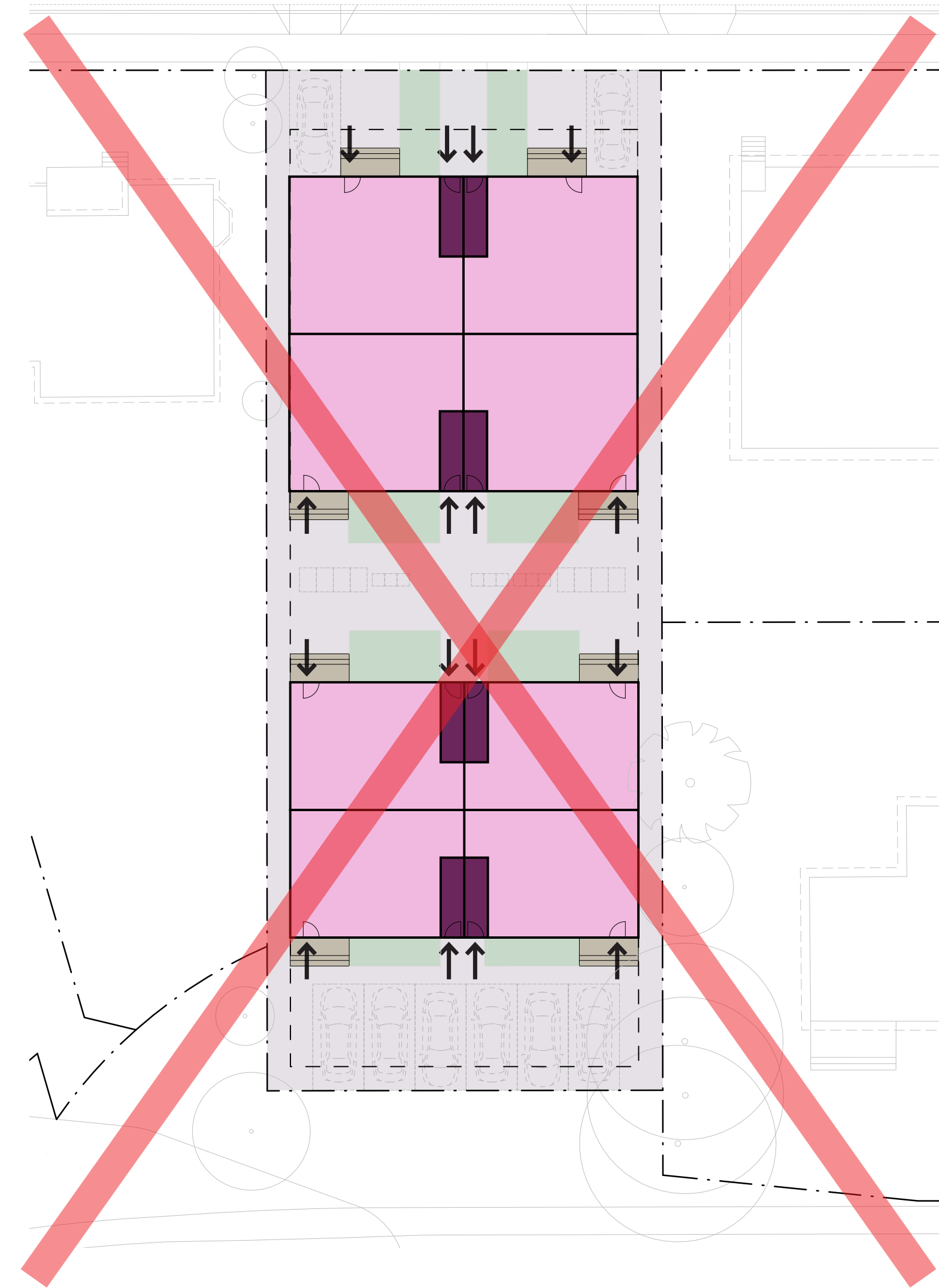
9 AVENUE SE

■ NEW MONICA

■ NEIGHBOURHOOD MAIN STREET STRUCTURE TYPOLOGY,
MUNICIPAL DEVELOPMENT PLAN URBAN STRUCTURE MAP

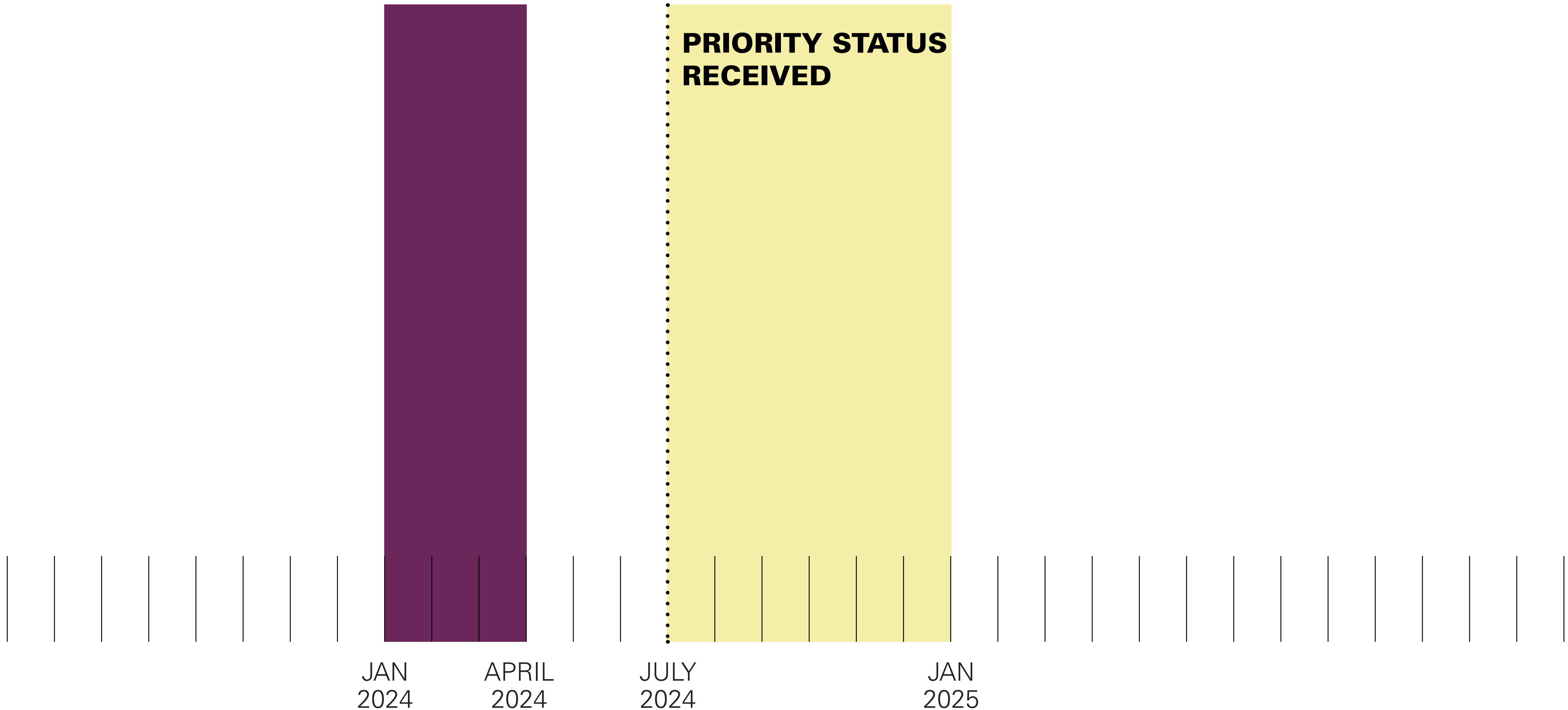


PERMITTED H-GO ZONING



DISCRETIONARY R-CG ZONING

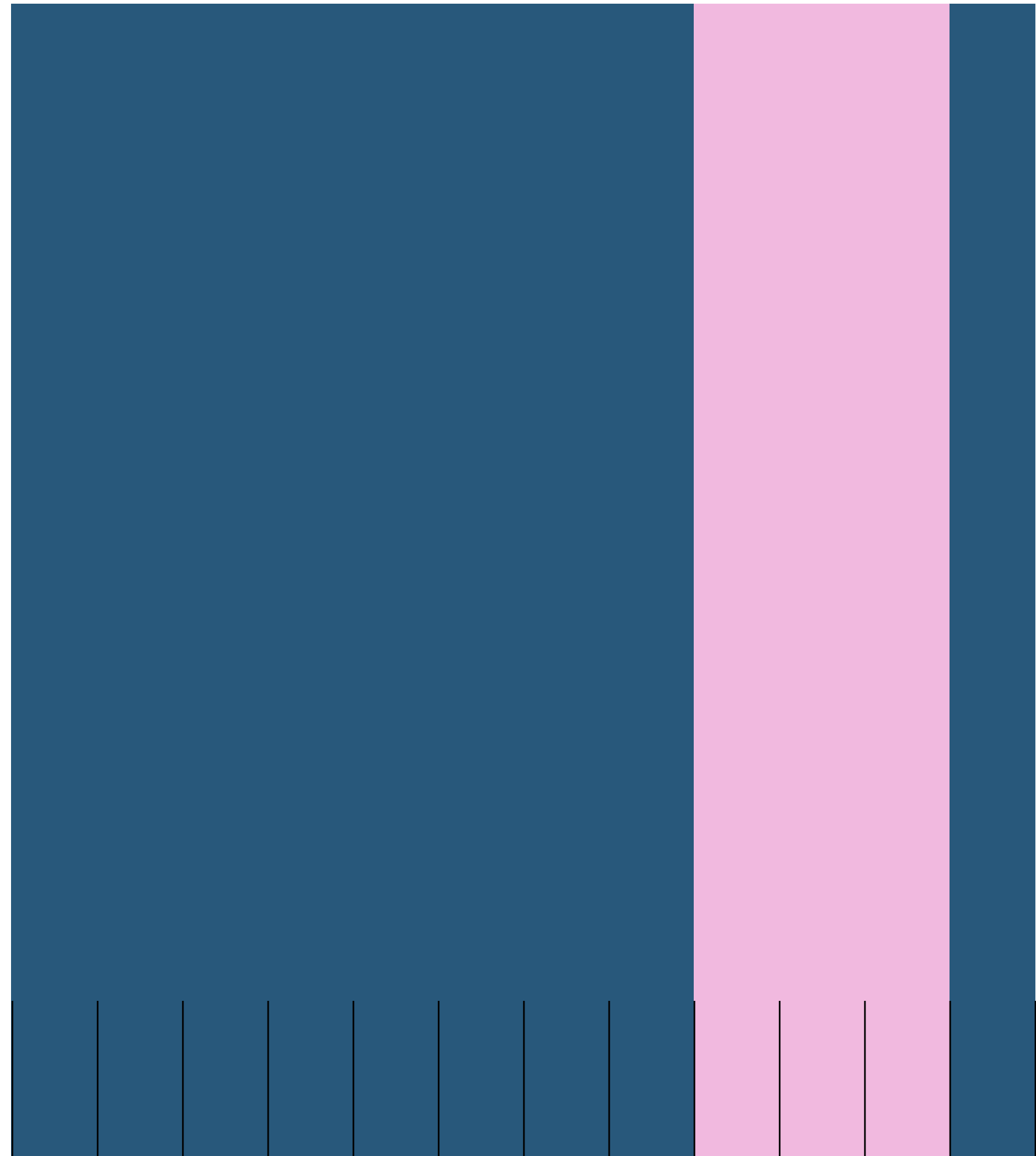




**PRIORITY STATUS
RECEIVED**

■ PRE APPLICATION FOR H-GO ELIGIBILITY: 3 MONTHS

■ LAND USE REDESIGNATION: 6 MONTHS



JULY
2024

MAR
2024

JUNE
2025

JULY
2025

■ DEVELOPMENT PERMIT: 12 MONTHS

■ APPEAL PERIOD: 4 MONTHS

