



# How Planning Works for Rowhouse & Townhouse Applications

R-C1/R-C2 district to R-CG district



## Current process

from R-C1/R-C2 district to the R-CG district

- If a property owner wishes to have more choice of housing types (single-detached, semi-detached, townhomes, or rowhouses) a rezoning application is currently required prior to the approval of a development permit.
- The rezoning application looks at planning policy, uses in the district, compatibility with surroundings, and the purpose of the land use.
- A development permit is required in both the current and the proposed streamlined process.

## Rezoning Application

from R-C1/R-C2 district to the R-CG district

### Decision maker:

Council makes the final decision on all rezoning applications.

### How public input is received by The City:

- During the circulation period, the application is circulated to community associations and a notice posting is placed on-site to notify the public of the change. Adjacent property owners are also sent a letter that includes information about the rezoning application. Comments can then be submitted by the public to The City via email, mailed letter, or the City of Calgary Development Map (DMap).
- Public input is considered during the internal review.
- During the public hearing process (written and verbal submissions are accepted).

### Typical relevant planning considerations during rezoning review (non-exhaustive):

- Applicable planning policy
- Uses allowed in each land use district (permitted and discretionary)
- The purpose of the land use district
- Land use compatibility with adjacent parcels and sites
- Mobility options and local network



## Streamlined process

### with the R-CG district as the base zoning

- If the citywide rezoning proposal is approved by Council, individual rezoning applications will no longer be required for low-density residential property.
- A development permit is still required; no changes are being proposed to the existing development permit process.
- The decision made by the Development Authority (Administration) may be appealed to the Subdivision Development Appeal Board.

## Development Permit Application →

### with the R-CG district as the base zoning

#### Decision maker:

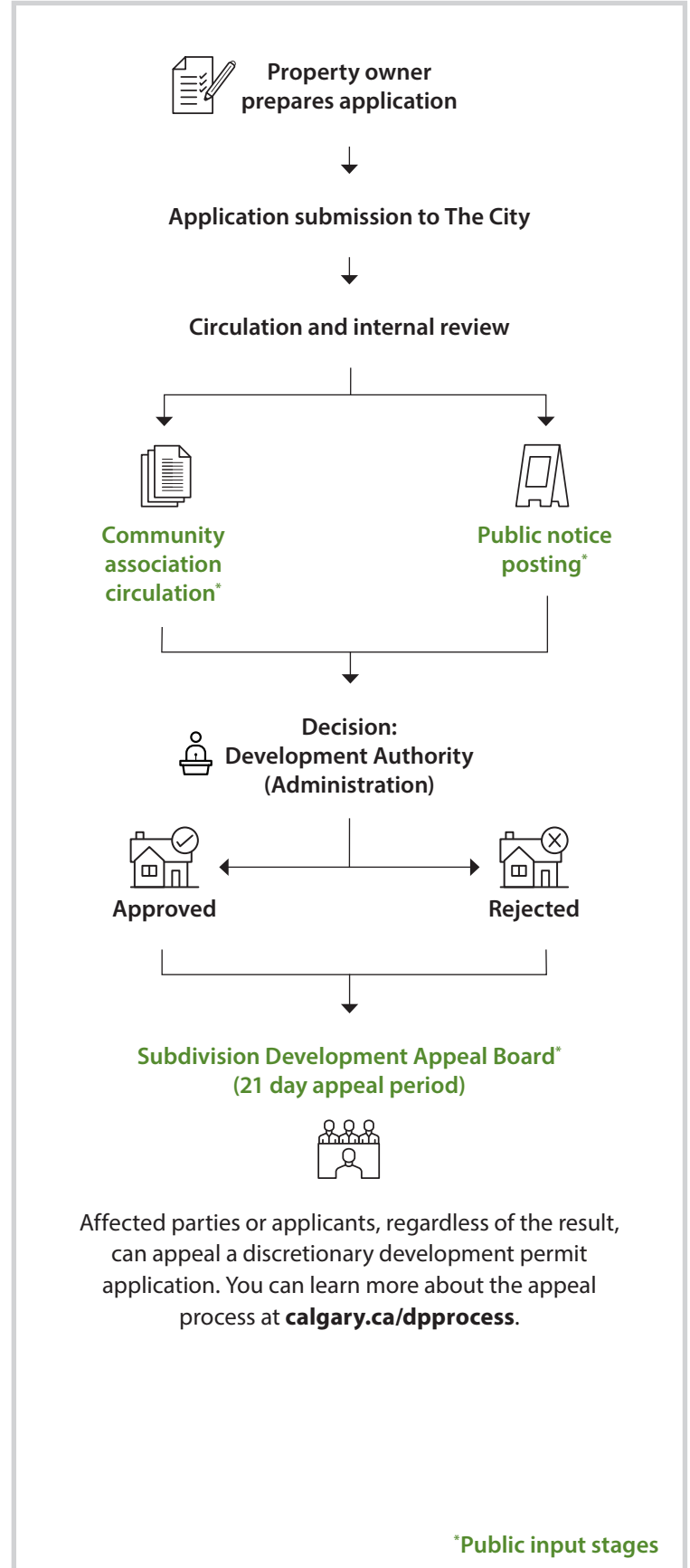
Development Permits in the R-CG District are decided by the Development Authority (City of Calgary Administration). If an application is appealed, the Subdivision and Development Appeal Board may confirm, revoke or vary that decision.

#### How public input is received by The City:

- During the circulation period, the application is circulated to community associations and a notice posting is placed on-site to notify the public of the change. Comments can then be submitted by the public to The City via email, mailed letter, or the City of Calgary Development Map (DMap).
- Public input is considered during the internal review.
- Affected parties or applicants, regardless of the result, can appeal a development permit application.

#### Typical relevant planning considerations during the development permit review (non-exhaustive):

- Applicable planning policy
- Any required bylaw relaxations
- Building height and setbacks
- Parking and traffic generation, including pedestrian and bike connectivity
- Landscaping and public realm
- Urban design, including street interface
- Sustainable design & climate resiliency
- Shadowing
- Privacy & Crime Prevention Through Environmental Design (CPTED)
- Infrastructure to serve the development



\*Public input stages