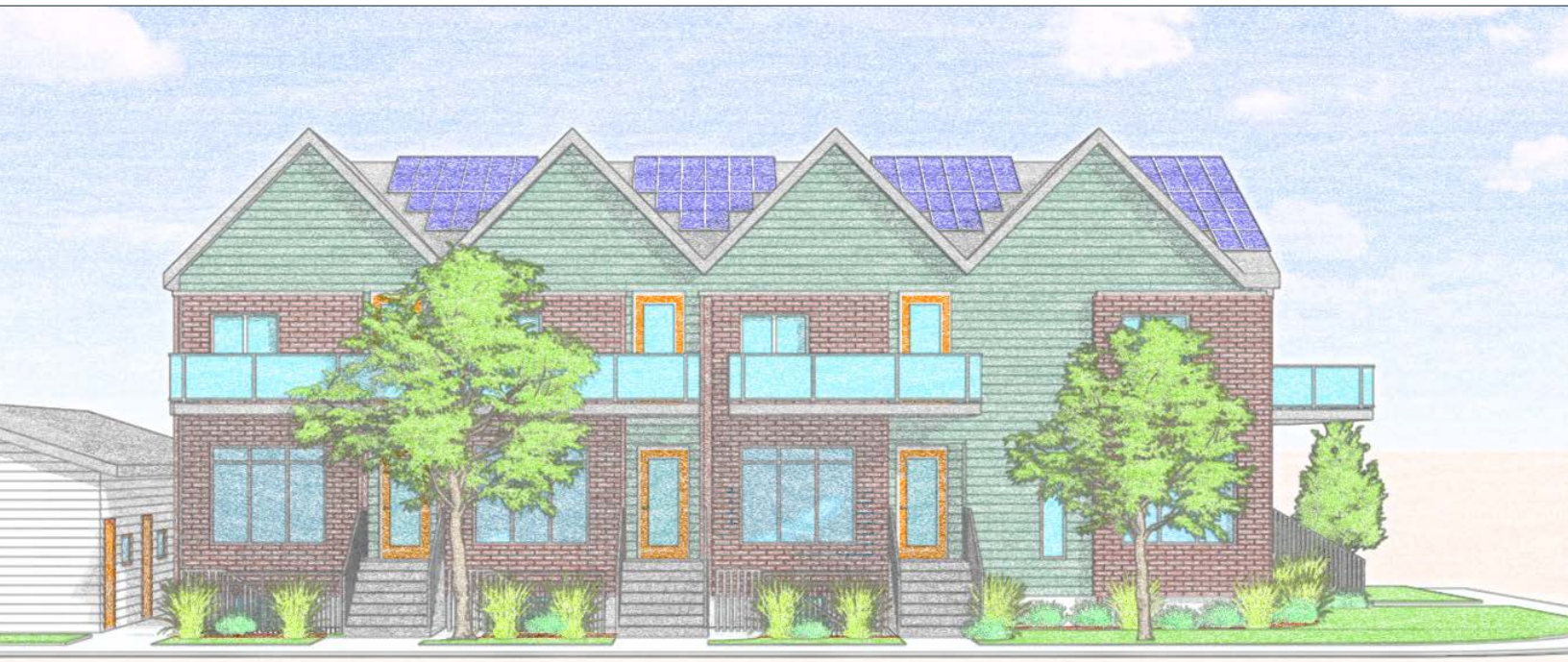
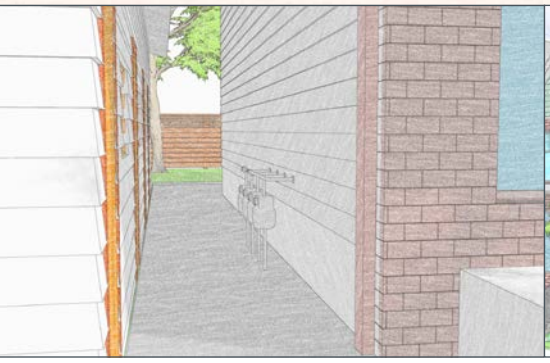
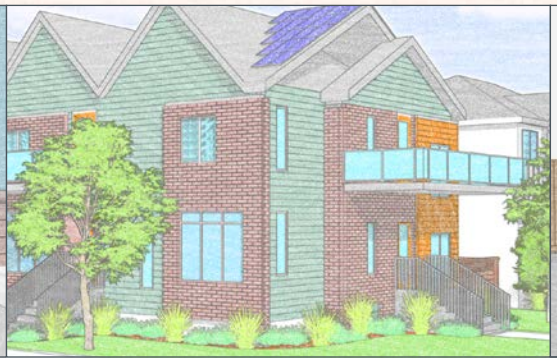
Calgary

Creating **The Guide for Small-Scale Housing**

Rowhouse, Townhouse and Front-Back Semi-detached Development









25-0045890-CRV-38718

Engagement Booklet: **Share Your Feedback**

We're creating **The Guide for Small-Scale Housing: Rowhouse, Townhouse and Front-Back Semi-detached Development** — a resource to support the thoughtful design of rowhouses, townhouses, and front-back semi-detached homes in Calgary's developed communities. This will help ensure new developments are well-designed and fit into your neighbourhood.

Why is The Guide being created?

The Guide for Small Scale Housing: Rowhouse, Townhouse and Front-Back Semi-detached Developments (The Guide) is being created to provide clarity and help enhance the design of rowhouse, townhouse and front-back semi-detached housing in Calgary's developed communities. It will emphasize improving **site layout, building form, amenity space, landscape design, servicing, and sustainable design and climate resiliency** to create high-quality developments and living environments in our city.

Working with existing rules found within the Municipal Development Plan (MDP), Local Area Plans, and the Residential - Grade-Oriented Infill (R-CG) District of Land Use Bylaw 1P2007 (the Bylaw), The Guide will complement existing policy and rules by supporting the design of new developments in communities with new recommendations, best practices and visual illustrations on how to support implementation with these existing rules.

While existing policy and bylaws like the Land Use Bylaw contain regulations that address all the elements of a development that will be featured in The Guide that is being created, it does not address the design of these elements. The rules in the Bylaw list the minimums and/or maximums for size, or height, or amount for example but not about the location, function, and look and feel of these elements.

How will The Guide be used?

The Guide is a tool being created to support applicants, City staff and the public, to provide clarity and enhance the quality of new developments in residential areas.



Applicants

will use The Guide to design and plan new developments that align with best practices and The City of Calgary standards.

City staff

will use The Guide to consistently review and evaluate development applications to provide constructive feedback and ensure compliance with regulations.

Members of the public

will use The Guide to understand development expectations, participate in outreach opportunities, and advocate for quality outcomes.

Your voice matters

Your feedback is essential to help us understand what matters most to Calgarians. By sharing your feedback, you'll inform a guide that supports better housing design and vibrant communities.

Provide your feedback for the development of a draft Guide for Small-Scale Housing from **August 18, 2025 – September 15, 2025.**

Feedback can be provided online at **calgary.ca/smallscaleguide** or by answering the questions found at the end of this booklet and dropping it into a Canada Post mailbox.

You can also email **smallscaleguide@calgary.ca** with any questions.

Scan QR Code to be directed to project webpage to provide feedback and learn more about the development of The Guide for Small-Scale Housing.

What Are the Building Forms in The Guide?

The Guide will focus on three different small-scale housing forms. They are rowhouses, townhouses and front-back semi-detached. Let's take a look at them in more detail below.

Rowhouse

A rowhouse development contains three or more dwelling units located side by side and separated by shared walls. Each unit of a rowhouse building has direct access to the adjacent public street. Each unit may also include a secondary suite.

Townhouse

A townhouse development contains three or more dwelling units where each dwelling unit has a separate direct entry at the ground level. Townhouse units do not require direct access to the adjacent public street. Each unit may also include a secondary suite.

Front-back semi-detached

A semi-detached development contains two dwelling units located side by side and separated by a shared wall. Front-back semi-detached homes include more than one semi-detached building on a single property, often separated by an internal courtyard. Each unit may also include a secondary suite.



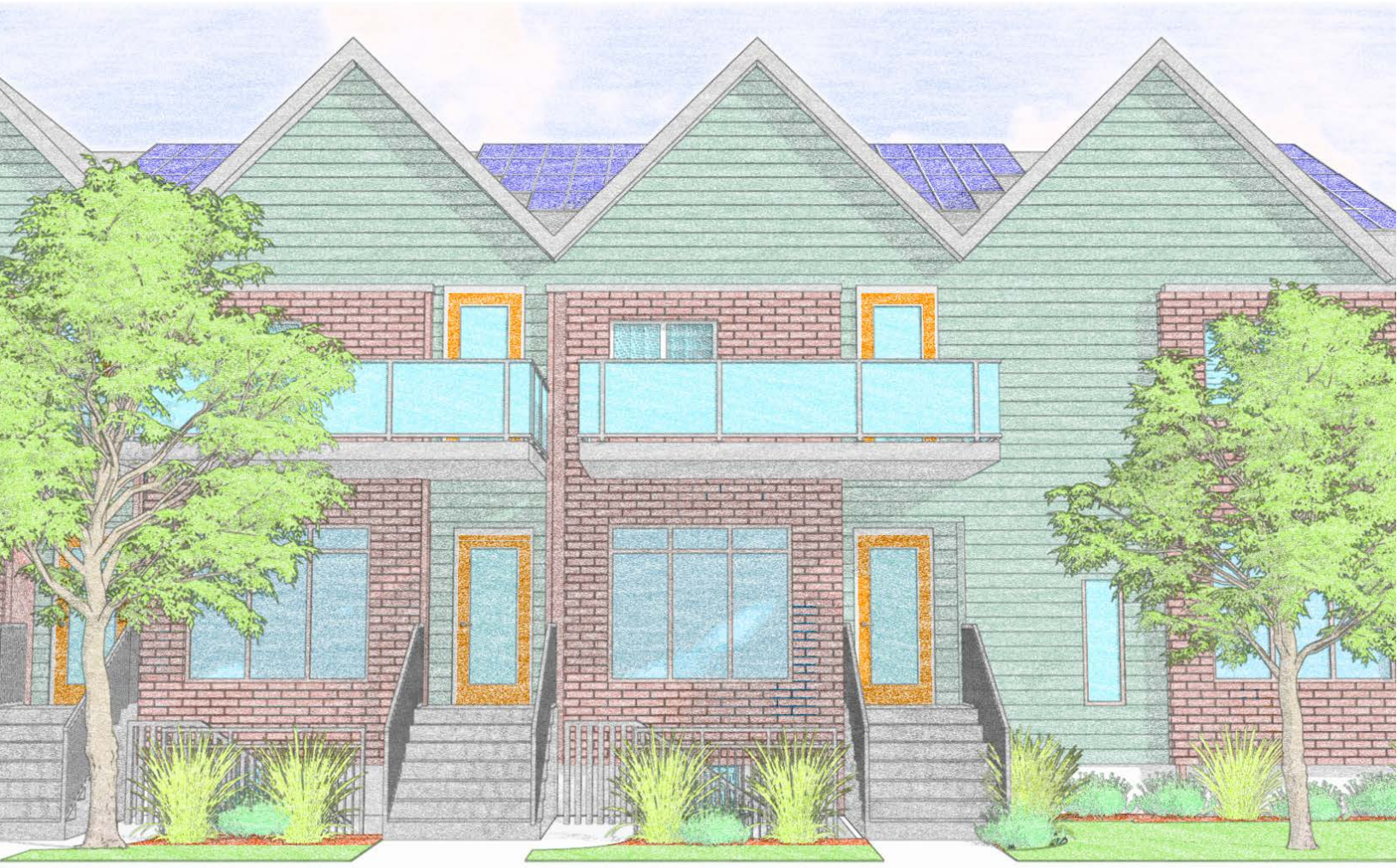
Areas of Focus for The Guide

The Guide will focus on six key areas:

- site layout
- building form
- amenity space,
- landscape design
- servicing, and
- sustainable design & climate resiliency

The Guide will focus on these areas of small-scale housing developments because these six areas significantly impact how new developments look, feel, and function, and how well they fit into the community. These areas are also what City planners use as a lens when reviewing new development proposals to help ensure that projects are thoughtfully designed, meet community needs, and align with City policies.

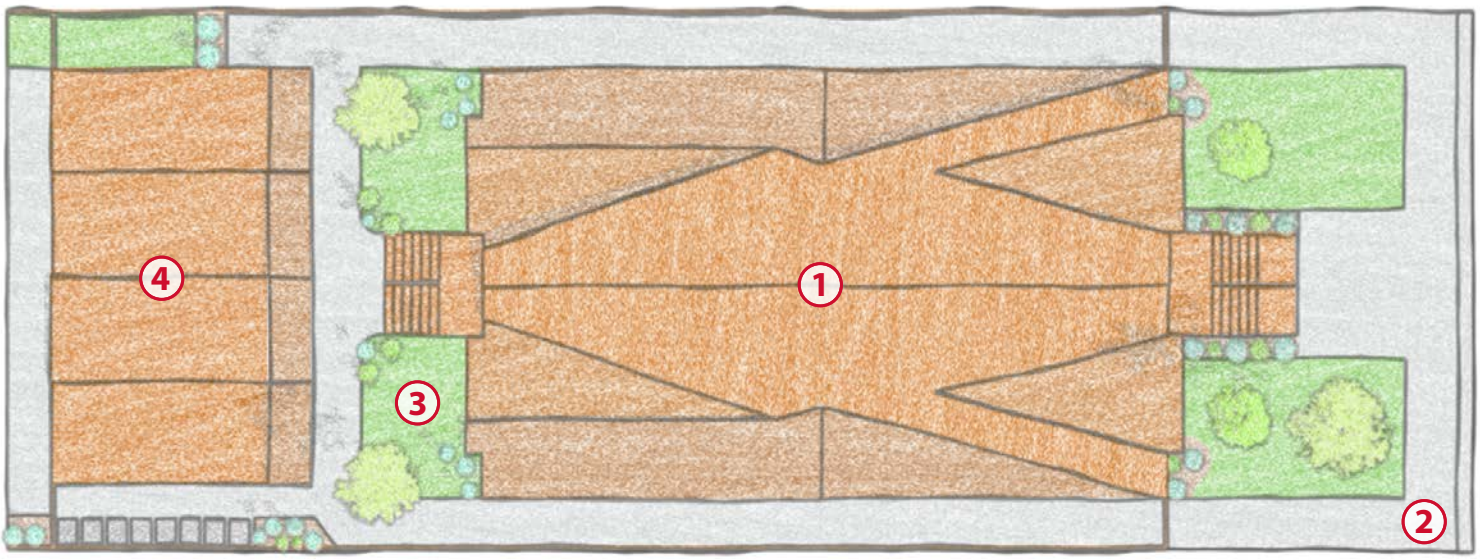
Next, we will share more about each area of focus because they are also what we're asking you for feedback on. We want to know your experiences, concerns, and the different opportunities with each areas of focus so we can learn more from you to inform the creation of The Guide and contribute to well-designed, livable neighbourhoods.



Site Layout

Site layout is about how everything fits together, from buildings and landscaping to walkways, parking, and amenity spaces. A well-planned site layout helps a home function smoothly, balancing all these elements by thinking about how land is used, how people move through the space, and how the design supports privacy, sustainability, and the overall look and feel of the street.

Review the important considerations included in site layout below.



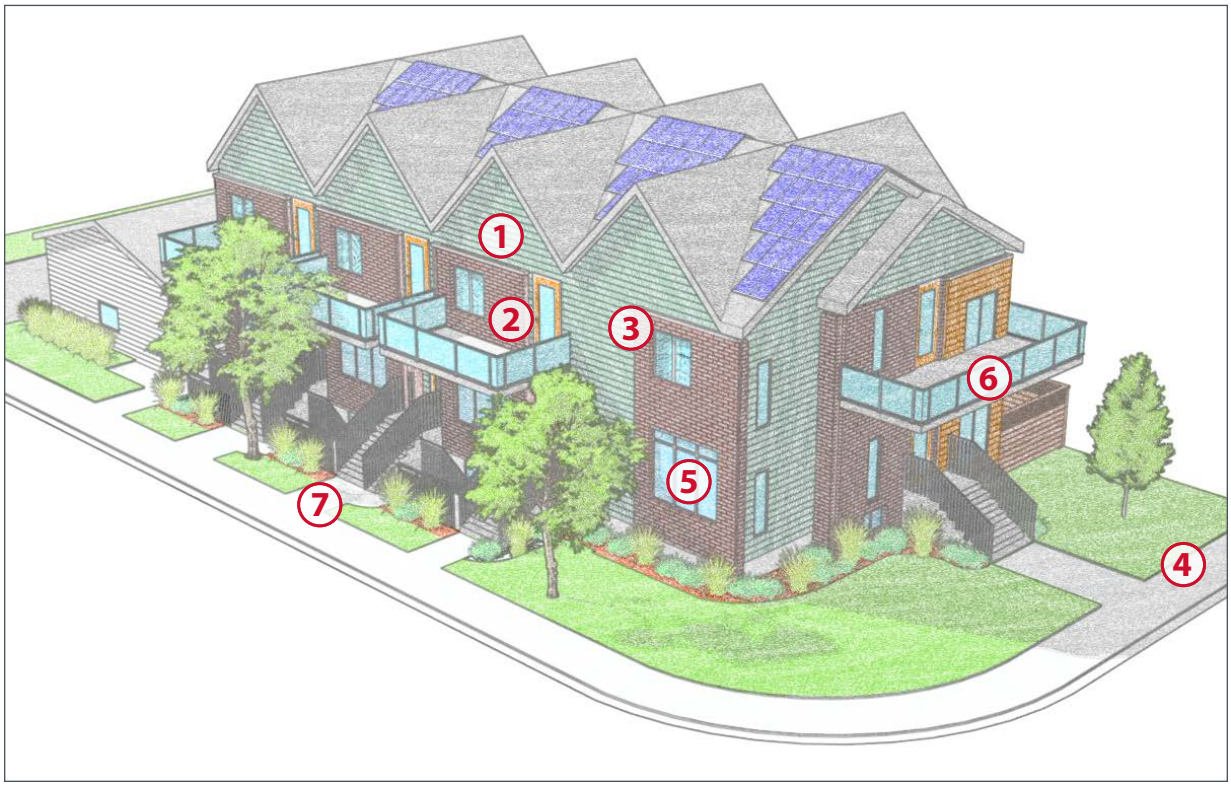
1. **Building Placement**: The location and orientation of buildings on the site in relation to property lines, streets, and other structures which influence sunlight access, privacy, and the relationship between public and private spaces.
2. **Circulation On Site:** The pedestrian, bike and vehicle connections between the street, lane, units and amenity space.
3. **Landscaping and Amenity Space**: The consideration of landscape design to complement the context of the surrounding community and define public and private spaces.
4. **Parking and Mobility Storage**: The location, access and design of parking spaces for vehicles and bikes for residents and visitors.

Have feedback on **Site Layout** in small-scale housing developments? Write your feedback on the last page of this engagement booklet or submit your feedback online at calgary.ca/smallscaleguide

Building Form

Building form plays a big role in how a development feels, both on its own and as part of the neighbourhood. Considerate design can create welcoming entrances, distinctive facades, and memorable features that give a place its character. High quality building design also considers scale and fit. Appropriate heights help reduce shadowing, support smooth transitions between buildings, and frame the street in a way that feels comfortable and connected. Details matter too, like how the facade is articulated, the materials used, and the placement of windows, balconies, and decorative elements. Together, these choices support how the development feels by bringing depth, interest, and identity.

Review the important considerations included in building form below.



1. **Building Massing**: This refers to the overall shape, size, and volume of the building which can impact shadowing and visual interest.
2. **Building Facade**: The facade is the exterior face of the building, including materials, colors, and architectural details which can be designed to create visual interest and frame the street.
3. **Articulation**: This involves the detailing and variation in the building's surface to add depth and character.
4. **Shadowing**: Shadowing refers to the way the building casts shadows, affecting light and shade on the property and neighboring areas.
5. **Windows**: Window placement, design and size are important considerations to balance privacy, light, and views.
6. **Balconies**: Balconies provide outdoor amenity space and can enhance the facade's articulation and visual appeal.
7. **Unit Entries**: The design of unit or home entries impact accessibility, visual appeal and framing of homes.

Have feedback on **Building Form** in small-scale housing developments? Write your feedback on the last page of this engagement booklet or submit your feedback online at calgary.ca/smallscaleguide

Amenity Space

An amenity space is where people relax, connect, and enjoy their outdoor living space. These areas can take many forms, from balconies and patios to shared courtyards, decks, and private yards. Whether shared, private, or a mix of both, well designed amenity spaces add comfort and character to a place. Considerate touches, like landscaping, seating, or architectural features, can make these spaces more welcoming, functional, and enjoyable for everyone who uses them.

Review different amenity space options and important considerations below.



1. **Decks**: Decks are elevated outdoor amenity space that can be designed to complement the home's architecture.
2. **Patios**: Patios are ground-level outdoor spaces that can be private or shared amenity spaces.
3. **Yard Space**: Yard space is often used for lawns, gardens, and play areas for recreation, gardening, socializing and aesthetic appeal.
4. **Balconies**: Balconies are elevated outdoor spaces attached to the building, providing private outdoor areas and can enhance the facade's articulation.
5. **Fences**: Fences can provide privacy, visual interest and boundary definition for the yard space.
6. **Walkways**: Walkways are paths that connect different areas of the site, such as from the front door to the sidewalk, garage or amenity space.

Have feedback on **Amenity Space** in small-scale housing developments? Write your feedback on the last page of this engagement booklet or submit your feedback online at calgary.ca/smallscaleguide

Landscape Design

Landscape design is more than just greenery. It includes both soft elements like plants, trees, and grass, and hard elements like stone, wood, and brick. Together, these features shape the character of a place. Good landscape design fits the surrounding community, can enhance privacy and define the edges between public and private spaces. It can make even small residential sites feel welcoming and well-used. Thoughtful choices in layout and materials help outdoor areas feel intentional, comfortable, and connected.

Review the important considerations included in landscape design below.



1. **Selection of Types of Vegetation and Trees**: Choosing appropriate vegetation and trees based on climate, soil, and aesthetic goals to ensure sustainability and visual appeal.
2. **Tree Protection**: Determining whether existing trees should be conserved and implementing measures to safeguard them during construction to preserve their health and longevity.
3. **Placement of Trees and Vegetation**: Strategically positioning trees and plants to enhance aesthetics, improve privacy, provide shade, and support ecological balance.
4. **Hard Elements**: Incorporating materials like brick, concrete, stone, and wood to create pathways, patios, and structural features that complement the landscape design.
5. **Consideration of Surface Materials**: Selecting surface materials, including permeable options, to manage water runoff, improve drainage, and enhance the functionality and appearance of outdoor spaces.

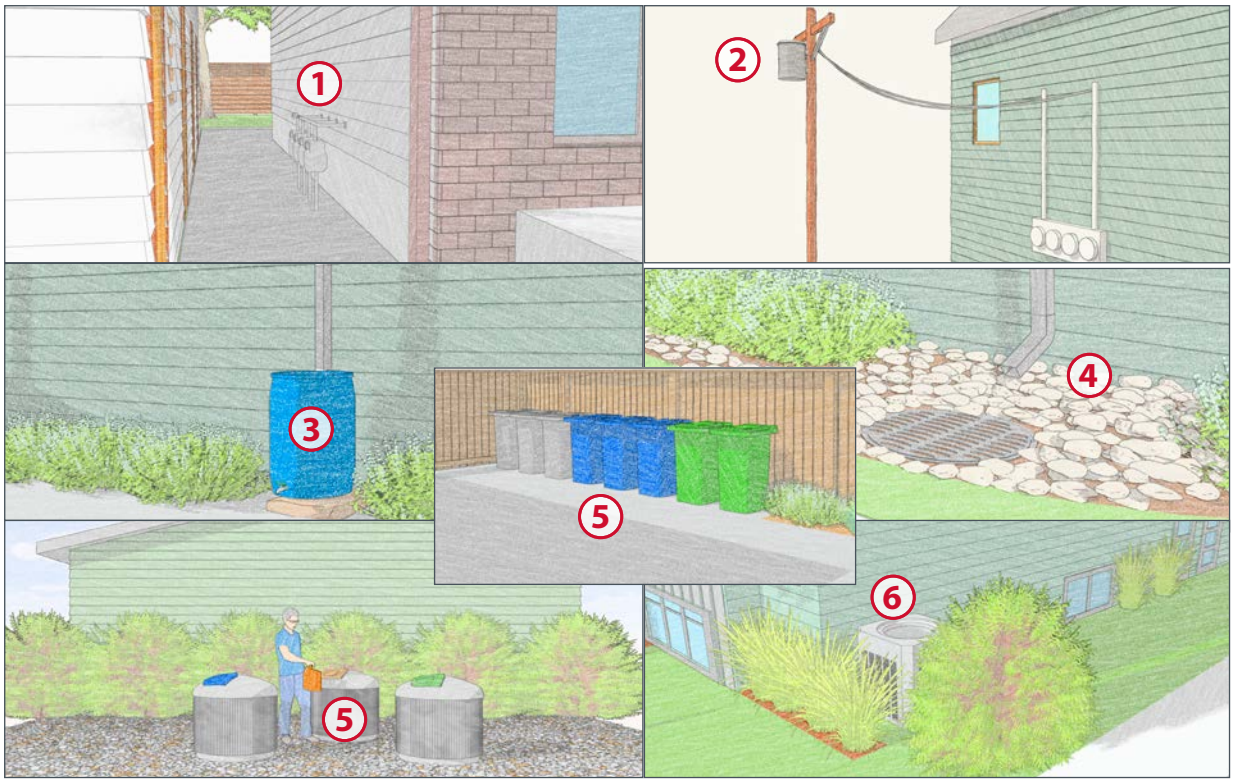
Have feedback on **landscape design** in small-scale housing developments? Write your feedback on the last page of this engagement booklet or submit your feedback online at calgary.ca/smallscaleguide

Servicing

Servicing is about the important systems needed for a home, like water, sewer, stormwater, waste and recycling, and utility equipment. When these elements are carefully planned and integrated into the design of a development, they can function efficiently without disrupting the look, feel, or livability of a space.

To reduce impacts on streets, walkways, open spaces, and neighbouring homes, servicing should fit with the look and function of the development. Landscaping and architectural features can help blend these elements into the surroundings.

Review the important considerations that can be included to support servicing below.



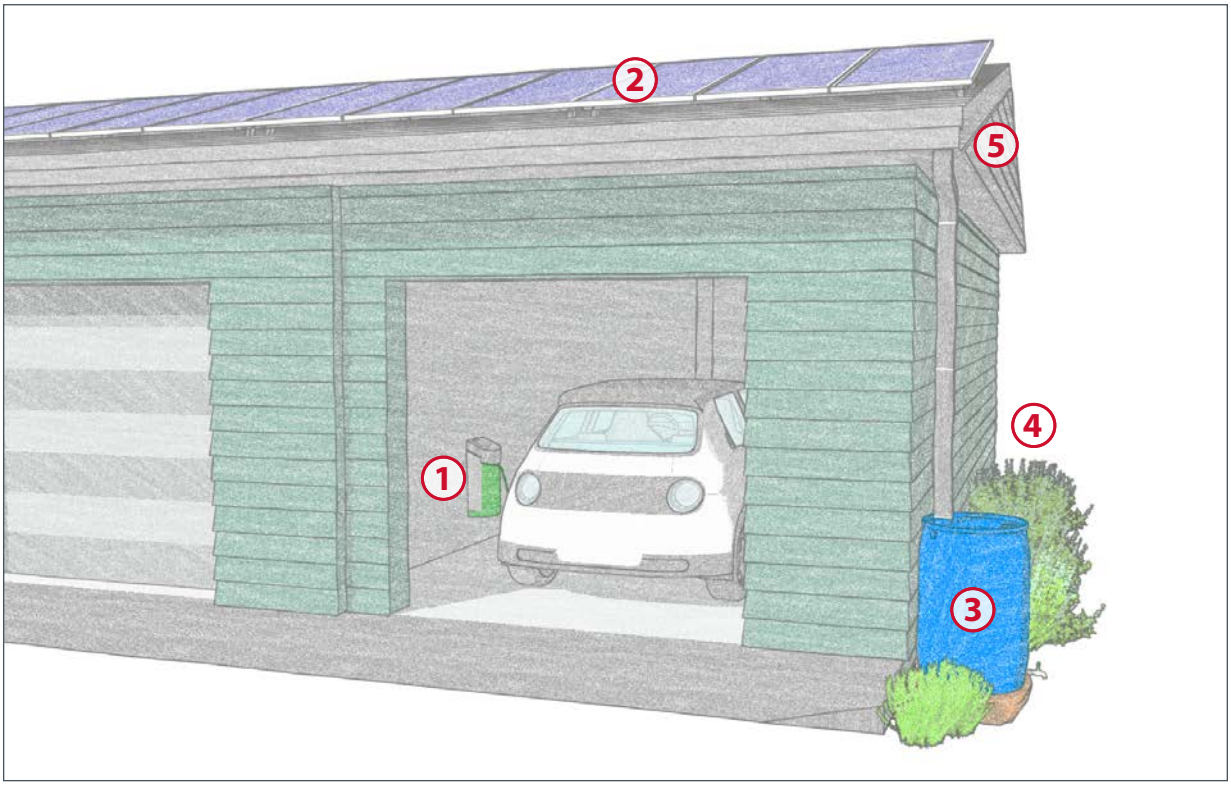
1. **Utility Meters (Gas and Water)**: Consider the location of meters and screening with landscaping or architectural features to reduce visual impact.
2. **Gas and Electricity Servicing**: Underground or overhead lines, transformers that need to be considered and coordinated with other site elements.
3. **Water and Wastewater Servicing**: Water service lines, sewer connections and main line tie ins are crucial to a site and form a critical part of on-site infrastructure and municipal infrastructure.
4. **Stormwater/Rainwater Management**: The collection, conveyance, and treatment of rainwater runoff which includes gutters, drains, swales, tanks and permeable surfaces.
5. **Waste, Compost, and Recycling**: The location, storage, access, screening, number and type of waste, compost and recycling bins need to be considered in the context of the site layout.
6. **Air Conditioning and Ventilation Equipment**: Air conditioning unit's placement and screening is important to minimize impact to neighbouring properties and outdoor amenity space.

Have feedback on **Servicing** in small-scale housing developments? Write your feedback on the last page of this engagement booklet or submit your feedback online at calgary.ca/smallscaleguide

Sustainable Design & Climate Resiliency

Sustainable design and climate resiliency are about creating developments that reduce environmental impacts and adapt to changing climate conditions to support more livable and resilient homes. These practices can be included in many aspects of a development — from energy use and building materials to landscaping and stormwater management.

Review the important considerations that can be included to support sustainable design & climate resiliency below.



1. **Electric Vehicle Charging Stations**: Home charging station that supports the use of electric vehicles by providing accessible charging points.
2. **Solar Panels**: Solar photovoltaic systems installed on roofs to capture solar energy designed to consider surrounding plant life, neighbouring homes and the eventual development of nearby areas.
3. **Rainwater Collection and Reuse**: Systems designed to capture, store, and reuse rainwater for non-potable purposes such as irrigation.
4. **Drought-Resilient Vegetation**: Plant species selected for their ability to thrive in low-water conditions.
5. **Durable Roofs and Siding**: Building materials chosen to reduce maintenance needs, extend building life, and improve performance under heat, wind, and precipitation.

Have feedback on **Sustainable Design & Climate Resiliency** in small-scale housing developments? Write your feedback on the last page of this engagement booklet or submit your feedback online at calgary.ca/smallscaleguide

Share Your Feedback

We want to hear from you! Share your thoughts from August 18 – September 15, 2025, to help inform The Guide to Small-Scale Housing.

Two Ways to Share Feedback:

1 – Visit the online project webpage at **calgary.ca/smallscaleguide** by scanning the QR code below to submit your feedback.

OR

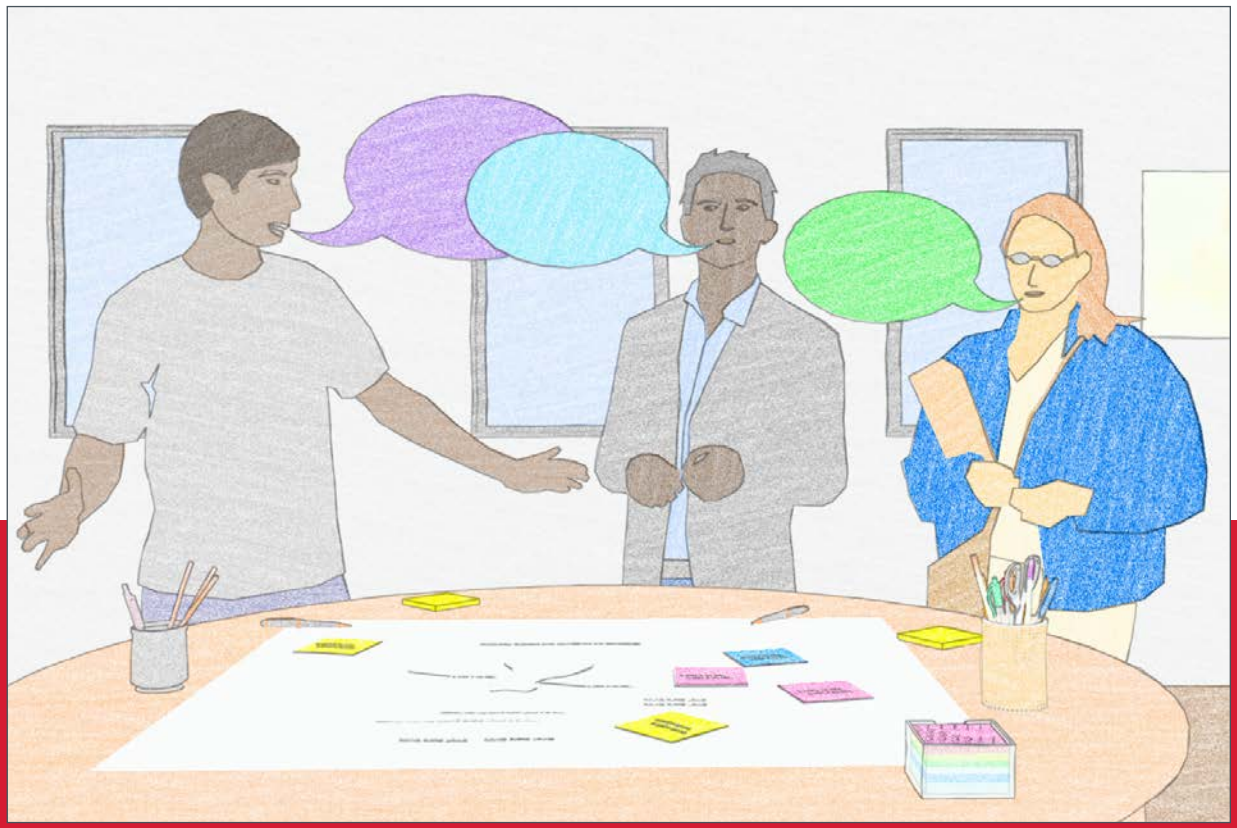
2 – Complete the feedback form on the last page of the engagement booklet and drop it in the mail (pre-paid postage is included).

Have questions?

Register for a drop-in session to chat with the project team. See dates and times online at **calgary.ca/smallscaleguide**

OR

Email us at **smallscaleguide@calgary.ca**



Legend: Areas of Focus and Considerations for The Guide for Small-Scale Housing

Site Layout (Pg. 5)

1. Building Placement
2. Circulation On Site
3. Landscaping and Amenity Space
4. Parking and Mobility Storage

Building Form (Pg. 6)

1. Building Massing
2. Building Facade
3. Articulation
4. Shadowing
5. Windows
6. Balconies
7. Unit Entries

Amenity Space (Pg. 7)

1. Decks
2. Patios
3. Yard Space
4. Balconies
5. Fences
6. Walkways

Landscape Design (Pg. 8)

1. Selection of Types of Vegetarian and Trees
2. Tree Protection
3. Placement of Trees and Vegetation
4. Hard Elements
5. Consideration of Surface Materials

Servicing (Pg. 9)

1. Utility Meters (Gas and Water)
2. Gas and Electricity Servicing
3. Water and Wastewater Servicing
4. Stormwater/Rainwater Management
5. Waste, Compost, and Recycling
6. Air-Conditioning and Ventilation Equipment

Sustainable Design & Climate Resiliency (Pg. 10)

1. Electric Vehicle Charging Station
2. Solar Panels
3. Rainwater Collection and Reuse
4. Drought-Resilient Vegetation
5. Durable Roofs and Siding

Share Your Feedback

Please keep in mind the six areas of focus when answering the questions:

- **Site Layout**
- **Building Form**
- **Amenity Spaces**
- **Landscape Design**
- **Servicing and**
- **Sustainable Design & Climate Resiliency**

Feedback provided will help inform the creation of The Guide for Small-Scale Housing: Townhouse, Rowhouse, Front-back Semi-Detached Developments.

Note: You are not required to provide feedback for all areas of focus, just those you have feedback for.

1. What are the most important considerations for small-scale housing?

2. What are challenges or issues with small-scale housing?

3. How can small-scale housing be best integrated into your community?

Calgary

Creating The Guide for Small-Scale Housing

Share your feedback

STEP 1

Review the information in this engagement booklet.

STEP 2

Respond to the questions at the back of this engagement booklet

STEP 3

If responding in writing, tear out the comment page and drop it in the mail by September 15, 2025

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