

Residential – Grade-Oriented Infill (R-CG and R-CGex) District: Understand the changes to this district



On October 5, 2022, Council approved changes to the land use bylaw making it more possible to build housing such as grade-oriented rowhouses and townhouses in Calgary's Inner City and Established Communities. These changes come into effect on January 2, 2023.

What is R-CG and R-CG(ex)?

The Residential – Grade-Oriented Infill (R-CG and R-CGex) District allows a range of homes, including single-detached, duplexes, semi-detached and rowhouses. R-CG also allows secondary suites and backyard suites. Changes to this district in the land use bylaw have expanded the possibilities by adding townhouses, allowing more than one residential building and removing the requirement that all homes have entries that face the street.

What has changed?

- Adding the **discretionary use of Townhouse**
- Allowing **unit entries that don't directly face the street**
- Allowing for **more than one residential building** on a parcel. Residential buildings at the rear of the parcel have a maximum height of 8.6 metres
- A **minimum distance between residential buildings of 6.5 metres**
- A **minimum parking requirement** of 0.5 stalls per unit and suite

What these rules mean

- These changes allow homes to be built in new configurations, for example, two semi-detached buildings on the same property, with one being at the rear of the parcel.
- A minimum distance of 6.5 metres between residential buildings ensures there is enough open space for activities and landscaping.
- Adding Townhouses as a discretionary use and allowing unit entries that do not directly face the street enables flexibility and improves the redevelopment potential of mid-block parcels.

What hasn't changed?

- Maximum height: unchanged at 11 metres
- Maximum density: unchanged at 75 units per hectare
- Maximum parcel coverage: unchanged at 60%

The changes to the land use bylaw do not:

- Pre-approve development
- Automatically redesignate any parcels to another district, or
- Change the public's ability to make comments on proposed developments

What is the process for homes being approved and built and how can I get involved?

If a parcel is not currently designated R-CG or R-CGex the applicant will have to apply for a [land use redesignation](#). All land use applications under review can also be found on the [Development Map](#). Comments from neighbours and citizens regarding the application can be submitted through the Development Map. The final decision is made by Council following a [Public Hearing](#).

Land designated as R-CG or R-CGex will go through the [development permit process](#). All development permit applications under review can be found on the Development Map. Comments from the public on the application can be submitted through the Development Map.

Where can I get more information?

More background on why these changes were made and why enabling more housing choice in Calgary is important can be found on our website calgary.ca/housingchoice

We created videos with The Federation of Calgary Communities to answer common questions:

- [Q&A: The City & The Federation of Calgary Communities discuss proposed changes to residential zoning](#),
- [Q&A with The Federation and The City of Calgary Part 2](#).

More information on community and citizen involvement in the planning and development process can be found [here](#).

If you have more questions, send them our way at housingchoice@calgary.ca

