

PART 5: LOW DENSITY RESIDENTIAL DISTRICTS

Division 11: Residential – Grade-Oriented Infill (R-CG) (R-CGex) District

Purpose

- 525 (1) The Residential – Grade-Oriented Infill (R-CG) District:
- (a) accommodates existing residential **development**;
 - (b) accommodates grade-oriented development in the form of **Rowhouse Buildings, Townhouses, Duplex Dwellings, Semi-detached Dwellings** and **Cottage Housing Clusters**;
 - (c) accommodates **Secondary Suites** and **Backyard Suites** with new and existing residential **development**;
 - (d) provides flexible **parcel** dimensions and **building setbacks** that facilitate integration of a diversity of grade-oriented housing over time; and
 - (e) accommodates site and **building** design that is adaptable to the functional requirements of evolving household needs.
- (2) The Residential – Grade-Oriented Infill (R-CGex) District has the same purpose as the Residential – Grade-Oriented Infill (R-CG) District except that it does not accommodate **Secondary Suites** or **Backyard Suites**.

Permitted Uses

- 526 (1) The following **uses** are **permitted uses** in the Residential – Grade-Oriented Infill District :
- (a) **Accessory Residential Building**;
 - (b) **Contextual Semi-detached Dwelling**;
 - (c) **Home Based Child Care – Class 1**;
 - (d) **Home Occupation – Class 1**;
 - (e) **Park**;
 - (f) **Protective and Emergency Service**;
 - (g) **Secondary Suite**
 - (h) **Sign – Class A**; and
 - (i) **Utilities**.
- (2) A **Rowhouse Building** is a **permitted use** in the Residential – Grade-Oriented Infill District where a **Rowhouse Building** complies with all the rules in the district for that **use** and where a **Rowhouse Building** complies with the rules of section 347.3.

Discretionary Uses

- 527 (1) A **Rowhouse Building** is a **discretionary use** in the Residential – Grade-Oriented Infill District where a **Rowhouse Building** does not comply with all the rules in the district for that **use** or where a **Rowhouse Building** does not comply with the rules of section 347.3.
- (2) The following **uses** are **discretionary uses** in the Residential – Grade-Oriented Infill District:
- (a) **Addiction Treatment**;
 - (b) **Assisted Living**;

- (c) **Backyard Suite;**
- (d) **Bed and Breakfast;**
- (e) **Community Entrance Feature;**
- (f) **Cottage Housing Cluster;**
- (g) **Custodial Care;**
- (h) **Duplex Dwelling;**
- (i) *deleted*
- (j) **Home Occupation – Class 2;**
- (k) **Place of Worship – Small;**
- (l) **Power Generation Facility – Small;**
- (m) **Residential Care;**
- (n) **Semi-detached Dwelling;**
- (o) **Sign – Class B;**
- (p) **Sign – Class C;**
- (q) **Sign – Class E;**
- (r) **Single Detached Dwelling;**
- (s) **Temporary Residential Sales Centre;**
- (s.1) **Townhouse; and**
- (t) **Utility Building.**

Permitted and Discretionary Uses for Parcels Designated R-CGex

527.1 (1) *Parcels* designated R-CGex have the same **permitted uses** referenced in section 526 with the exclusion of:

- (a) **Secondary Suite.**

(2) *Parcels* designated R-CGex have the same **discretionary uses** referenced in section 527 with the exclusion of:

- (a) **Backyard Suite.**

Rules

528 In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Low Density Residential Land Use Districts referenced in Part 5, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

Density

529 The maximum **density** for *parcels* designated R-CG District is 75 **units** per hectare.

Number of Main Residential Buildings on a Parcel

530 *deleted*

Parcel Width

531 The minimum **parcel width** is 7.5 metres for a *parcel* containing a **Duplex Dwelling**.

Façade Width

532 The minimum width of a **street** facing façade of a **unit** is 4.2 metres.

At Grade Orientation of Units

- 533 (1) All **units** must provide individual, separate, direct access to **grade**.
- (2) **Units** with an exterior wall facing a **street must provide:**
- (a) an entrance that is visible from the **street**, and
 - (b) sidewalks that provide direct exterior access to the **unit**.

Parcel Coverage

- 534 (1) *deleted*
- (2) Unless otherwise referenced in subsection (3), the maximum cumulative **building coverage** over all the **parcels** subject to a single **development permit** containing a **Contextual Semi-Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling** or **Townhouse** is:
- (a) 45.0 per cent of the area of the **parcels** subject to a single **development permit** for a **development** with a **density** of less than 40 **units** per hectare;
 - (b) 50.0 per cent of the area of the **parcels** subject to a single **development permit** for a **development** with a **density** 40 **units** per hectare or greater and less than 50 **units** per hectare;
 - (c) 55.0 per cent of the area of the **parcels** subject to a single **development permit** for a **development** with a **density** of 50 **units** per hectare or greater and less than 60 **units** per hectare; or
 - (d) 60.0 per cent of the area of the **parcels** subject to a single **development permit** for a **development** with a **density** of 60 **units** per hectare or greater.
- (3) The maximum **parcel coverage** referenced in subsections (1) and (2), must be reduced by:
- (a) 21.0 square metres where one **motor vehicle parking stall** is required on a **parcel** that is not located in a **private garage**; and
 - (b) 19.0 square metres for each required **motor vehicle parking stall** that is not located in a **private garage** where more than one **motor vehicle parking stall** is required on a **parcel**.
- (4) For all other **uses**, the maximum **parcel coverage** is 45.0 per cent.

Building Depth and Separation

- 535 (1) Unless otherwise referenced in subsections (2) and (3) the maximum **building depth** is 65.0 per cent of the **parcel depth** for a **building** containing a **unit**.
- (2) On a **laned parcel**, there is no maximum **building depth** for a **main residential building** wholly contained to the rear of 40.0 per cent **parcel depth** where:
- (a) there is more than one **main residential building** on the **parcel**;
 - (b) 50.0 per cent or more of the **units** on the **parcel** are contained in **main residential buildings** located within the first 60.0 per cent of the **parcel depth**; and
 - (c) where the minimum separation distance of the **main residential buildings** on the front portion of the **parcel** and the **main residential buildings** contained on the rear portion of the **parcel** is 6.5 metres.

- (3) For a **main residential building** that is located on a **corner parcel** there is no maximum **building depth** where the minimum **building setback** from the **side property line** shared with another **parcel** is 3.0 metres for any portion of the **building** located between the **rear property line** and:
- (a) 50.0 per cent **parcel depth**; or
 - (b) the **building depth** of the **main residential building** on the adjoining **parcel**;
- whichever is closer to the **rear property line**.

Building Setback Areas

- 536 (1) The minimum depth of all **setback areas** must be equal to the minimum **building setback** required in sections 535, 537, 538, 539 and 540.

Building Setback from Front Property Line

- 537 The minimum **building setback** from a **front property line** is 3.0 metres.

Block Face Requirements

- 538 (1) A minimum **building setback** of 1.2 metres is required from a **side property line** at least every 60.0 metres along the entire length of a block face.
- (2) Where subsection (1) applies, the **side setback area** must be clear of all air conditioning units, window wells and portions of a **building** measured from **grade** to a height of 2.4 metres.

Building Setback from Side Property Line

- 539 (1) Subject to subsections (3) through (9), the minimum **building setback** from any **side property line** is 1.2 metres.
- (2) Subject to subsections (3) through (7), for a **laneless parcel**, the minimum **building setback** from any **side property line** is:
- (a) 1.2 metres; or
 - (b) 3.0 metres on one side of the **parcel** when no provision is made for a **private garage** on the front or side of a **building**.
- (3) There is no requirement for a **building setback** from a **property line** upon which a party wall is located.
- (4) The minimum **building setback** from a **side property line** may be reduced to a **zero setback** where:
- (a) the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, a 1.2 metre private maintenance easement.
- (5) The minimum **building setback** from a **side property line** may be reduced to a **zero setback** where the **main residential building** on the adjoining **parcel** has a **zero setback**.
- (6) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 0.6 metres.
- (7) The **building setback** from a **side property line** of 3.0 metres required in subsection 2(b) may be reduced to zero metres where the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** registers, against both titles, a private access easement:

- (a) where the width of the easement, in combination with the reduced **building setback**, must be at least 3.0 metres; and
 - (b) that provides unrestricted vehicle access to the rear of the **parcel**.
- (8) Unless otherwise referenced in subsection (9), on a **laned parcel** the minimum **building setback** from a **side property line** for a **private garage** attached to a **main residential building** is 0.6 metres.
- (9) On a **laned parcel**, the minimum **building setback** for a **private garage** attached to a **main residential building** that does not share a **side** or **rear property line** with a **street** may be reduced to zero metres where the wall of the portion of the **building** that contains the **private garage** is constructed of maintenance-free materials and there is no overhang of eaves onto an **adjacent parcel**.

Building Setback from Rear Property Line

- 540 (1) Unless otherwise referenced in subsection (2) the minimum **building setback** from a **rear property line** is 7.5 metres.
- (2) On a **laned parcel** or **corner parcel**, the minimum **building setback** from a **rear property line** is 1.2 metres.”

Fences

- 540.1 The height of a **fence** above **grade** at any point along a **fence** line must not exceed 1.2 metres for any portion of a **fence** extending between the foremost front façade of the immediately adjacent **main residential building** and the **front property line**.

Building Height

- 541 (1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum **building height** is 11.0 metres measured from **grade**.
- (2) Where a **building setback** is required from a **property line** shared with another **parcel** designated with a **low density residential district** or the M-CG District, the maximum **building height**:
- (a) is the greater of:
 - (i) the highest geodetic elevation of a **main residential building** on the adjoining **parcel**; or
 - (ii) 7.0 metres from **grade**;
 measured at the shared **property line**; and
 - (b) increases at a 45 degree angle to a maximum of 11.0 metres measured from **grade**.
- (3) On a **corner parcel**, the maximum area of a horizontal cross section through a **building** at 9.5 metres above **average grade** must not be greater than 75.0 per cent of the maximum area of a horizontal cross section through the **building** between **average grade** and 8.6 metres.
- (4) Where not located on a **corner parcel**, the maximum **building height** is 8.6 metres for any portion of a **main residential building** located between the **rear property line** and 60.0 per cent **parcel depth** or the **contextual building depth average**, whichever is greater.

Landscaping Requirements

- 542 (1) For **developments** of three **units** or more, **landscaped areas** must be provided in accordance with a landscape plan approved by the **Development Authority**.

- (2) For **developments** of two **units** or less the General Landscaping Rules of Section 346.1 apply.
- (3) All areas of a **parcel**, except for those portions specifically required for motor vehicle access, **motor vehicle parking stalls, loading stalls**, garbage facilities, or any purpose allowed by the **Development Authority**, must be a **landscaped area**.
- (4) All **setback areas adjacent** to a **street** or another **parcel**, except for those portions specifically required for motor vehicle access, must be a **landscaped area**.
- (5) **Amenity space** provided outdoors at **grade** must be included in the calculation of a **landscaped area**.
- (6) Any part of the **parcel** used for motor vehicle access, **motor vehicle parking stalls, loading stalls** and garbage or recycling facilities must not be included in the calculation of a **landscaped area**.
- (7) A minimum of 30.0 per cent of the **landscaped area** must be covered with **soft surfaced landscaping**.
- (8) All **soft surfaced landscaped area** must be irrigated by an underground irrigation system, unless otherwise provided by a **low water irrigation system**.
- (9) Mechanical systems or equipment that are located outside of a **building** must be **screened**.
- (10) The **landscaped areas** shown on the landscape plan approved by the **Development Authority** must be maintained on the **parcel** for so long as the **development** exists.”

Landscape Plan Requirements

- 542.1** For **developments** of three **units** or more, a landscape plan for the entire **development** must be submitted as part of each **development permit** application where changes are proposed to **buildings** or the site plan, and must show at least the following:
- (a) the existing and proposed site grading;
 - (b) the existing vegetation and indicate whether it is to be retained or removed;
 - (c) the layout of berms, open space systems, pedestrian circulation, **retaining walls, screening, soft surfaced landscaped area** and **hard surfaced landscaped areas**;
 - (d) **private amenity space** or **common amenity space**;
 - (e) the types, species, sizes and numbers of plant material and the types of **hard surfaced landscaped areas**;
 - (f) details of the irrigation system; and
 - (g) for **landscaped areas** with a **building** or other structure below, the following additional information must be provided:
 - (i) the location of underlying slabs and abutting walls;
 - (ii) cross-sections detailing the waterproofing membranes, protection board, insulation and drainage layer;
 - (iii) depths of the growing medium for each planting area;
 - (iv) the mature height and spread of all trees and shrubs; and
 - (v) the means of irrigating the planting areas.

Planting Requirements

- 542.2 (1)** Trees required by this section:

- (a) may be provided through the planting of new trees or the preservation of existing trees; and
 - (b) where approved by the **Development Authority**, may be provided on a boulevard **adjacent** to the **parcel**.
- (2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110 square meters of **parcel area**.
- (3) Shrubs must be a minimum height or spread of 0.6 metres at the time of planting.
- (4) The requirement for the provision of 1.0 tree is met where:
- (a) a deciduous tree has a minimum **calliper** of 60 millimetres; or
 - (b) a coniferous tree has a minimum height of 2.0 metres.
- (5) The requirement for the provision of 2.0 trees is met where:
- (a) a deciduous tree has a minimum **calliper** of 85 millimetres; or
 - (b) a coniferous tree has a minimum height of 4.0 metres.
- (6) The requirement for the provision of 3.0 trees is met where an existing deciduous tree with a **calliper** greater than 100 millimeters is preserved.
- (7) For **landscaped areas** with a **building** below, planting areas must have the following minimum soil depths:
- (a) 1.2 metres for trees;
 - (b) 0.6 metres for shrubs; and
 - (c) 0.3 metres for all other planting areas.
- (8) The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.
- (9) All plant materials must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.

Amenity Space

- 543 (1) For **developments** of three **units** or more, each **unit** and **suite** must have **amenity space** that is located outdoors and is labelled on the required landscape plan.
- (2) **Amenity space** may be provided as **common amenity space**, **private amenity space** or a combination of both.

Balconies

- 544 (1) Where a **balcony** is located on the roof of the first or second **storey** of a **main residential building** and does not overhang any façade of the **storey** below, the **balcony** may have a maximum **floor area** that equals 50.0 per cent of the horizontal cross section of the **storey** below.
- (2) A balcony attached to a **Contextual Single Detached Dwelling**, **Contextual Semi-detached Dwelling**, or **Rowhouse Building** that is a **permitted use**:
- (a) may be located on a side façade of a **building**:
 - (i) where it forms part of the front façade and is not recessed back more than 4.5 metres from the front façade; or
 - (ii) where it is on the **street** side of a **corner parcel**;
 - (b) may be located on a rear façade of a **building** where:

- (i) it does not form part of the side façade unless the side façade is on the **street** side of a **corner parcel**;
 - (ii) a privacy wall is provided where the **balcony** is facing a **side property line** shared with a **contextually adjacent building**; and
 - (iii) the privacy wall is a minimum of 2.0 metres in height and a maximum of 3.0 metres in height; and
- (c) must not have a **balcony** on the rear façade with a height greater than 6.0 metres, when measured vertically at any point from **grade** to the platform of the **balcony**.

545 *deleted*

Motor Vehicle Parking Stalls

546 The minimum number of **motor vehicle parking stalls** is calculated based on the sum of all **units** and **suites** at a rate of 0.5 stalls per **unit** or **suite**.

Mobility Storage

546.1 The minimum number of **mobility storage lockers** is calculated based on the sum of all **units** and **suites** at a rate of 0.5 lockers per **unit** or **suite** where a **unit** or **suite** is not provided a **motor vehicle parking stall** located in a **private garage**.

Bicycle Parking Stalls

546.2 The minimum number of **bicycle parking stalls – class 1** is calculated based on the sum of all **units** and **suites** at a rate of 1.0 stall per **unit** or **suite** where a **unit** or **suite** is not provided a **motor vehicle parking stall** located in a **private garage** or **mobility storage locker**.

Waste, Recycling and Organics

546.3 For **developments** of three or more **units**, garbage, recycling, and organics must be stored in a **screened** location approved by the **Development Authority**.