

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

PART 2: A CLEAR BASELINE FOR R-CG

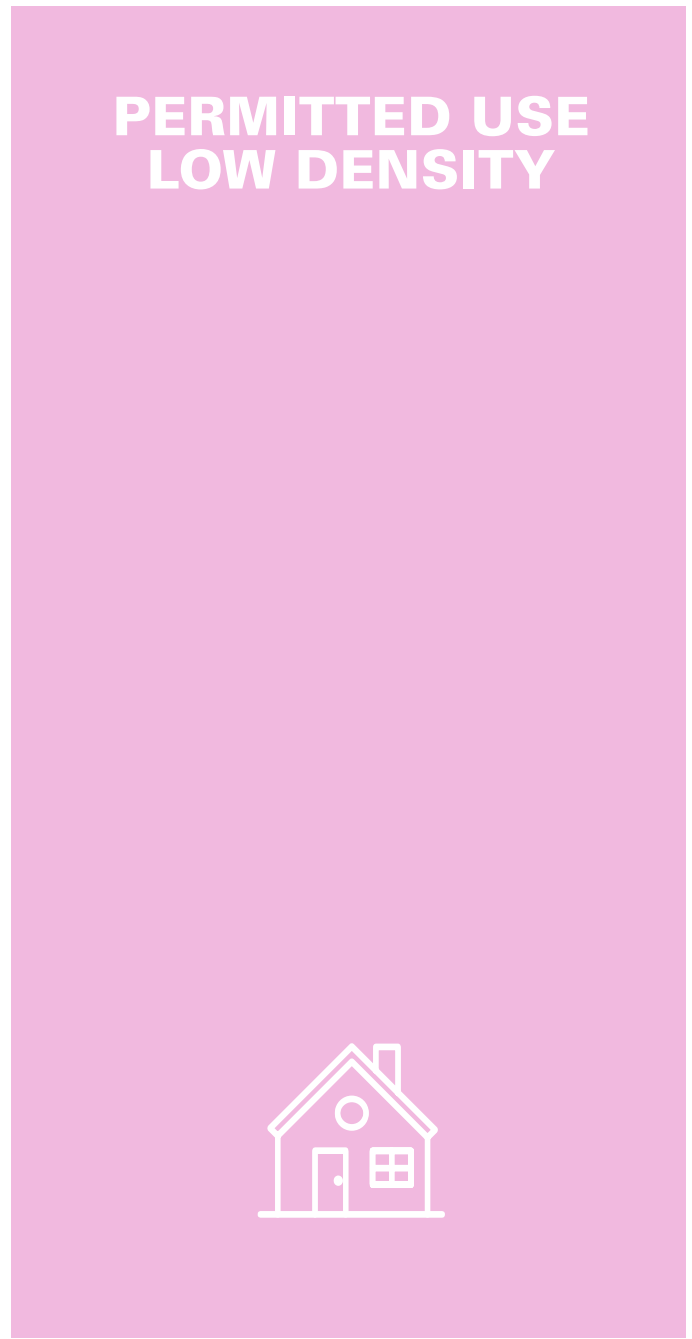
PART 3: STREAMLINED PERMITTING - A PATH TO PERMITTED USE

LINDSAY ANDREAS, ARCHITECT AAA, BOLD WORKSHOP ARCHITECTURE
FOUNDER, BEA CALGARY

PART 4: ACHIEVING HIGHER DENSITY CONTEXTUALLY



R-CG APPLICATION



PRE-APP



**DISCRETIONARY USE
HIGH DENSITY**



CURRENT FRAMEWORK

**R-CG PRE-APP: ALL USES
HIGH + LOW DENSITY**



MEETS CRITERIA?

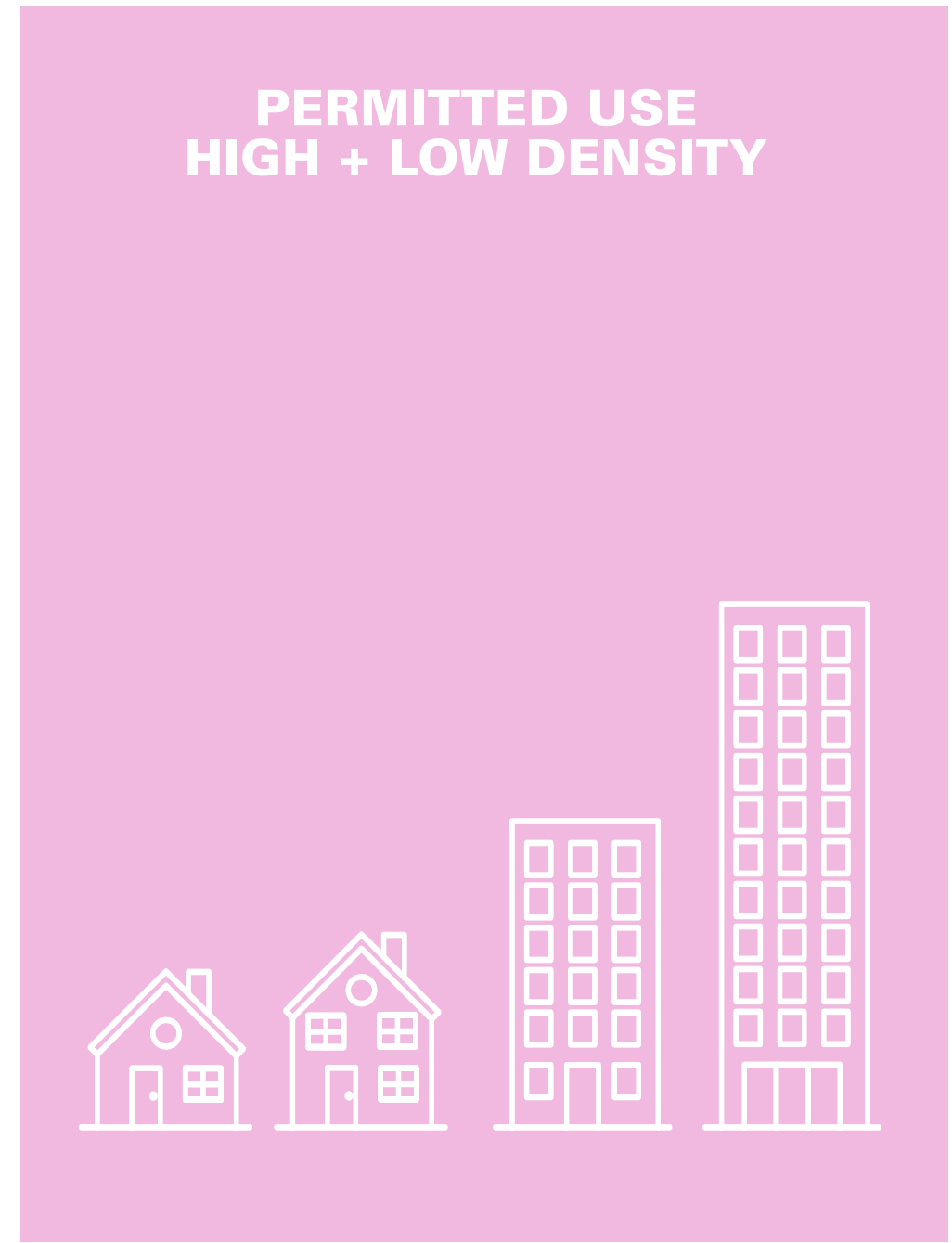
YES



NO



**PERMITTED USE
HIGH + LOW DENSITY**



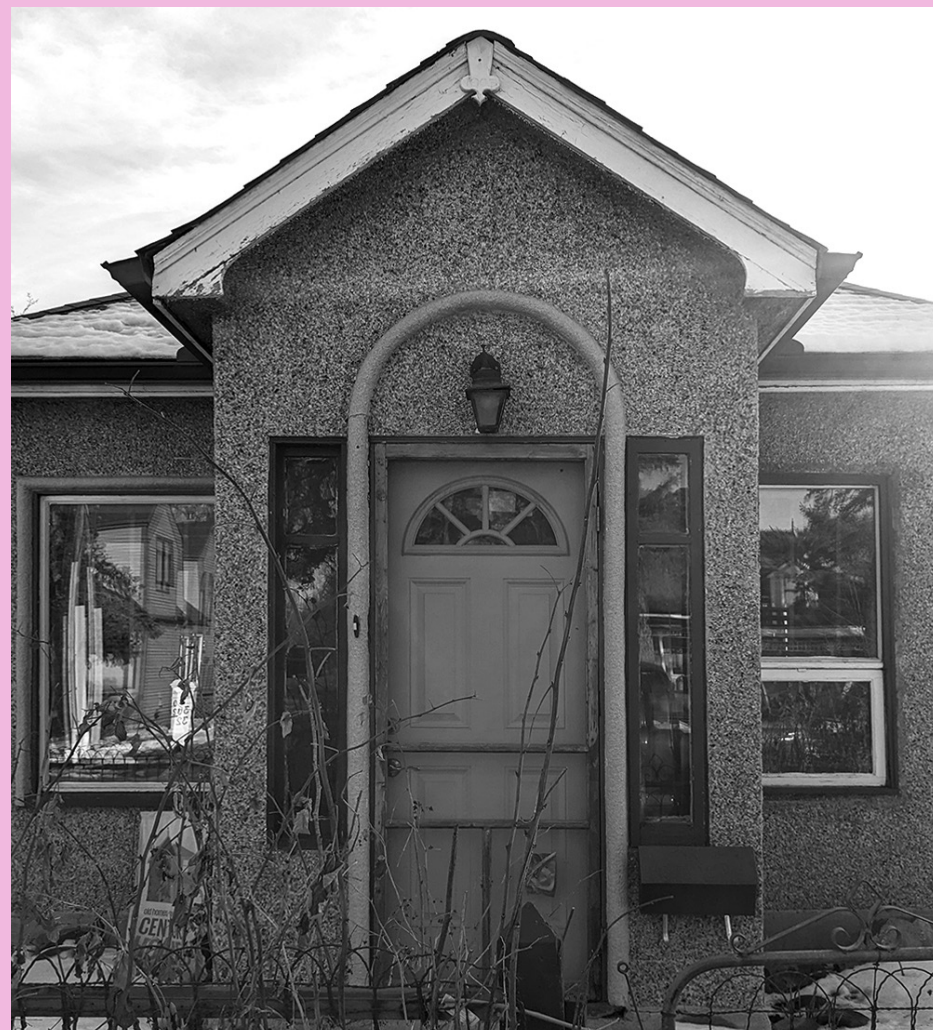
**DISCRETIONARY USE
HIGH + LOW DENSITY**



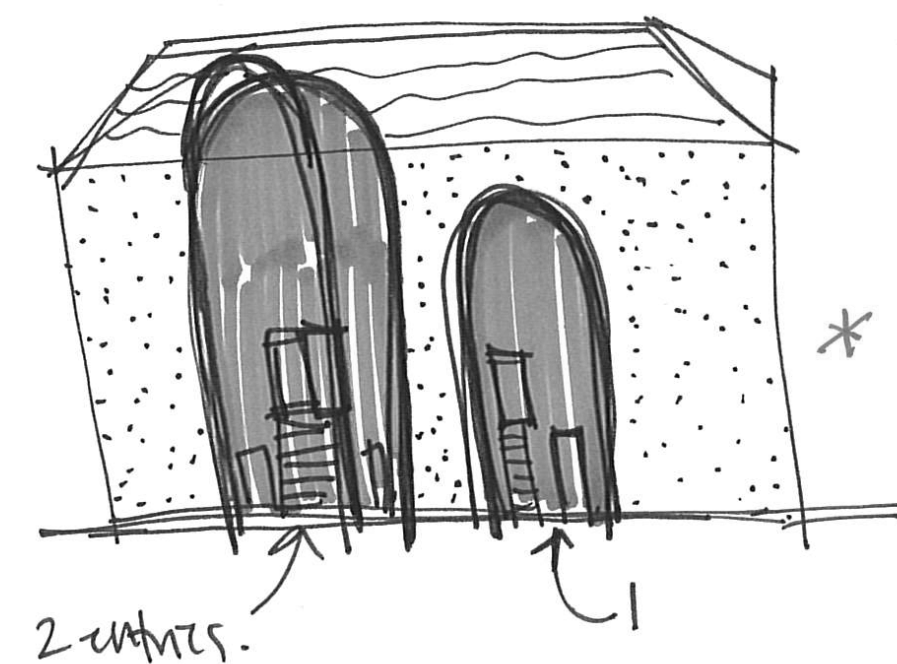
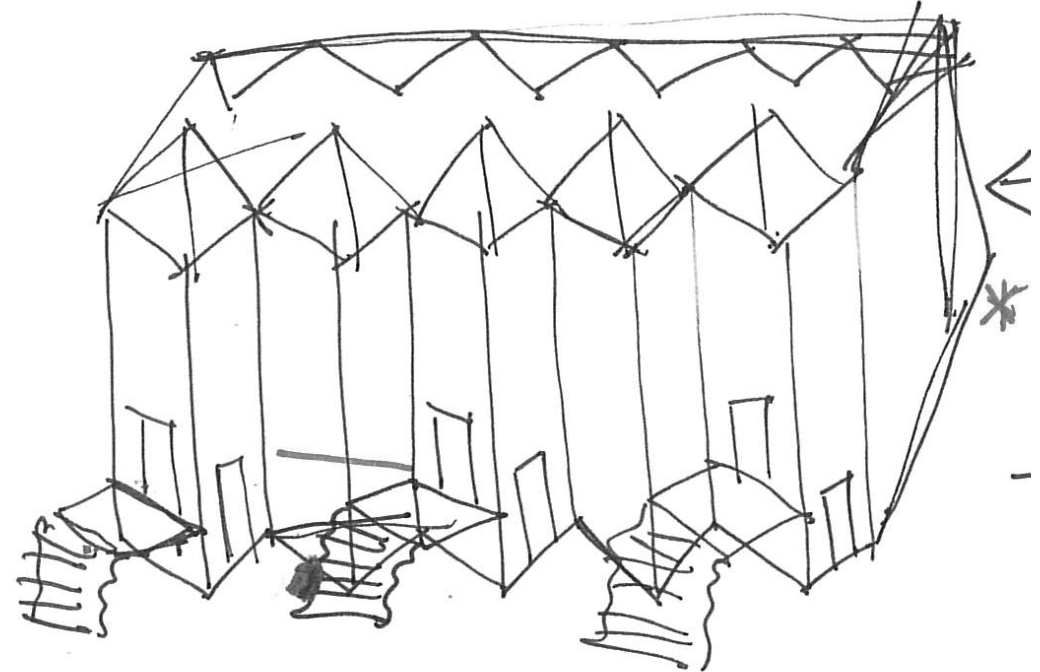
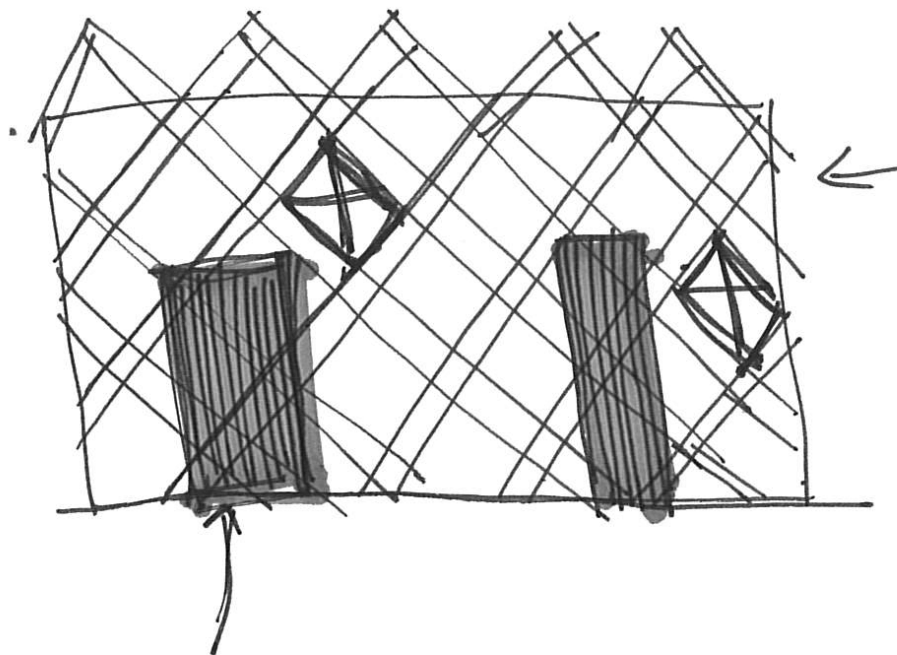
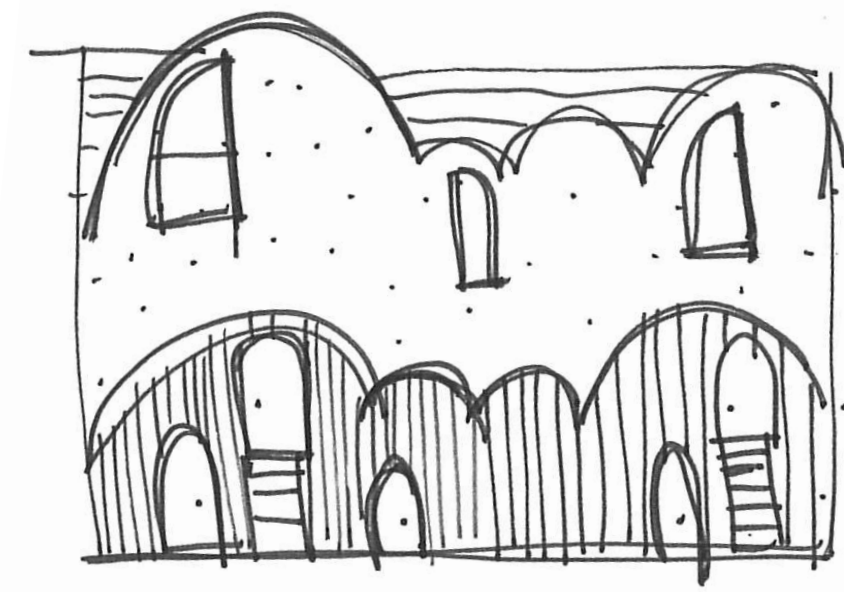
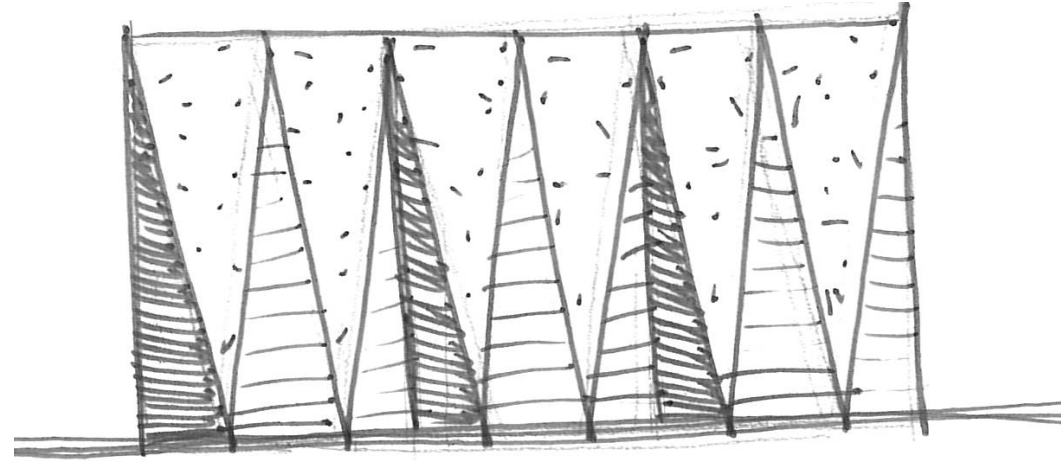
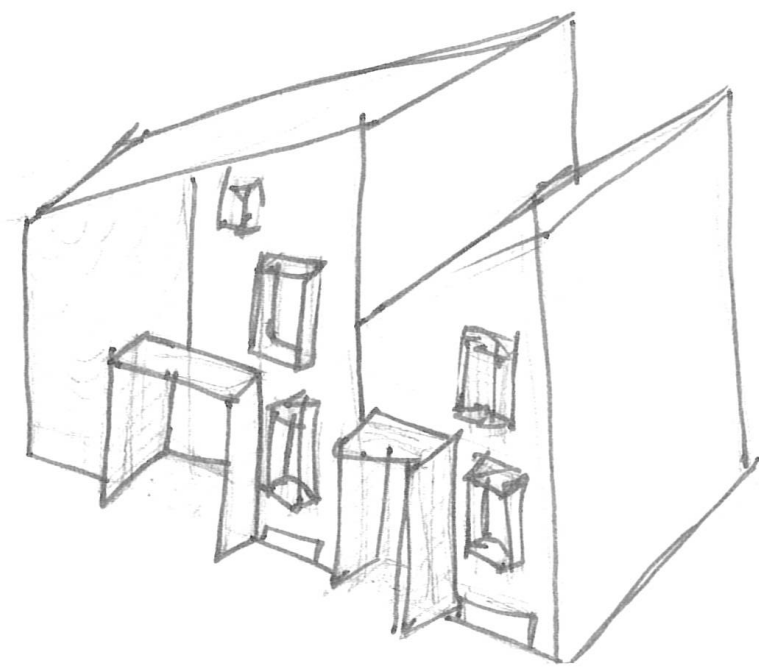
PROPOSED FRAMEWORK



CHARACTER STAPLES

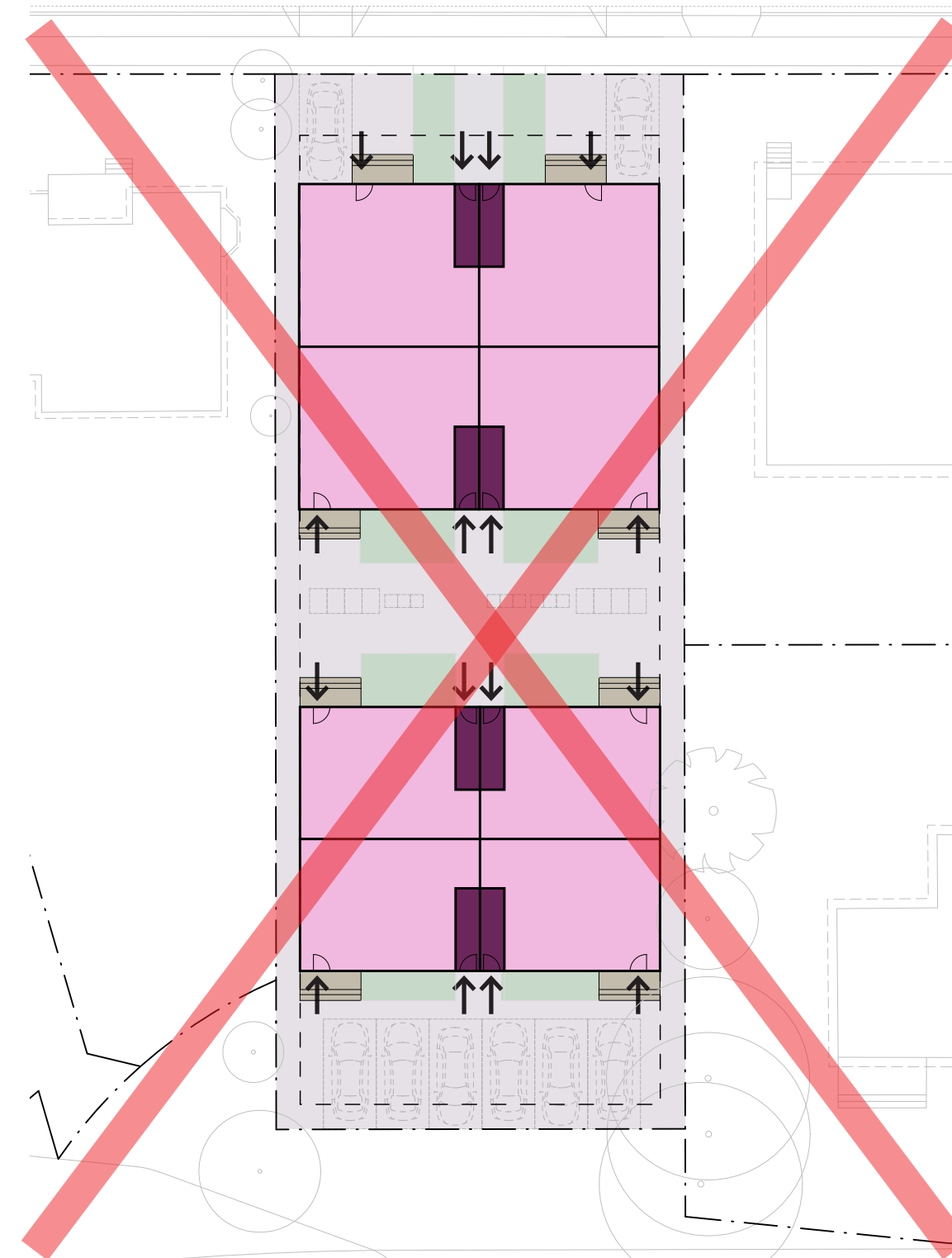
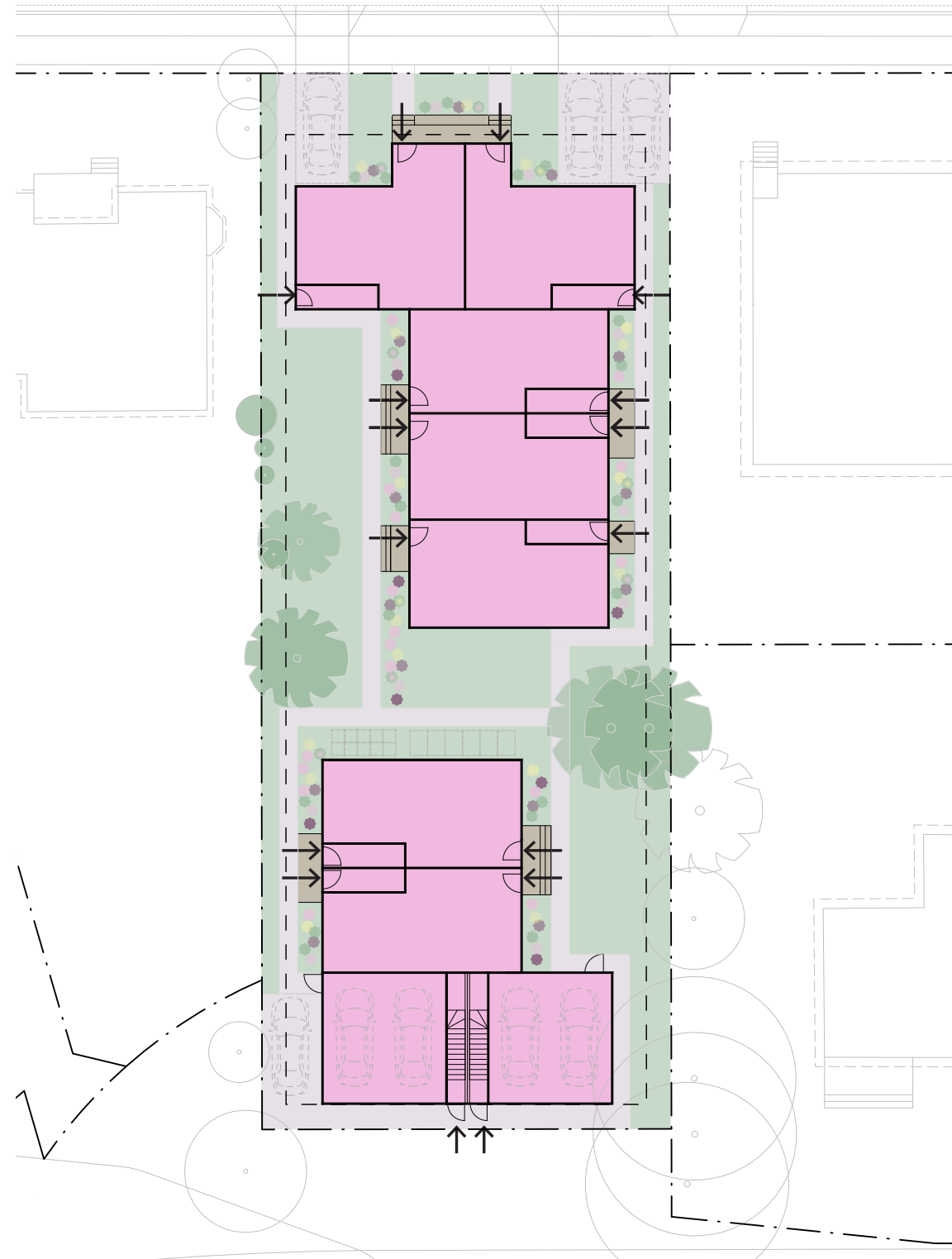


CHARACTER ANOMALIES





NEW MONICA SITE PLAN



LUB Requirements

Side Setbacks	3.0 m to 7.3 m
Lot Coverage	+/- 50%
Height (front / back)	10.0 m / 10.0 m
# of Units (units / secondary)	16 / 0
# of Parking Stalls	8

Common Concerns

Mature Trees Saved	8
Enclosed Parking	4
St Monica Street Presence	2 above garage units
Loss of Character	Variety in massing and form
Overlook on Neighbours	3.0 to 7.3 m side setbacks

Design Quality

Interior Lighting (through-units)	13 through units
Waste + Recycling (W+R)	Attached to building exterior
Open Space	2 shared courtyards w trees
Private Entrances	Yes = double sided entries
Variety in built form	Yes

**PERMITTED
H-GO ZONING**

Side Setbacks	1.2 m
Lot Coverage	+/- 60%
Height (front / back)	10.0 m / 9.6 m
# of Units (units / secondary)	8 / 8 (16 total)
# of Parking Stalls	8

Mature Trees Saved	0
Enclosed Parking	0
St Monica Street Presence	0 above garage units
Loss of Character	Uniform and repetitive massing
Overlook on Neighbours	1.2 m side setbacks

Interior Lighting (through-units)	0 through units
Waste + Recycling (W+R)	Middle of the courtyard
Open Space	1 shared courtyards w W+R views
Private Entrances	No = shared single sided entry
Variety in built form	No

**DISCRETIONARY
R-CG ZONING**