

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

PART 4: ACHIEVING HIGHER DENSITY CONTEXTUALLY

KATE MACGREGOR, PRESIDENT, XYZ DESIGN

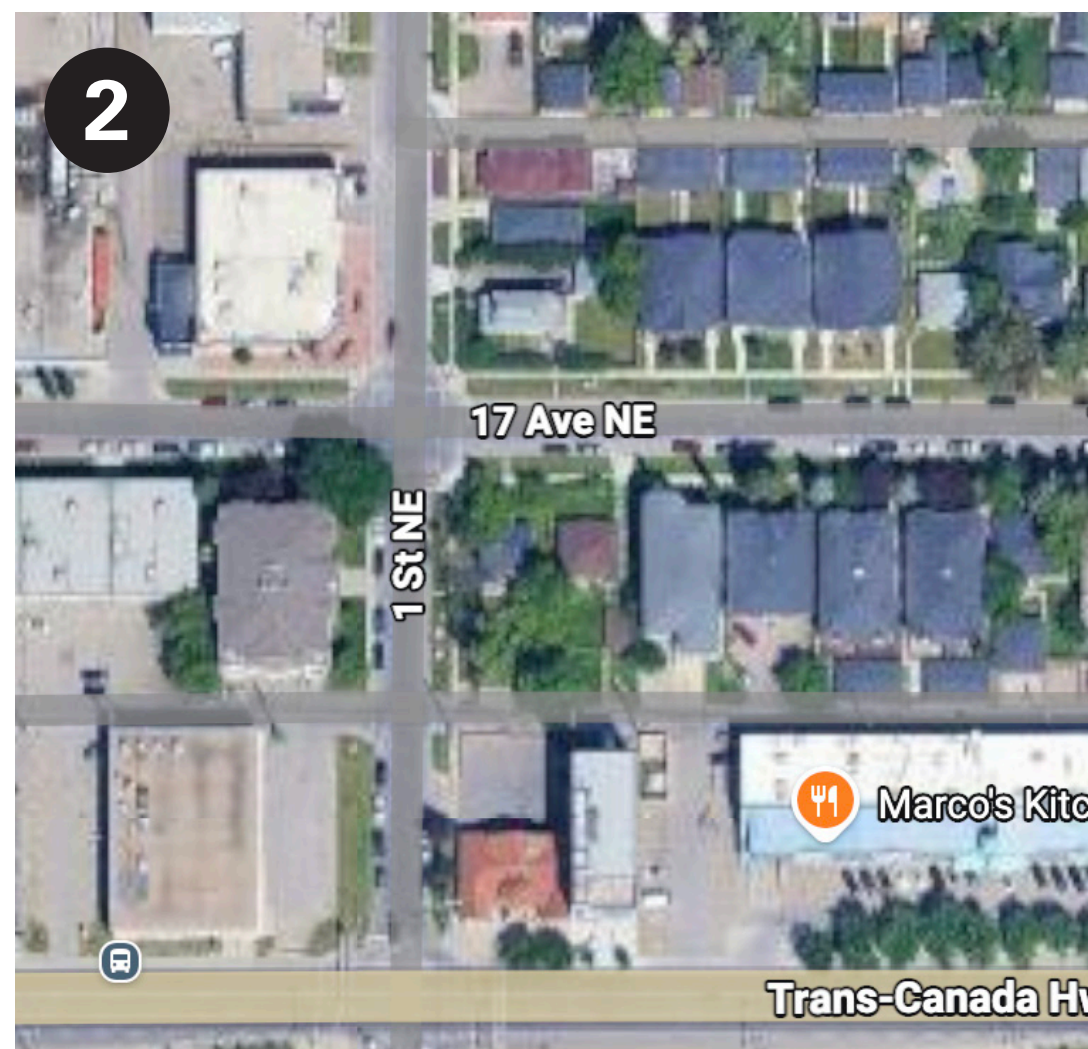
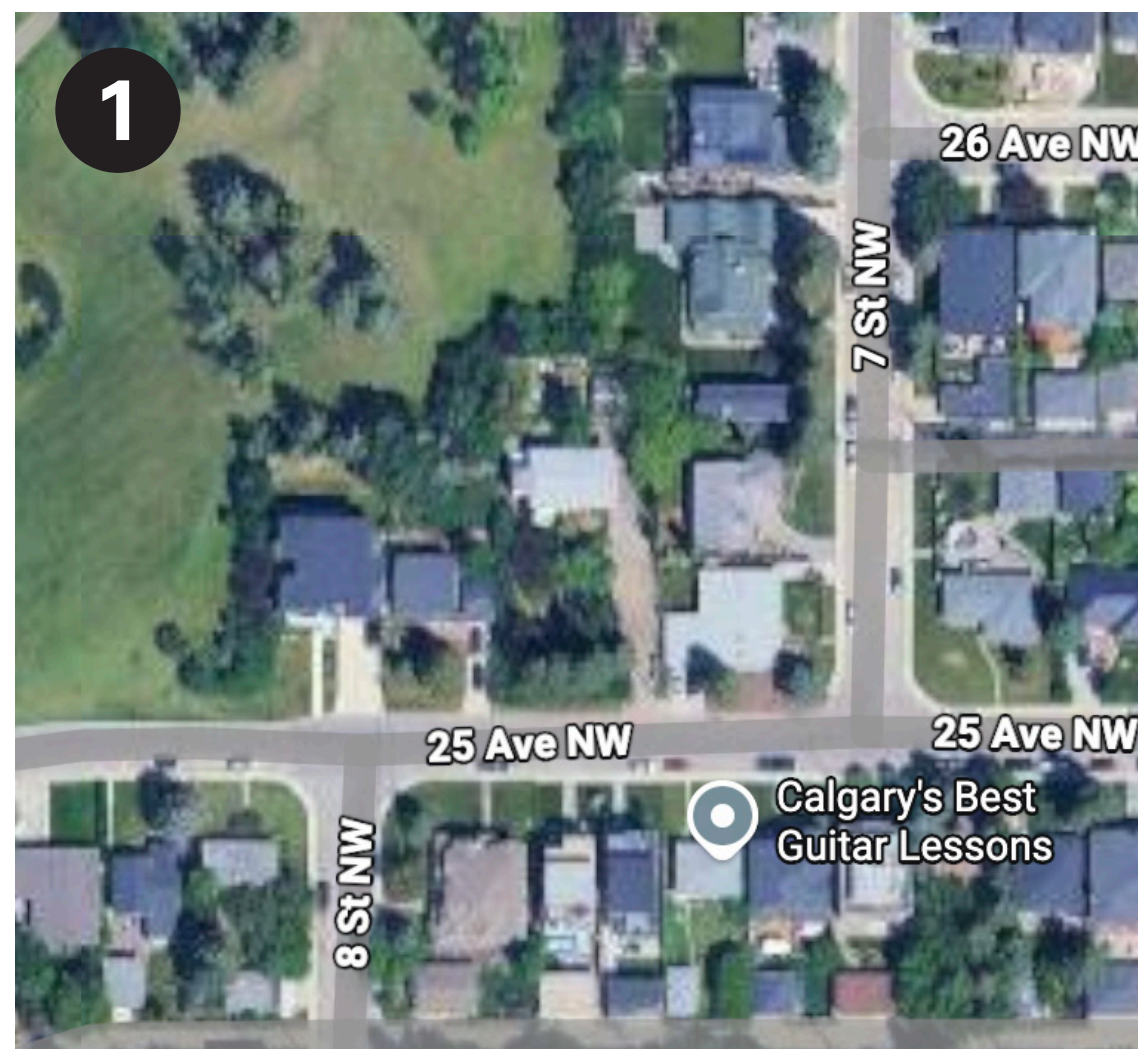
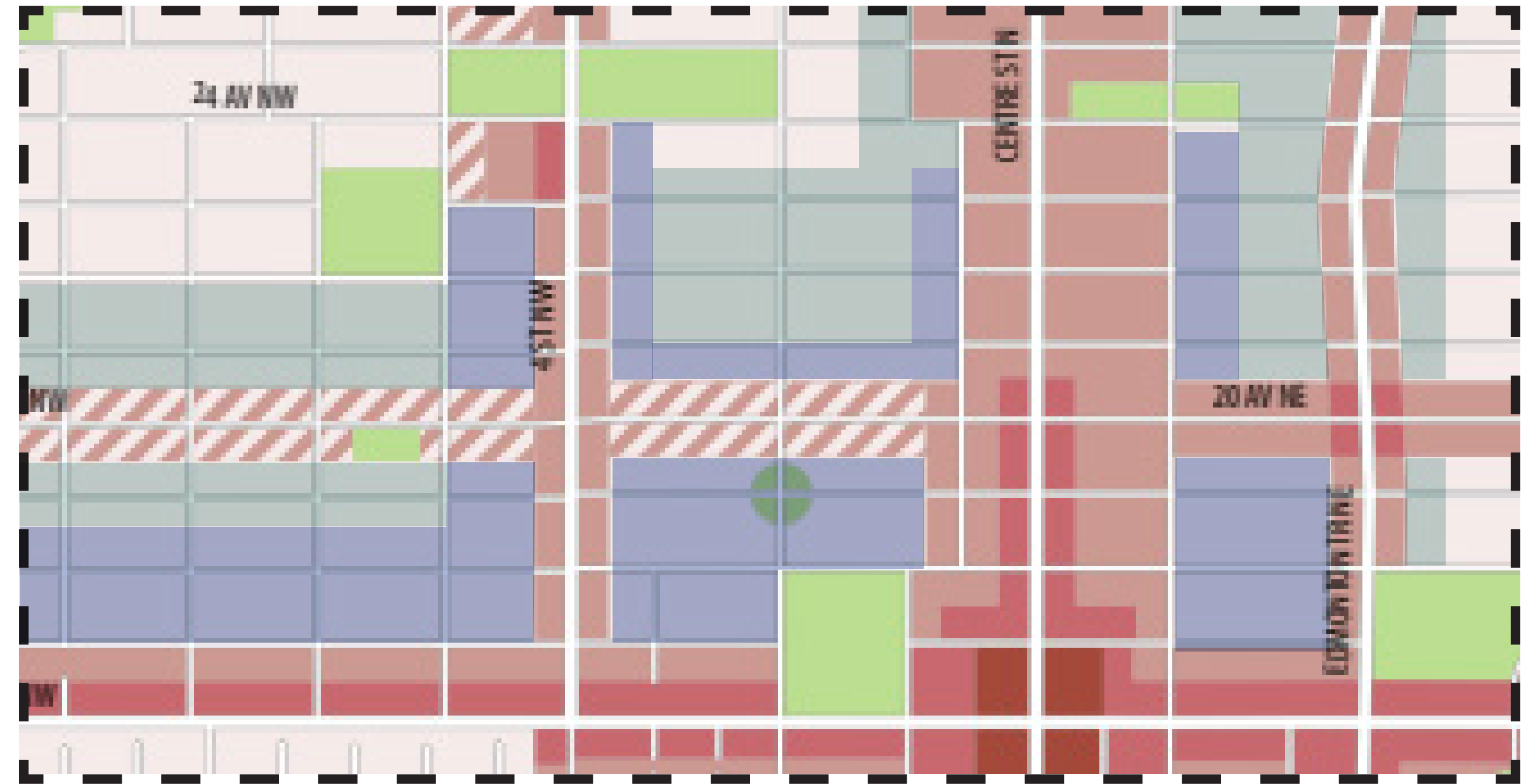
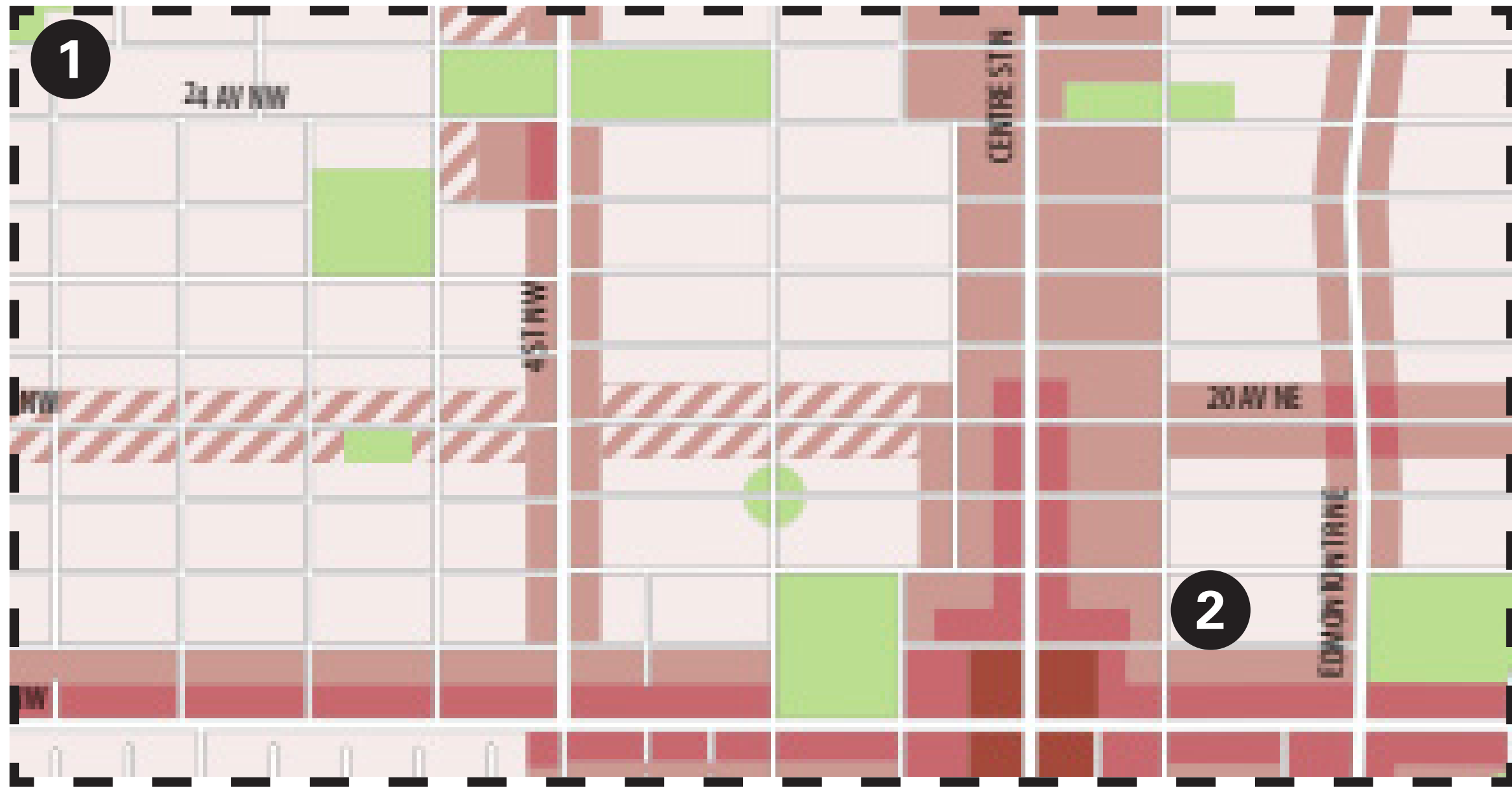
FORMER CHAIR, BEA CALGARY

ADJUNCT ASSISTANT PROFESSOR, U OF C SCHOOL OF ARCHITECTURE PLANNING AND LANDSCAPE

FOUNDER + CHAIR, OPEN CONCEPTS DESIGN COLLECTIVE

NORTH HILL LAP: ALL R-CG PARCELS TREATED THE

OUR PROPOSAL R-CG DENSITY GRADIENT

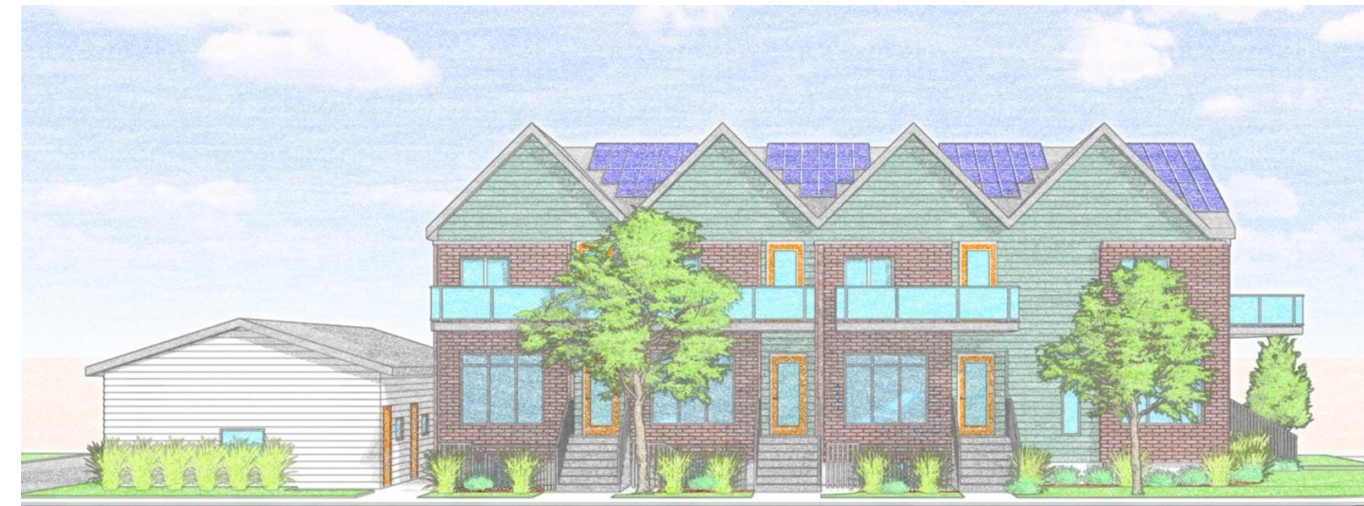


- R-CG BASE DENSITY
- R-CG MID DENSITY
- R-CG HIGH DENSITY
- 6 STOREY
- 12 STOREY

Low Density Residential Housing Guidelines for Established Communities



December 2010



Creating the Guide for Small-Scale Housing

Phase 1: What We Heard Report

January 2026

OUTCOMES-BASED CRITERIA FOR PERMITTED USE AND PRIORITY PROCESSING

**EXISTING HOUSING
GUIDELINES**

IN PROGRESS

TO BE DEVELOPED

PRELIMINARY OUTCOMES-BASED CRITERIA

1 HOUSING OUTCOMES

INCREASE HOUSING SUPPLY
INCREASE HOUSING CHOICE
LAND USE EFFICIENCY

Target dwelling yield based on proximity to corridors
Unit diversity requirement
Minimum unit yield related to FAR Increases

2 NEIGHBOURHOOD CHARACTER

STREET PRESENCE
HEIGHT TRANSITION
LOT COVERAGE
MASSING COMPATIBILITY
ARCHITECTURAL EXPRESSION

Max. continuous facade length in proportion to surrounding residential buildings
Contextual height requirements at front facade, step back above
Modifier for site coverage relative to surrounding properties, min. permeable landscaping
Contextual setback requirements facade articulation
Incorporate materials, rooflines and other contextual architectural elements

3 VIEWS: SUNLIGHT & PRIVACY

SHADOW STUDY
WINDOW OVERLOOK

% allowable shadow increase on neighbouring buildings permitted
Min. window separation or max. window overlap area relative to side yard setback

4 PARKING

PARKING SUPPLY
TRANSIT-ORIENTED DENSITY

Parking calibrated to density tiers aligned with nodes and corridors
Unit Count, Height and FAR tiers calibrated to walkshed-based density



**213 12TH AVENUE SW
1939
KATE'S GRANDMA WATCHES
THE PARADE FOR KING GEORGE VI**



**213 12TH AVENUE SW
TODAY
CIVIC TAVERN
SURROUNDED BY LARGER BUILDINGS**