

Lot Identification Tool

Description

Our Lot Identification Tool exemplifies a commitment to “for-community, by-community” community building, by directly empowering Calgary residents, developers, and interest holders to explore middle housing development potential within their own neighbourhoods. Our initiative began with gathering community input, and developing a tool that addresses the specific needs and aspirations of local residents and interest holders. This approach has resulted in a platform that reduces barriers to redevelopment by providing support for emerging developers and homeowners. By allowing users to input their address and assess zoning parameters, including building-permit ready designs suited to their properties, we are cultivating broader participation in local development discussions and action.

The tool contributes to the public realm by facilitating sustainable and inclusive growth in our established communities. It champions the notion that redevelopment of homes at the end of their lifecycle can complement existing low-density contexts while maximizing land use, curbing urban sprawl and promoting more sustainable communities; and more than that– that homeowners can participate in the process too.

Place: Our platform enables the creation of housing designs that respect Calgary’s unique setting and cultural diversity by facilitating developments that harmonize with existing community patterns. The library of plans connected to our platform continually expands, offering a diverse array of housing designs tailored to the unique needs of different Calgarians, ensuring that developers and homeowners can find compliant options based on site-specific eligibility criteria.

Scale, Amenity & Legibility: Developed under the R-CG zoning, our approach welcomes prototypical plans that prioritize land efficiency while ensuring the scale of buildings complements the surrounding low-density environment. Each plan features elements that enhance curb appeal, such as varied rooflines, engaging facades, and human-scale details that invite pedestrian interaction. These plans also promote a desirable public realm by integrating landscaped and amenity areas. Grounded in best practices that facilitate strong connectivity between residential entries and adjacent public streets, the designs allow for easy access to surrounding areas and are designed for established communities that support active lifestyles. By drawing on successful elements from prior projects, we ensure that our designs respect the site context and create an inviting atmosphere that enhances connectivity and accessibility.

Vibrancy: By facilitating a greater range of middle housing choices, the tool contributes to the overall vibrancy and economic vitality of neighbourhoods, enhancing knowledge sharing and transparency and providing homeowners with more choices than just selling their home.

Resilience: The innovation and uniqueness of our project lie in its adaptable nature. Our GIS platform grows continuously, housing a diverse library of proven prototypical plans that respect Calgary’s character while providing plans that suit different needs from those with accessibility needs to multi-generational households. This dynamic tool not only accommodates various housing designs but also allows for ongoing updates based on user feedback and emerging trends. Each housing design is intricately linked to specific lot eligibility criteria, promoting a unique approach to zoning compliance and integration with the built environment. As new plans are developed in response to community feedback or shifts in urban policy, the platform remains responsive to changing needs, ensuring its resilience over time.