

We recently sent you a letter about some changes to the **Grade Oriented Infill**, or R-CG, district. Hopefully you had a chance to read it and look at the links for more information.

If not, there's more information in this brochure as well as on our project website calgary.ca/housingchoice where you'll find:

- clear detailed content on the changes
- answers to frequently asked questions
- a video created in partnership with the Federation of Calgary Communities (FCC)
- a question box for you to ask us any other outstanding questions about these changes

Building consistency in Calgary communities



We're providing the information you need to be informed of changes that will be proposed at an upcoming public hearing at City Council on October 4, 2022. Our Planning Matters page provides details about this session, and you can submit comments and pre-register to share your input on this item with Council: calgary.ca/planningmatters

What's the R-CG district?

A land use district is a set of rules for what someone can or can't build on their property. Right now, the R-CG district enables a lot of different homes, including detached homes, rowhouses, and secondary or backyard suites. This mix of homes gives people different options to choose from.

What's happening to R-CG?

We're proposing new rules that will help build a variety of new homes and will fix a problem:

- adding Townhouse as an allowed housing form
- allowing half of the homes to be street-facing while the remaining homes might face into a shared backyard or the lane
- limiting homes at the back of the lot to two stories in height, similar to what's already allowed for backyard suites
- enhancing landscape design requirements, including courtyard spaces and a minimum number of trees and shrubs. Having a plan should mean that yard spaces for residents and planting areas are more thoughtfully arranged
- simplifying and reducing parking requirements to support housing choices, and allow more landscaping and better site layouts

This will not change the density, height or building coverage of a parcel or home.

What problem are we fixing?

A current rule says that every home must face a street, which has been great to get these homes built on corner properties. However, this rule has made it hard to get redevelopment to happen on a parcel in the middle of the block (known as mid-block parcels).

Over the years, many people have looked for ways to build rowhouses on their property. To be able to do so, they have asked Council to approve special rules for their property – this is called a direct control district. Most of these special requests have been approved by Council.

This approach results in slightly different rules for everybody, which is confusing. Our recommendation addresses the concerns expressed by neighbours for better clarity and consistency in these types of homes when they're built in the community.

These changes add flexibility to how different homes can be designed on a parcel.

The change does not:

- pre-approve development
- increase the number of homes that are allowed
- decrease the ability to make comments on future development applications

