

**POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE  
BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016**

**MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS**

---

**EXECUTIVE SUMMARY**

Housing diversity is an essential component of sustainable communities. A diverse housing supply in a range of types and tenures is better able to meet current and future community needs and preferences and provides housing choices suited to people of varying ages, incomes, interests and lifestyles.

Administration has worked with industry to consider ways to make it easier to achieve more housing diversity in new communities. The result of this work is a proposal for the new Residential – Low Density Mixed Housing (R-G) (R-Gm) District. The R-G District is intended as a flexible and preferred alternative to the R-1, R-1s, R-1N and R-2 Districts. The R-Gm designation, with the “m” modifier, is intended as an alternative to the R-2M District. The new district is intended for use in new communities in suburban greenfield areas.

Administration’s recommendation has two parts. The first part proposes amendments that would add the new Residential – Low Density Mixed Housing (R-G) (R-Gm) District to Land Use Bylaw 1P2007. The existing low density residential districts, R-1, R-1s, R-1N, R-2 and R-2M, would remain in the Land Use Bylaw. These districts would continue to apply to already built out residential areas and would be available to be used where local area policy supports a specific housing type or where the existing context is inappropriate for a flexible mixed housing district.

The second recommendation proposes land use amendments to transition parcels from mixed housing Direct Control districts to the Residential - Low Density Mixed Housing (R-G) District and from the Residential – Low Density Multiple Dwelling (R-2M) District to the R-Gm District. These land use amendments are proposed in new communities with recently adopted outline plans where a mixed housing direct control district has been approved, where the land is still owned by the developer and where no residential construction has started. Redesignations are proposed in the Carrington, Cornerstone, Crestmont, Livingston, Walden and Yorkville communities.

**PREVIOUS COUNCIL DIRECTION**

At the 2015 November 09 meeting Council directed the Administration to return to the Calgary Planning Commission with amendments to Land Use Bylaw 1P2007 to add a new low density mixed housing district that would be available for low density residential neighbourhoods in new master planned communities in greenfield areas. This decision endorsed the recommendation of the Standing Policy Committee on Planning and Urban Development from the 2015 October 07 committee meeting

POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE

BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016

MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS

**ADMINISTRATION RECOMMENDATION(S)**

2016 February 11

That Calgary Planning Commission recommends **APPROVAL** of the proposed amendments to the Land Use Bylaw 1P2007 and the proposed Land Use Amendments.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaws 15P2016, 63D2016, 64D2016, 65D2016, 66D2016, 67D2016, 68D2016 and 69D2016; and

1. **ADOPT** the proposed amendments to the Land Use Bylaw 1P2007, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 15P2016.
3. **ADOPT** the proposed redesignation of 41.13 hectares  $\pm$  (101.56 acres  $\pm$ ) located at 12323 and 11010 – 68 Street NE and 6660, 6221 and 6803 Country Hills Boulevard NE (portion of E1/2 Section 26-25-29-4; portion of NW1/4 Section 24-25-29-4; portion of NE1/4 Section 23-25-29-4; Plan 1510745, Area C) from DC Direct Control District and Residential – Low Density Multiple Dwelling (R-2M) District **to** Residential – Low Density Mixed Housing (R-G) District and Residential – Low Density Mixed Housing (R-Gm) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 63D2016.
5. **ADOPT** the proposed redesignation of 1.27 hectares  $\pm$  (3.13 acres  $\pm$ ) located at 12111 Trans Canada Highway SW (portions of Plan 7510024, Block 2) from DC Direct Control District **to** Residential – Low Density Mixed Housing (R-G) District, in accordance with Administration's recommendation; and
6. Give three readings to the proposed Bylaw 64D2016.
7. **ADOPT** the proposed redesignation of 50.18 hectares  $\pm$  (123.89 acres  $\pm$ ) located at 300 and 500 - 144 Avenue NE (portions of S1/2 Section 3-26-1-5; portion of NW1/4 Section 3-26-1-5) from DC Direct Control District and Residential – Low Density Multiple Dwelling (R-2M) District **to** Residential – Low Density Mixed Housing (R-G) District and Residential – Low Density Mixed Housing (R-Gm) District, in accordance with Administration's recommendation; and
8. Give three readings to the proposed Bylaw 65D2016.

**POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE**

**BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016**

**MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS**

9. **ADOPT** the proposed redesignation of 38.62 hectares  $\pm$  (95.36 acres  $\pm$ ) located at 200 and 500 - 144 Avenue NW and 15555 Centre Street NW (portions of E1/2 Section 4-26-1-5) from DC Direct Control District and Residential – Low Density Multiple Dwelling (R-2M) District **to** Residential – Low Density Mixed Housing (R-G) District and Residential – Low Density Mixed Housing (R-Gm) District, in accordance with Administration's recommendation; and
10. Give three readings to the proposed Bylaw 66D2016.
11. **ADOPT** the proposed redesignation of 16.56 hectares  $\pm$  (40.90 acres  $\pm$ ) located at 1652 and 2400 - 210 Avenue SE (portion of S1/2 Section 13-22-1-5) from DC Direct Control District and Residential – Low Density Multiple Dwelling (R-2M) District **to** Residential – Low Density Mixed Housing (R-G) District and Residential – Low Density Mixed Housing (R-Gm) District, in accordance with Administration's recommendation; and
12. Give three readings to the proposed Bylaw 67D2016.
13. **ADOPT** the proposed redesignation of 17.72 hectares  $\pm$  (43.76 acres  $\pm$ ) located at 14120 and 15000 - 14 Street NW (portions of NW1/4 Section 33-25-1-5; portion of SW1/4 Section 4-26-1-5) from DC Direct Control District **to** Residential – Low Density Mixed Housing (R-G) District, in accordance with Administration's recommendation; and
14. Give three readings to the proposed Bylaw 68D2016.
15. **ADOPT** the proposed redesignation of 59.59 hectares  $\pm$  (147.21 acres  $\pm$ ) located at 19515 Sheriff King Street SW (portions of E1/2 Section 16-22-1-5) from DC Direct Control District **to** Residential – Low Density Mixed Housing (R-G) District, in accordance with Administration's recommendation; and
16. Give three readings to the proposed Bylaw 69D2016.

**REASON(S) FOR RECOMMENDATION:**

Administration recommends that a new low density mixed housing district be added to the Land Use Bylaw to support MDP goals. The proposed district provides a more streamlined approach to achieve housing diversity in new low density neighbourhoods; makes it easier to respond to evolving market demand over time since a wide range of housing is allowed; reduces the need for direct control districts; and simplifies the planning process by offering a single land use district as a flexible alternative to the R-1s, R-1N, R-2 and R-2M districts in ongoing and new outline plan applications in greenfield suburban locations.

**POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE**

**BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016**

**MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS**

---

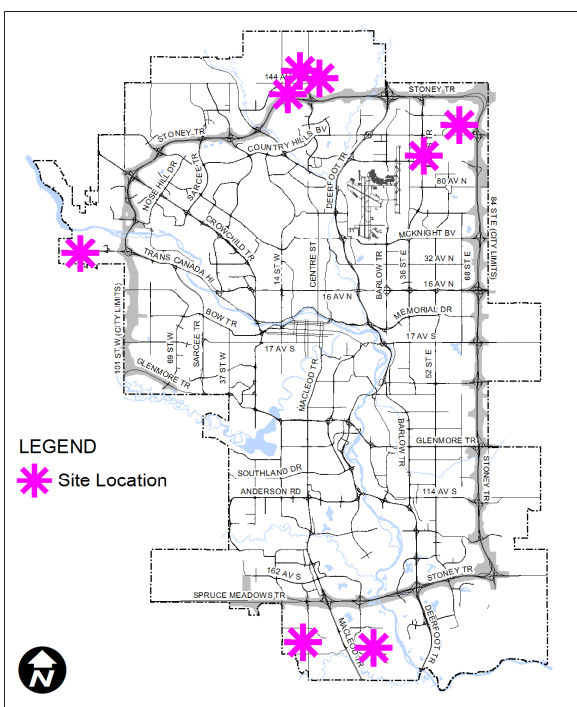
**ATTACHMENTS**

1. Proposed Bylaw 15P2016
2. Proposed Bylaw 63D2016
3. Proposed Bylaw 64D2016
4. Proposed Bylaw 65D2016
5. Proposed Bylaw 66D2016
6. Proposed Bylaw 67D2016
7. Proposed Bylaw 68D2016
8. Proposed Bylaw 69D2016

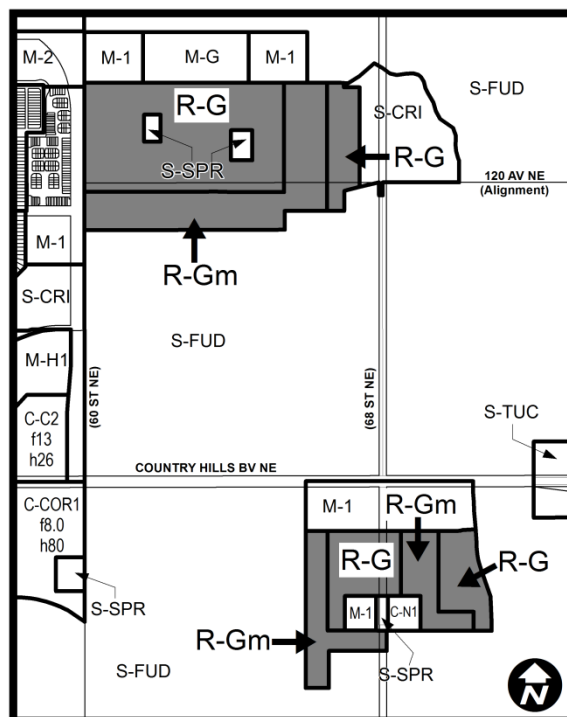
POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE  
BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016

MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS

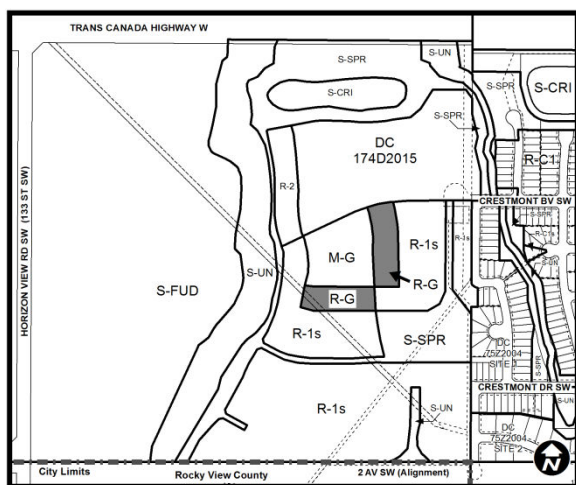
LOCATION MAPS



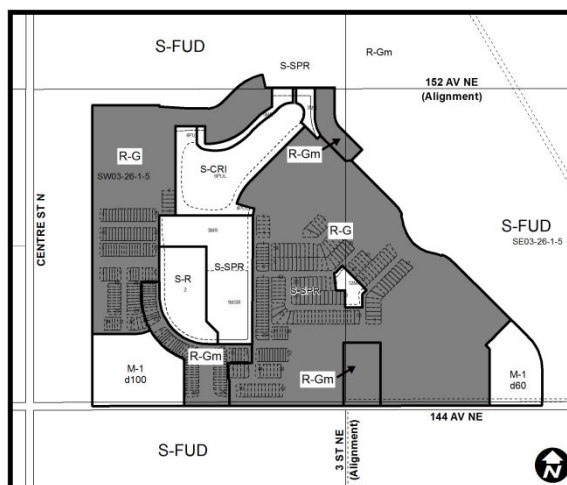
City Wide Overview



Recommendation 2.A.



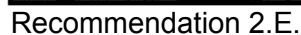
Recommendation 2.B.



Recommendation 2.C.

**MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS**

**4NN, 13SS, 16SS**



POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE

BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016

MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS

**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

1. Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the Land Use Bylaw 1P2007 to adopt the Low Density Mixed Housing (R-G) (R-Gm) District (APPENDIX IV).  
  
**Moved by: G. Morrow** **Carried: 7 – 0**
2. Recommend that Council **ADOPT**, by bylaw, the proposed redesignations as follows:
  - A. Redesignate 41.13 hectares  $\pm$  (101.56 acres  $\pm$ ) located at 12323 and 11010 – 68 Street NE and 6660, 6221 and 6803 Country Hills Boulevard NE (portion of E1/2 Section 26-25-29-4; portion of NW1/4 Section 24-25-29-4; portion of NE1/4 Section 23-25-29-4; Plan 1510745, Area C) from DC Direct Control District and Residential – Low Density Multiple Dwelling (R-2M) District **to** Residential – Low Density Mixed Housing (R-G) District and Residential – Low Density Mixed Housing (R-Gm) District.  
  
**Moved by: G. Morrow** **Carried: 7 – 0**
  - B. Redesignate 1.27 hectares  $\pm$  (3.13 acres  $\pm$ ) located at 12111 Trans Canada Highway SW (portions of Plan 7510024, Block 2) from DC Direct Control District **to** Residential – Low Density Mixed Housing (R-G) District.  
  
**Moved by: G. Morrow** **Carried: 7 – 0**
  - C. Redesignate 50.18 hectares  $\pm$  (123.89 acres  $\pm$ ) located at 300 and 500 - 144 Avenue NE (portions of S1/2 Section 3-26-1-5; portion of NW1/4 Section 3-26-1-5) from DC Direct Control District and Residential – Low Density Multiple Dwelling (R-2M) District **to** Residential – Low Density Mixed Housing (R-G) District and Residential – Low Density Mixed Housing (R-Gm) District.  
  
**Moved by: G. Morrow** **Carried: 7 – 0**
  - D. Redesignate 38.62 hectares  $\pm$  (95.36 acres  $\pm$ ) located at 200 and 500 - 144 Avenue NW and 15555 Centre Street NW (portions of E1/2 Section 4-26-1-5) from DC Direct Control District and Residential – Low Density Multiple Dwelling (R-2M) District **to** Residential – Low Density Mixed Housing (R-G) District and Residential – Low Density Mixed Housing (R-Gm) District.  
  
**Moved by: G. Morrow** **Carried: 7 – 0**

POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE

BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016

MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS

- E. Redesignate 16.56 hectares  $\pm$  (40.90 acres  $\pm$ ) located at 1652 and 2400 - 210 Avenue SE (portion of S1/2 Section 13-22-1-5) from DC Direct Control District and Residential – Low Density Multiple Dwelling (R-2M) District **to** Residential – Low Density Mixed Housing (R-G) District and Residential – Low Density Mixed Housing (R-Gm) District.

**Moved by: G. Morrow**

**Carried: 7 – 0**

- F. Redesignate 17.72 hectares  $\pm$  (43.76 acres  $\pm$ ) located at 14120 and 15000 - 14 Street NW (portions of NW1/4 Section 33-25-1-5; portion of SW1/4 Section 4-26-1-5) from DC Direct Control District **to** Residential – Low Density Mixed Housing (R-G) District.

**Moved by: G. Morrow**

**Carried: 7 – 0**

- G. Redesignate 59.59 hectares  $\pm$  (147.21 acres  $\pm$ ) located at 19515 Sheriff King Street SW (portions of E1/2 Section 16-22-1-5) from DC Direct Control District **to** Residential – Low Density Mixed Housing (R-G) District.

Reasons for Approval from Ms. Wade:

- Suggest design guidelines be considered to be developed and perhaps included in the Land Use Bylaw, following other Alberta cities who have adopted flexible housing zones, to manage variety of building forms to achieve variety on the streetscape and establish performance measures.
- Consider the Land Use Bylaw definitions of townhouse and rowhouse be reviewed. Townhouses are not permitted in the R-Gm zone and only in R-2M. If this R-Gm zone is to provide flexibility in building form this omission of townhouse could limit form. Townhouses could be located on a city lane and front a city street. Tenure type (freehold vs. Condominium) should not influence this form of housing. It is a low density housing form.
- Excellent report and very supportive in having a housing diversity zone that is flexible to address a variety of form and site planning in a more comprehensive planning approach, to address the economic trends.

Reasons for Approval from Mr Friesen:

- The addition of new housing forms to the policy regulation is an excellent idea. The addition of cottage clusters and carriage houses to the list of optional forms is a move in the right direction. I would like to see more opportunity for innovative housing.
- The new Districts R-G and R-Gm are meant to add these forms and allow for flexibility. The goal is more variety but I fear this may not be the result. I am concerned that one of these forms will prove to be most economical or most in demand by the market and developers will push for large tracts of this one type.

**POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE**

**BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016**

**MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS**

What is to stop them from taking advantage of the flexibility but not provide the variety?

- If variety is really the goal why not add a requirement that a minimum number of these forms be used in any area using R-G or R-Gm land use and that they be spread evenly throughout the area. This could be done on a block by block basis or through appropriate architectural control. I believe administration should develop an addition to the new Districts calling for this type of variety.

Comments from Mr. Wright:

- I welcome the new types of housing that are being introduced. However, I am concerned that we are adding two new districts to an already complex Land Use Bylaw. My preference with these changes would be to incorporate these new uses into existing districts as discretionary and make minor modifications as needed.

**POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE  
BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016**

**MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS**

**Applicant:**

The City of Calgary

**Landowner:**

Various (see APPENDIX VI)

**PLANNING EVALUATION**

**STRATEGIC ALIGNMENT**

A low density mixed housing land use district would support Council's strategic direction by making it easier to provide greater housing diversity in new low density neighbourhoods and therefore contribute to increased housing opportunity and choice in complete communities in suburban greenfield locations.

This proposal aligns with the Sustainability Principles and Key Directions for Land Use and Mobility by allowing for the creation of "a range of housing opportunities and choices" and by making it easier to "provide more choice within complete communities."

The increased flexibility of a mixed housing district helps implement Municipal Development Plan (MDP) policy by making it easier to build developments in low density neighbourhoods that:

- create a city attractive to people by providing safe and healthy communities with a variety of housing choices (sec 2.1.1(a));
- contribute to complete communities by providing a range of housing choices, covering a mix of built forms and ownership tenures (sec 2.2.4(b));
- offer a wide range of housing types, tenures (rental and ownership) and densities to create diverse neighbourhoods that include a mix of housing types and tenures, including single detached, ground-oriented (e.g., duplexes, row houses, attached housing, accessory dwelling units and secondary suites), medium- and higher density and mixed-use residential developments and a range of housing choices, in terms of the mix of housing sizes and types to meet affordability, accessibility, life cycle and lifestyle needs of different groups (sec 2.3.1(a)); and
- offer a broader range of housing choice for all ages, income groups, family types and lifestyles by encouraging housing opportunities for low- and moderate-income households in all communities and innovative housing types, such as co-housing, live/work and cottage and carriage housing and accessory dwelling units, as alternative means of accommodating residential growth and affordable housing options (sec 2.3.1(b)).

The proposed district contributes to achieving Council's priorities in the 2015-2018 Action Plan to enhance community well-being "by exploring and implementing other mechanisms to support such affordable housing options as secondary suites" and respond to the needs of Calgary's aging population. It also contributes to Council's priority of building great neighbourhoods by making "it easier to build developments that meet our MDP...objectives."

**POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE**

**BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016**

**MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS**

**BACKGROUND**

Council has identified housing diversity and choice as a primary strategic goal of The City of Calgary. The Municipal Development Plan (MDP) provides specific direction that promotes a wide range of housing options to provide increased housing choices and opportunities. In support of this vision Council has recently approved a number of direct control land use districts in new master planned communities that allow a range of low density housing in a single district.

The Land Use Bylaw currently includes a range of low density residential land use districts for new communities. This framework allows multiple housing options across multiple land use districts (Table 1). However there are a number of challenges to achieving housing diversity with a mix of land use districts:

- First, segregating different low density housing types into different districts requires complex plans to allow for mixed housing on a block.
- Secondly, land use districts in new master planned communities are set at the outline plan stage, often years before construction. To amend land use districts after the outline plan is adopted requires a new application. This results in less diverse land use choices.

**Table 1: low density housing in the existing low density residential districts**

	<b>R-1</b>	<b>R-1s</b>	<b>R-1N</b>	<b>R-2</b>	<b>R-2M</b>
<b>small lot single detached dwelling</b>	no	no	yes	no	no
<b>single detached dwelling</b>	yes	yes	yes	yes	no*
<b>semi-detached dwelling</b>	no	no	no	yes	yes
<b>duplex</b>	no	no	no	yes	yes
<b>rowhouse building</b>	no	no	no	no	yes
<b>townhouse</b>	no	no	no	no	yes
<b>accessory suites</b>	no	yes	yes	yes	no*

*\*single detached dwellings are discretionary in R-2M, but the district purpose does not support them*

**PROPOSED LOW DENSITY MIXED HOUSING DISTRICT**

Single detached dwellings, semi-detached dwellings, duplex dwellings and rowhouse buildings are all street facing types of housing that are typically located on the same type of block and street and generally function similarly from one housing type to the next. The proposed Residential – Low Density Mixed Housing (R-G) (R-Gm) District accommodates all of these

**POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE  
BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016**

**MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS**

housing forms (Table 2). Recognizing the fundamental similarity of this range of low density housing forms the proposed district has the same or similar lot dimensions, maximum heights and minimum setbacks for all residential uses.

The proposed district would also accommodate a variety of flexible housing options including cottage housing clusters, carriage house lots for single detached and semi-detached dwellings and accessory suites with single detached dwellings, semi-detached dwellings and rowhouse buildings (Table 2). Examples of these forms of development have been successfully integrated in the Currie Barracks development.

**Table 2: Comparison of housing types in proposed and existing land use districts**

	<b>R-G</b>	<b>R-Gm</b>	<b>R-1</b>	<b>R-1s</b>	<b>R-1N</b>	<b>R-2</b>	<b>R-2M</b>
<b>small lot single detached dwelling</b>	yes	no*	no	no	yes	no	no
<b>single detached dwelling</b>	yes	no*	yes	yes	yes	yes	no*
<b>semi-detached dwelling</b>	yes	yes	no	no	no	yes	yes
<b>duplex</b>	yes	yes	no	no	no	yes	yes
<b>rowhouse building</b>	yes	yes	no	no	no	no	yes
<b>townhouse</b>	no	no	no	no	no	no	yes
<b>cottage housing cluster</b>	yes	yes	no	no	no	no	no
<b>carriage house</b>	yes	yes	no	no	no	no	no
<b>accessory suites</b>							
<b>w single detached</b>	yes	no*	no	yes	yes	yes	no*
<b>w semi-detached</b>	yes	yes	no	no	no	no	no
<b>w rowhouses</b>	yes	yes	no	no	no	no	no

*\*single detached dwellings are discretionary in R-Gm and R-2M, but the district purpose does not support them*

In order to meet density requirements while also responding to the demands of home buyers in new communities builders have been exploring ways to better use available land. A couple of design solutions that have gained some traction in the Calgary regional market are houses with attached rear garages and wide, shallow lots. Street oriented houses with attached rear garages respond to market demand for an attached garage with access from the lane instead of the street. This design results in streets that are more pedestrian friendly and provide more space for on street parking by reducing driveway crossings and locating houses so they face the public

**POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE**

**BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016**

**MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS**

---

street. Wider, shallower lots reduce lot area while offering a wider street frontage that can better manage the impact of a front driveway. When a lot is wider more of the house faces the street, less of the sidewalk is crossed by driveways and there is more space for on street parking.

To facilitate street oriented houses with lane access attached garages the proposed district matches rear yard setbacks for houses to the setbacks for private garages and allows higher building coverage for laned parcels. On laneless parcels, reduced rear setbacks help facilitate shallower, wider lots.

In order to manage the potential impacts of smaller lots with higher building coverage the proposed district requires a minimum area of outdoor amenity space. It also limits driveway width relative to the parcel width in order to manage front driveway crossings on narrower parcels.

***Cottage Housing Clusters***

In order to simplify both the proposed R-G/R-Gm District as well as the already adopted R-CG District the amending bylaw proposes to move the rules for Cottage Housing Clusters from within the R-CG District to the General Rules for Low Density Residential Development. The rules regarding cottage housing clusters would remain consistent and would continue to apply as general rules in the R-CG District.

***Clarification Amendments***

The amending bylaw also proposes amendments to clarify the intent of certain rules in the R-CG District. The most significant of these amendments would delete the “rooftop terrace” term from the Land Use Bylaw and would replace it with specific rules for balconies in the R-CG District. There is significant crossover between the definition of a “balcony” and a “rooftop terrace” which has resulted in confusion in implementing the rules for balconies in other low density residential districts. The proposed amendment will eliminate the confusion about whether a structure is a “balcony” or a “rooftop terrace” while continuing to allow the types of balcony and terrace structures currently allowed in the R-CG District.

**LAND USE AMENDMENT**

Since 2013 Council has approved eight outline plans in six different new communities that use one of two versions of a low density mixed housing direct control district. The first of these mixed housing DCs was adopted in February 2013 for Mattamy’s Cityscape Community in Ward 3. The Mattamy DC includes three different sites that accommodate a range of housing including single detached dwellings, semi-detached dwellings, rowhouse buildings, back-to-back rowhouses and accessory suites. This DC has been used in all subsequent Mattamy outline plan applications, including Carrington in Ward 3 and Yorkville in Ward 14.

**POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE**

**BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016**

**MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS**

The second mixed housing DC was adopted in October 2014 for the Livingston community in Ward 3. The purpose of the Livingston DC is to accommodate single detached dwellings, semi-detached dwellings, duplex dwellings, rowhouse buildings and accessory suites. This DC has been subsequently used in the second stage of the Livingston community; in the Cornerstone community in Ward 3; for Crestmont in Ward 1; and for Walden in Ward 14.

The Residential – Low Density Mixed Housing (R-G) District serves a similar purpose to both adopted mixed housing direct control districts. Like the Mattamy DC, the R-G District allows residential development over rear attached garages and wider, shallower lots. The R-G District parcel dimensions and building envelopes are similar to those of the Mattamy DC. The Livingston DC is more restrictive than the Mattamy DC or the R-G District since it was directly based on the rules and dimensions in the current R-1N, R-2 and R-2M Districts. A table in Appendix I compares the R-G District to the Mattamy and Livingston DCs.

The proposed Residential – Low Density Mixed Housing (R-Gm) District focuses specifically on street-facing development forms such as Duplex Dwellings, Rowhouse Buildings and Semi-detached Dwellings. The Residential – Low Density Multiple Housing (R-2M) District has the primary purpose of accommodating “comprehensively designed low density residential development in the form of Duplex Dwellings, Rowhouse Buildings, Semi-detached Dwellings and Townhouses.” The R-2M District permits a variety of both street-facing and comprehensive forms of development whereas the R-Gm District does not allow comprehensive Townhouse developments. The R-Gm District offers more flexibility for street-facing developments and facilitates a range of alternative housing forms, such as accessory suites and carriage houses. In order to maximize the potential on street-facing parcels the R-Gm District is preferred over the R-2M District because it has a more flexible building and parcel envelope and allows a wider variety of alternative and accessory housing forms. A table that compares the R-Gm District to the R-2M District is contained in Appendix II.

## **INDUSTRY AND COMMUNITY CONSULTATION**

The proposal for a standard low density mixed housing district is the result of ongoing engagement with industry regarding the Land Use Bylaw, collaboration with planners and applicants working on ongoing and recently adopted outline plans and consideration of Council’s strategic direction in the MDP and the *Action Plan*. Industry is supportive of the proposed Residential – Low Density Mixed Housing (R-G) (R-Gm) District as an alternative offered in addition to the existing low density residential districts.

Administration has consulted with representatives from the Canadian Home Builders Association (CHBA) Calgary Region, the Urban Development Institute (UDI) and with representatives from Brookfield Residential and Mattamy Homes. The proposal to create a more flexible and inclusive land use district was first introduced last spring in relation to Brookfield’s Livingston application. The idea was also discussed more generally with the Land Use Bylaw Stakeholders Committee, which, in addition to the CHBA and UDI, includes representatives

**POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE**

**BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016**

**MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS**

---

from the Federation of Calgary Communities (FCC), the Alberta Association of Architects (AAA) and the Building Owners & Managers Association (BOMA). The direct control district adopted for the Livingston outline plan was an early draft of a potential standard land use district. Administration has consulted and is working with City departments to align application processes and requirements with more flexible land use rules.

Administration has consulted with the landowners of parcels that are the subject of the proposed City initiated land use redesignations. Letters from these landowners indicating support for the proposed redesignations are contained in APPENDIX V.

On 2015 March 04 a description of this proposal was included in the Urban Planning Update section of the Get Engaged! newsletter distributed by the Federation of Calgary Communities to community association representatives and other subscribers. This piece describes the intent of the proposed district and invites anyone who is interested to contact the project manager. No community association representatives have contacted us for more information on the project.

POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE  
BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016

MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS

**APPENDIX I**

The following table compares the Residential – Low Density Mixed Housing (R-G) District to Direct Control Districts adopted for the Livingston and Carrington communities.

Comparison of R-G District to Mixed Housing DCs						
Listed Uses	R-G		DC 112D2014 Livingston		DC 117D2015	
	laned	laneless	laned	laneless	site 1	
					laned	laneless
Single Detached Dwelling	Permitted		Permitted		Permitted	
Semi-detached Dwelling	Permitted		Permitted		Permitted	
Duplex Dwelling	Permitted		Permitted		No	
Rowhouse Building	Permitted		Permitted	Discretionary	Permitted	
Townhouse	No		No		No	
Cottage Housing Cluster	Discretionary		No		No	
Carriage House	Permitted	No	No		No	
Backyard Suite	Permitted		Permitted		Discretionary	
Secondary Suite	Permitted		Permitted		Permitted	
Parcel Width (metres)						
Single Detached Dwelling	6.0		7.5		8.0	9.0
Semi-detached Dwelling	6.0 per unit		13.0 for two units		6.0	
Duplex Dwelling	5.0 per unit		13.0 for two units			
Rowhouse / Townhouse	5.0 per unit		5.0		3.3	5.0
Parcel Depth (metres)						
Single Detached Dwelling	none		none		18.5	26.0
All other uses					18.5	
Parcel Area (sq metres)						
Single Detached Dwelling	150 (67 uph)		233 (42 uph)		148 (68 uph)	208 (48 uph)
Semi-detached Dwelling			330 (60 uph)		111 (90 uph)	
Duplex Dwelling			330 (60 uph)			
Rowhouse Building			160 (63 uph)		62 (161 uph)	
Cottage Housing Cluster	90 per unit (111 uph)					
Carriage House	120 (83 uph)	250 max				
Parcel Coverage						
Single Detached Dwelling	70%	60%	45% to 60%		70%	55%
Semi-detached Dwelling	70%	60%	50% to 60%		90%	
Duplex Dwelling	70%	60%	50% to 60%			
All other uses	70%	60%	60%		90%	
Front Setback (metres)						
All listed uses	1.0		2.0	3.0	2.0	3.0
Side Setback (metres)						
All listed uses	Standard 1.2 m		Standard 1.2 m		Standard 1.2 m	
Single Detached Dwelling	Zero with 1.5 m easement		Zero with 1.5 m easement		0.6 with 1.8 m easement	
Attached Housing	No setback on party wall		No setback on party wall		No setback on party wall	
Rear Setback (metres)						
All listed uses	0.6	5.0	1.5	7.5	0.6	7.0
Building Height (metres)						
Single Detached Dwelling	12.0		10.0 to 12.0		13.0	
Cottage Housing Cluster	12.0					
Carriage House	12.0					
Semi-detached & Duplex	12.0		11.0		13.0	
Backyard Suite	10.0	7.5	7.5		7.5	
All other uses	12.0		12.0		13.0	

POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE  
BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016

MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS

**APPENDIX II**

The following table compares the Residential – Low Density Mixed Housing (R-Gm) District to the Residential – Low Density Multiple Dwelling (R-2M) and the Direct Control District for the Carrington community.

Comparison of R-Gm District					
Listed Uses	R-Gm		R-2M		DC 117D2015
	laned	laneless	laned	laneless	site 2
					laned
Single Detached Dwelling	Discretionary		Discretionary		No
Semi-detached Dwelling	Permitted		Permitted		Permitted
Duplex Dwelling	Permitted		Permitted		No
Rowhouse Building	Permitted		Permitted		Permitted
Townhouse	No		Discretionary		No
Cottage Housing Cluster	Discretionary		No		No
Carriage House	Permitted	No	No		No
Backyard Suite	Permitted		Permitted		No
Secondary Suite	Permitted		Discretionary		No
Parcel Width (metres)					
Single Detached Dwelling	6.0 per unit		10.0		
Semi-detached Dwelling	6.0 per unit		13.0		6.0
Duplex Dwelling	5.0 per unit		13.0		
Rowhouse / Townhouse	5.0 per unit		5.0		3.3
Parcel Depth (metres)					
Single Detached Dwelling	none		22.0		
All other uses			22.0		18.5
Parcel Area (sq metres)					
Single Detached Dwelling			330 (30 uph)		
Semi-detached Dwelling	150 (67 uph)		400 (50 uph)		111 (90 uph)
Duplex Dwelling			400 (50 uph)		
Rowhouse Building			160 (63 uph)		62 (161 uph)
Cottage Housing Cluster	90 per unit (111 uph)				
Carriage House	120 (83 uph)	250 max			
Parcel Coverage					
Single Detached Dwelling	70%	60%	45%		
Semi-detached Dwelling	70%	60%	50%		90%
Duplex Dwelling	70%	60%	50%		
All other uses	70%	60%	60%		90%
Front Setback (metres)					
All listed uses	1.0		2.0	3.0	2.0
Side Setback (metres)					
All listed uses	Standard 1.2 m		Standard 1.2 m		Standard 1.2 m
Single Detached Dwelling			Zero with 2.4 m easement		0.6 with 1.8 m easement
Attached Housing	No setback on party wall		No setback on party wall		No setback on party wall
Rear Setback (metres)					
All listed uses	0.6	5.0	7.5		0.6
Building Height (metres)					
Single Detached Dwelling			11.0		
Cottage Housing Cluster	12.0				
Carriage House	12.0				
Semi-detached & Duplex	12.0		11.0		13.0
Backyard Suite	10.0	7.5	7.5		
All other uses	12.0		11.0		13.0

POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE  
BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016

MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS

**APPENDIX III**

The following table compares the Residential – Low Density Mixed Housing (R-Gm) District to the R-1s, R-1N and R-2 Districts.

Comparison of R-G District to Existing Low Density Districts								
Listed Uses	R-1s		R-1N		R-2		R-G	
	laned	laneless	laned	laneless	laned	laneless	laned	laneless
Single Detached Dwelling	Permitted		Permitted		Permitted		Permitted	
Semi-detached Dwelling	No		No		Permitted		Permitted	
Duplex Dwelling	No		No		Permitted		Permitted	
Rowhouse Building	No		No		No		Permitted	
Townhouse	No		No		No		No	
Cottage Housing Cluster	No		No		No		Discretionary	
Carriage House	No		No		No		Permitted	No
Backyard Suite	No		Discretionary		Discretionary		Permitted	
Secondary Suite	No		Discretionary		Permitted		Permitted	
Parcel Width (metres)								
Single Detached Dwelling	10.0		7.5		7.5		6.0	
Semi-detached Dwelling					13.0		6.0 per unit	
Duplex Dwelling					13.0		5.0 per unit	
Rowhouse / Townhouse							5.0 per unit	
Parcel Depth (metres)								
Single Detached Dwelling	30.0		22.0		22.0		none	
All other uses			22.0		22.0			
Parcel Area (sq metres)								
Single Detached Dwelling	330 (30 uph)		233 (42 uph)		330 (30 uph)		150 (67 uph)	
Semi-detached Dwelling					400 (50 uph)			
Duplex Dwelling					400 (50 uph)			
Rowhouse Building							90 per unit (111 uph)	
Cottage Housing Cluster								
Carriage House							120 (83 uph)	250 max
Parcel Coverage								
Single Detached Dwelling	45%		45% to 60%		45%		70%	60%
Semi-detached Dwelling					50%		70%	60%
Duplex Dwelling					50%		70%	60%
All other uses	45%		50%		45%		70%	60%
Front Setback (metres)								
All listed uses	2.0	3.0	2.0	3.0	2.0	3.0	1.0	
Side Setback (metres)								
All listed uses	Standard 1.2 m		Standard 1.2 m		Standard 1.2 m		Standard 1.2 m	
Single Detached Dwelling			Zero with 1.5 m easement		Standard 1.2 m		Zero with 1.5 m easement	
Attached Housing					No setback on party wall		No setback on party wall	
Rear Setback (metres)								
All listed uses	7.5		7.5		7.5		0.6	5.0
Building Height (metres)								
Single Detached Dwelling	11.0 to 12.0		10.0 to 11.0		10.0		12.0	
Cottage Housing Cluster							12.0	
Carriage House							12.0	
Semi-detached & Duplex					11.0		12.0	
Backyard Suite	7.5		7.5		7.5		10.0	7.5
All other uses					10.0		12.0	

POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE  
BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016

MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS

APPENDIX IV

PROPOSED AMENDMENTS TO LAND USE BYLAW 1P2007

1. The City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended:
  - a) Renumber subsection 13(28.1) to 13(28.2).
  - b) Add a new subsection 13(28.1) as follows:

“(28.1) “**carriage house lot**” means a small **parcel** containing one **Dwelling Unit** in a **Single Detached Dwelling** or **Semi-detached Dwelling** where the **parcel**:

    - (a) shares a **side property line** or **rear property line** with a **lane**; and
    - (b) is connected to a public **street** using a panhandle with a **front property line** that is between 3.0 metres and 1.5 metres in length.”
  - c) Delete subsection 13(99)(b) and replace it with the following:

“(b) in the R-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-C2, R-1, R-1s, R-1N, R-2, R-CG, R-G and R-Gm districts, includes a **bare land unit** created under a condominium plan;”
  - d) Delete subsection 13(121.1) in its entirety.
  - e) Delete subsection 138(a)(iii) and replace it with the following:

“(iii) may be attached to a **Backyard Suite** on a **parcel** where a **Backyard Suite** is a listed **use** in the applicable land use district;”
  - f) Delete subsection 153.1(a) and replace it with the following:

“(a) means a **use** that:

    - (i) contains two or more rooms used or designed to be used as a residence by one or more persons;
    - (ii) contains a **kitchen**, living, sleeping and sanitary facilities;

POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE  
BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016

MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS

- (iii) is located in a detached building located behind the front façade of the *main residential building*;
  - (iv) may be attached to an **Accessory Residential Building**;
  - (v) is considered part of and secondary to a **Dwelling Unit**;
  - (vi) except as otherwise indicated in subsection (vii) and (viii), must be located on the same *parcel* as a **Contextual Single Detached Dwelling** or a **Single Detached Dwelling**;
  - (vii) in the R-CG District must be located on the same parcel as a **Dwelling Unit** in a **Contextual Semi-Detached Dwelling**, **Contextual Single Detached Dwelling**, **Rowhouse Building**, **Semi-Detached Dwelling**, or a **Single Detached Dwelling**; and
  - (viii) in the R-G and R-Gm Districts must be located on the same *parcel* as a **Dwelling Unit** in a **Rowhouse Building**, **Semi-detached Dwelling** or a **Single Detached Dwelling**;
- g) Delete subsection 295(a) and replace it with the following:
- “(a) means a *use* that:
- (i) contains two or more rooms used or designed to be used as a residence by one or more persons;
  - (ii) contains a *kitchen*, living, sleeping and sanitary facilities;
  - (iii) is self-contained and located within a **Dwelling Unit**;
  - (iv) is considered part of and secondary to a **Dwelling Unit**;
  - (v) except as otherwise indicated in subsection (vi) and (vii), must be located on the same *parcel* as a **Contextual Single Detached Dwelling** or a **Single Detached Dwelling**;
  - (vi) in the R-CG District must be located on the same *parcel* as a **Dwelling Unit** contained in a **Contextual Semi-Detached Dwelling**, **Contextual Single Detached Dwelling**, **Rowhouse Building**, **Semi-Detached Dwelling**, or a **Single Detached Dwelling**; and

POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE  
BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016

MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS

- (vii) in the R-G and R-Gm Districts must be located on the same **parcel** as a **Dwelling Unit** in a **Rowhouse Building, Semi-detached Dwelling** or a **Single Detached Dwelling**;
- h) Delete “include” at the beginning of subsection 297(b) and replace it with “contain”.
- i) Delete subsection 305(a) and replace it with the following:
- “(a) means a **use** where a **building** contains only one **Dwelling Unit** and may contain a **Secondary Suite** in a district where a **Secondary Suite** is a listed **use** and conforms with the rules of the district, but does not include a **Manufactured Home**;
- j) Delete subsection 340(1) and replace it with the following:
- “(1) Unless otherwise referenced in this Part, an **open balcony** must not project more than 1.85 metres from the **building** façade to which it is attached.”
- k) Delete subsection 340(2) and replace it with the following:
- “(2) Unless otherwise referenced in this Part, the floor area of a **recessed** balcony must not exceed 10.0 square metres.”
- l) Delete subsection 340(4) in its entirety.
- m) In subsection 347(2) delete the preamble and replace it with the following:
- “(2) Unless otherwise referenced in this Part, a **Contextual Single Detached Dwelling**;
- And retain subsections 347(2)(a) through (c).
- n) In subsection 347.1(2) delete the preamble and replace it with the following:
- “(2) Unless otherwise referenced in this Part, a **Contextual Single Detached Dwelling**;
- And retain subsections 347.1(2)(a) through (c).

POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE  
BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016

MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS

- o) In subsection 347.3(1) delete the preamble and replace it with the following:

“(1) To be a ***permitted use*** in the R-CG District a **Rowhouse Building**.”

And retain subsections 347.3(1)(a) through (g).

- p) Delete subsection 347.3(2) in its entirety.

- q) Add a new section 365.1 as follows:

**“Cottage Housing Cluster**

- 365.1 (1)** Unless otherwise referenced in subsection (2), the minimum separation distance between ***cottage buildings*** is 3.0 metres.
- (2)** When a ***common amenity space – outdoors*** is located between two ***cottage buildings***, the minimum separation distance between those ***buildings*** is 6.0 metres.
- (3)** Within each **Cottage Housing Cluster** the maximum number of **Dwelling Units** is 25.
- (4)** Each ***cottage building*** must be ***adjacent*** to the common open space.
- (5)** The maximum ***gross floor area*** of any individual ***storey*** of a **Dwelling Unit** in a ***cottage building*** is 100.0 square metres.
- (6)** The maximum ***gross floor area*** of a **Dwelling Unit** in a ***cottage building*** is 150.0 square metres.
- (7)** Each **Dwelling Unit** in a ***cottage building*** must have a ***private amenity space*** that:
- (a) is provided outdoors; and
- (b) has a minimum area of 12.0 square metres with no dimension less than 1.5 metres.
- (8)** For **Dwelling Units** in a ***cottage building*** that are located on the floor closest to ***grade***, a ***private amenity space*** must be provided in the form of a ***patio, porch*** or ***deck***.

POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE  
BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016

MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS

- 
- (9) For **Dwelling Units** in a **cottage building** that are located entirely above a **private garage**, a **private amenity space** must be provided in the form of a **patio**, **deck** or **balcony**.
- (10) Common **outdoor amenity space** required for each **Cottage Housing Cluster** must be provided at **grade**, and
- (a) have a minimum area of 15.0 square metres per **Dwelling Unit**;
  - (b) have no dimension less than 6.0 metres;
  - (c) must be centrally located in a single contiguous area;
  - (d) have either a **soft surfaced landscaped area** or **hard surfaced landscaped area**;
  - (e) must include a sidewalk to the **street**;
  - (f) must not be used for vehicular access; and
  - (g) must not be located in any **setback area**.
- (11) **Private amenity space** is not to be included in the calculation to determine the required common amenity space in subsection (10).
- (12) Unless otherwise referenced in subsection (13), for a **parcel** containing a **Cottage Housing Cluster** the provisions referenced in sections 334, 335, 336, 337 and 338 do not apply.
- (13) Eaves on a **cottage building** may project a maximum of 0.6 metres into any **setback area**.
- (14) One **Accessory Residential Building** less than 10.0 square metres, not including a **private garage**, may be provided for each **cottage building**.
- (15) For a **parcel** containing a **Cottage Housing Cluster** garbage and waste material must be stored either:
- (a) inside a **building**; or
  - (b) in a garbage container enclosure approved by the **Development Authority** that:
    - (i) must not be located in an **actual front setback area**;

POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE

BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016

MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS

- (ii) must not be located in an actual side **setback area** on the public **street** side of a **corner parcel**; and
  - (iii) unless specified in subsection (16) must not be located in any **setback area**.
- (16) A garbage container enclosure on a **parcel** containing a **Cottage Housing Cluster** may be located in a **setback area** provided that:
  - (a) the wall of the enclosure is constructed of maintenance free materials; and
  - (b) there is no overhang of eaves onto an **adjacent parcel** or **lane**.
- (17) Recycling facilities must be provided for a **Cottage Housing Cluster**.
- (18) **Motor vehicle parking stalls** in a **Cottage Housing Cluster** must not be located between the **common amenity space** and a **cottage building**.
- (19) Unless otherwise referenced in subsection (20) access to **motor vehicle parking stalls** and **private garages** in a **Cottage Housing Cluster** must be from a **lane**.
- (20) For a **Cottage Housing Cluster** located on a **laneless parcel** access from a **street** to **motor vehicle parking stalls** and **private garages** may be provided via a single shared driveway.”
- r) Delete sections 531 through 548.2 and replace them with the following:
  - “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.
  - Parcel Area**
  - 533** The minimum area of a **parcel** for a **Cottage Housing Cluster** is 760.0 square metres.
  - Parcel Coverage**
  - 534** (1) Unless otherwise referenced in subsection (3), the maximum **parcel coverage** for a **parcel** containing a **Contextual Semi-detached**

POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE  
BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016

MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS

Dwelling, Cottage Housing Cluster, Semi-detached Dwelling or  
Single Detached Dwelling is:

- (a) 45.0 per cent of the area of the **parcel** for a **development** with a **density** of less than 40 **units** per hectare;
  - (b) 50.0 per cent of the area of the **parcel** for a **development** with a **density** 40 **units** per hectare or greater and less than 50 **units** per hectare; or
  - (c) 55.0 per cent of the area of the **parcel** for a **development** with a **density** of 50 **units** per hectare or greater.
- (2) Unless otherwise referenced in subsection (3), the maximum cumulative **building coverage** over all the **parcels** subject to a single **development permit** for a **Rowhouse Building** is:
- (a) 45.0 per cent of the area of the **parcels** subject to the 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 the 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 the 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.

POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE  
BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016

MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS

**Building Depth**

- 535 (1) Unless otherwise referenced in subsection (2) the maximum **building depth** is 65.0 per cent of the **parcel depth** for a **Duplex Dwelling, Rowhouse Building, Semi-detached Dwelling** and a **Single Detached Dwelling**.
- (2) There is no maximum **building depth** for a **Rowhouse Building** located on a **corner parcel**.

**Building Setback Areas**

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

**Building Setback from Front Property Line**

- 537 (1) For a **Contextual Semi-detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Duplex Dwelling, Semi-detached Dwelling** and a **Single Detached Dwelling**:
- (a) where a **parcel** is located adjacent to a **parcel** that is designated with a **low density residential district** other than R-CG the minimum **building setback** from a **front property line** is the greater of:
    - (i) the **contextual front setback** less 1.5 metres; or
    - (ii) 3.0 metres.
  - (b) in all other cases the minimum **building setback** from a **front property line** is 3.0 metres.
- (2) For an addition or exterior alteration to a **Duplex Dwelling, Semi-detached Dwelling, or Single Detached Dwelling** which was legally existing or approved prior to the effective date of this Bylaw, the minimum **building setback** from a **front property line** is the lesser of:
- (a) the **contextual front setback** less 1.5 metres to a minimum of 3.0 metres; or
  - (b) the existing **building setback** less 1.5 metres to a minimum of 3.0 metres.
- (3) For all other **uses**, the minimum **building setback** from a **front property line** is 3.0 metres.

POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE  
BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016

MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS

- (4) A **porch** may project 1.5 metres into the required minimum **building setback** from a **front property line**.

**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 (8), the minimum **building setback** from any **side property line** is 1.2 metres.
- (2) Subject to subsections (3) through (9), 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** where no provision is made for a **private garage** on the front or side of a **building**.
- (3) For a **Backyard Suite, Contextual Semi-detached Dwelling, Rowhouse Building** or **Semi-detached Dwelling**, 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 zero metres 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;
- (b) the **building setback** is not greater than 0.1 metres from the **side property line** for any portion of a **building** that is recessed 0.6 metres or greater from the front façade or the rear façade of the **building** and is setback less than 1.2 metres from the **side property line**;

POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE

BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016

MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS

- (c) the wall at the shared ***side property line*** is constructed of maintenance-free materials and there is no overhang of eaves onto an ***adjacent parcel***; and
  - (d) all roof drainage from the ***building*** is discharged through eavestroughs and downspouts onto the ***parcel*** on which the ***building*** is located.
- (5) For a **Rowhouse Building, Contextual Semi-detached Dwelling, Semi-detached Dwelling or Single Detached Dwelling** the minimum ***building setback*** from a ***side property line*** may be reduced to zero metres where:
  - (a) the ***main residential building*** on the adjacent ***parcel*** has a setback of 0.1 metres or less at the shared ***side property line*** for any portion of the ***building*** that is recessed 0.6 metres or greater from the front façade or the rear façade of the ***building*** and is setback less than 1.2 metres from the ***side property line***;
  - (b) the ***building setback*** is not greater than 0.1 metres from the ***side property line*** for any portion of a ***building*** that is recessed 0.6 metres or greater from the front façade or the rear façade of the ***building*** and is setback less than 1.2 metres from the ***side property line***;
  - (c) the wall at the shared ***side property line*** is constructed of maintenance-free materials and there is no overhang of eaves onto an ***adjacent parcel***; and
  - (d) all roof drainage from the ***building*** is discharged through eavestroughs and downspouts onto the ***parcel*** on which the ***building*** is located.
- (6) For a **Backyard Suite** the minimum ***building setback*** from a ***side property line*** may be reduced to zero metres where:
  - (a) the ***accessory residential building*** or **Backyard Suite** on the adjacent ***parcel*** has a setback of 0.1 metres or less at the shared ***side property line*** for any portion of the ***building*** that is recessed 0.6 metres or greater from the front façade or the rear façade of the ***building*** and is setback less than 0.6 metres from the ***side property line***;

POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE  
BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016

MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS

- (b) the **building setback** is not greater than 0.1 metres from the **side property line** for any portion of a **building** that is recessed 0.6 metres or greater from the front façade or the rear façade of the **building** and is setback less than 1.2 metres from the **side property line**;
  - (c) the wall at the shared **side property line** is constructed of maintenance-free materials and there is no overhang of eaves onto an **adjacent parcel**; and
  - (d) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.
- (7) Unless otherwise referenced in subsection (8), for a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.2 metres, provided there is no portion of a **building**, except for a projection allowed in subsection 337(3), located within 3.0 metres of:
- (a) the back of the public sidewalk; or
  - (b) the curb where there is no public sidewalk.
- (8) Where a **corner parcel** shares a **side property line** with a **street** and the **parcel** existed prior to the effective date of this Bylaw, the minimum **building setback** from that **side property line** is 1.2 metres.
- (9) 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, an exclusive 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**.

**Building Setback from Rear Property Line**

- 540 (1) Unless otherwise referenced in subsections (2) or (3) the minimum **building setback** from a **rear property line** is 7.5 metres.
- (2) For a **Rowhouse Building** on a **corner parcel**, the minimum **building setback** from a **rear property line** is 1.5 metres.
- (3) For a **cottage building** the minimum **building setback** from a **property**

POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE  
BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016

MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS

*line* shared with a *lane* is 1.5 metres.

**Building Height**

- 541** (1) For a **Contextual Semi-detached Dwelling, Duplex Dwelling, Semi-detached Dwelling** and a **Single Detached Dwelling**, the maximum **building height** is the greater of:
- (a) 8.6 metres; or
  - (b) the **contextual height** plus 1.5 metres, to a maximum of 10.0 metres.
- (2) For a **Rowhouse Building**:
- (a) Unless otherwise referenced in subsection (b), the maximum **building height** is 11.0 metres.
  - (b) The maximum **building height** within 4.2 metres of a **side property line** that is shared with another **parcel** that is designated with a **low density residential district** other than R-CG is the greater of:
    - (i) 8.6 metres;
    - (ii) the **contextual height** plus 1.5 metres, to a maximum of 10.0 metres; or
    - (iii) the **building height** of the **contextually adjacent building** at the shared **side property line**, to a maximum of 11.0 metres; and
  - (c) 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.
- (3) The maximum **building height** for a **cottage building** is 8.6 metres.
- (4) For all other **uses**, the maximum **building height** is 10.0 metres.

POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE  
BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016

MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS

**Outdoor Private Amenity Space**

**542** For a **Contextual Semi-detached Dwelling, Duplex Dwelling, Rowhouse Building, Semi-detached Dwelling** and a **Single Detached Dwelling**, each **unit** must have direct access to **private amenity space** that:

- (a) is provided outdoors;
- (b) has a minimum total area of 20.0 square metres;
- (c) may be divided over a maximum of two **amenity spaces** where:
  - (i) one **amenity space** has no dimension less than 3.0 metres; and
  - (ii) the second **amenity space** has a minimum contiguous area of 7.5 square metres with no dimension less than 1.5 metres; and
- (d) is not located in the **actual front setback area**.

**Landscaping**

**543 (1)** Trees required by this section:

- (a) may be provided through the planting of new trees or the preservation of existing trees;
  - (b) must be provided on a **parcel** within 12 months of issuance of a **development completion permit**;
  - (c) must be maintained on the **parcel** for a minimum of 24 months after issuance of a **development completion permit**;
  - (d) must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association; and
  - (e) are not required to be shown on a plan that is part of an application for **development permit**.
- (2)** A minimum of 2.0 trees must be provided for each **unit** of a **Contextual Semi-detached Dwelling, Rowhouse Building or Semi-detached Dwelling**.

POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE  
BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016

MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS

- (3) Where a **Single Detached Dwelling** is located on a *parcel* with a *parcel width* less than or equal to 10.0 metres a minimum of 2.0 trees must be provided.
- (4) Where a **Single Detached Dwelling** is located on a *parcel* with a *parcel width* greater than 10.0 metres a minimum of 3.0 trees must be provided.
- (5) A minimum of 1.2 trees per *unit* must be provided for a **Cottage Housing Cluster**.
- (6) The requirement for the provision of 1.0 tree is met where an existing tree is retained or a new tree is planted where:
  - (a) a deciduous tree has a minimum *calliper* of 50 millimetres; or
  - (b) a coniferous tree has a minimum height of 2.0 metres.
- (7) The requirement for the provision of 2.0 trees is met where an existing tree is retained or a new tree planted where:
  - (a) one deciduous tree has a minimum *calliper* of 85 millimetres; or
  - (b) one coniferous tree is provided that has a minimum height of 4.0 metres.

**Balconies**  
**544**

- (1) Where a *balcony* is located on the roof of the first or second **storey** of a **Contextual Single Detached Dwelling, Contextual Semi-detached, Rowhouse Building, Single Detached Dwelling or Semi-detached Dwelling** and does not overhang any façade of the **storey** below, the *balcony* may have a maximum *floor area* that equals 30.0 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:

POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE

BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016

MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS

- (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**.

**Accessory Residential Buildings**

**545** For a **parcel** containing a **Rowhouse Building** or **Cottage Housing Cluster** the provisions referenced in section 346(4) do not apply to **Accessory Residential Buildings** used as a **private garage**.

**Motor Vehicle Parking Stalls**

- 546** (1) The minimum number of **motor vehicle parking stalls** for a **Contextual Semi-detached Dwelling** is 1.0 stall per **Dwelling Unit**.
- (2) The minimum number of **motor vehicle parking stalls** for a **Secondary Suite** or **Backyard Suite** is reduced to 0.0 where the floor area of a **Backyard Suite** or **Secondary Suite** is 45.0 square metres or less."

s) Add a new Part 5: Division 12 as follows:

**"PART 5: LOW DENSITY RESIDENTIAL DISTRICTS**

**Division 12: Residential – Low Density Mixed Housing(R-G)(R-Gm) District**

**Purpose**

**547** (1) The Residential – Low Density Mixed Housing District:

- (a) is intended to apply to low density neighbourhoods in master planned communities in suburban greenfield locations in the **Developing Area**;
- (b) accommodates a wide range of low density residential **development** in the form of **Cottage Housing Clusters, Duplex Dwellings, Rowhouse Buildings, Semi-detached Dwellings** and **Single Detached Dwellings** to allow for the mixing of

POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE

BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016

MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS

different housing forms and to encourage housing diversity and intensification of a neighbourhood over time;

- (c) includes **carriage house lots** to facilitate alternative housing forms on **laned parcels**; and
- (d) accommodates **Secondary Suites** and **Backyard Suites**.

(2) **Parcels** designated R-Gm:

- (a) accommodate low density attached dwelling **developments** in the form of **Rowhouse Buildings**, **Semi-detached Dwellings**, **Duplex Dwellings** and **Cottage Housing Clusters** in locations within master planned communities where attached residential forms are promoted;
- (b) are not intended to accommodate **Single Detached Dwellings** except where subdivision results in remnant single lots, where **carriage house lots** are added or where **Single Detached Dwellings** are planned comprehensively with a majority of attached dwelling forms.

**Permitted Uses**

**547.1** The following **uses** are **permitted uses** in the Residential –Low Density Mixed Housing District:

- (a) **Accessory Residential Building;**
- (b) **Backyard Suite;**
- (c) **Duplex Dwelling;**
- (d) **Home Based Child Care – Class 1;**
- (e) **Home Occupation – Class 1;**
- (f) **Park;**
- (g) **Protective and Emergency Service;**
- (h) **Rowhouse Building;**
- (i) **Secondary Suite;**
- (j) **Semi-detached Dwelling;**
- (k) **Sign – Class A;**
- (l) **Single Detached Dwelling; and**
- (m) **Utilities.**

**Discretionary Uses**

**547.2** The following **uses** are **discretionary uses** in the Residential – Low Density Mixed Housing District:

- (a) **Addiction Treatment;**

POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE

BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016

MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS

- (b) **Assisted Living;**
- (c) **Bed and Breakfast;**
- (d) **Community Entrance Feature;**
- (e) **Cottage Housing Cluster;**
- (f) **Custodial Care;**
- (g) **Home Based Child Care – Class 2;**
- (h) **Home Occupation – Class 2;**
- (i) **Place of Worship – Small;**
- (j) **Power Generation Facility – Small;**
- (k) **Residential Care;**
- (l) **Sign – Class B;**
- (m) **Sign – Class C;**
- (n) **Sign – Class E;**
- (o) **Temporary Residential Sales Centre; and**
- (p) **Utility Building.**

**Permitted and Discretionary Uses for Parcels Designated R-Gm**

**547.3 (1)** *Parcels* designated R-Gm have the same **permitted uses** referenced in section 547.1 with the exception of:

- (a) **Single Detached Dwelling.**

**(2)** *Parcels* designated R-Gm have the same **discretionary uses** referenced in section 547.2 with the additional **discretionary use** of:

- (a) **Single Detached Dwelling.**

**Rules**

**547.4** 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.

**Number of Main Residential Buildings on a Parcel**

**547.5 (1)** Unless otherwise referenced in subsection (2) the maximum number of **main residential buildings** on a **parcel** is one.

**(2)** Subsection (1) does not apply to a **Cottage Housing Cluster**.

POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE  
BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016

MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS

**Parcel Width**

- 547.6** (1) Unless otherwise referenced in subsections (2) and (3) the minimum *parcel width* is 6.0 metres per **Dwelling Unit**.
- (2) The minimum *parcel width* is 5.0 metres per **Dwelling Unit** for a *laned parcel* containing a **Duplex Dwelling** or a **Rowhouse Building**.
- (3) There is no minimum *parcel width* for a **Cottage Housing Cluster** or a *carriage house lot*.

**Parcel Area**

- 547.7** (1) Except as otherwise referenced in subsections (2) and (3), the minimum area of a *parcel* is 150.0 square metres per **Dwelling Unit**.
- (2) The area of a *carriage house lot* is:
- (a) a minimum 120.0 square metres per **Dwelling Unit**; and
- (b) a maximum of 250.0 square metres per **Dwelling Unit**.
- (3) The minimum area of a *parcel* for a **Cottage Housing Cluster** is 90.0 square metres per **Dwelling Unit**.

**Parcel Coverage**

- 547.8** (1) Unless otherwise referenced in subsections (2) and (3), the maximum *parcel coverage* is 60.0 per cent of the area of the *parcel*.
- (2) Unless otherwise referenced in subsection (3), the maximum *parcel coverage* for a *laned parcel* is 70.0 per cent of the area of the *parcel*.
- (3) The maximum *parcel coverage* referenced in subsections (1) and (2), must be reduced by 21.0 square metres for each required *motor vehicle parking stall* that is not located in a *private garage*.

**Building Setback Areas**

- 547.9** The minimum depth of all *setback areas* must be equal to the minimum *building setbacks* required in sections 547.10, 547.11 and 547.12.

**Building Setback from Front Property Line**

- 547.10** The minimum *building setback* from a *front property line* is 1.0 metres.

POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE  
BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016

MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS

**Building Setback from Side Property Line**

- 547.11 (1)** Unless otherwise referenced in subsections (4), (5) and (6), for a *laned parcel*, the minimum **building setback** from any *side property line* is 1.2 metres.
- (2)** Unless otherwise referenced in subsections (3), (4), (5) and (6), 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 has been made for a **private garage** on the front or side of a **building**.
- (3)** The **building setback** required in subsection 2(b) may be reduced where the owner of the *parcel* proposed for **development** and the owner of the adjacent *parcel* register, against both titles, an exclusive 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)** provides unrestricted vehicle access to the rear of the *parcel*.
- (4)** For a *corner parcel*, the minimum **building setback** from a *side property line* shared with a **street** is 1.0 metre.
- (5)** For a *parcel* containing a **Single Detached Dwelling** one **building setback** from a *side property line* may be reduced to zero metres where:
- (a)** the owner of the *parcel* proposed for **development** and the owner of the **adjacent parcel** register, against both titles, a minimum 1.5 metre private maintenance easement that provides for:
    - (i)** a 0.30 metre eave encroachment easement with the requirement that the eaves must not be closer than 0.90 metres to the eaves on a **building** on an **adjacent parcel**; and
    - (ii)** a 0.60 metre footing encroachment easement; and

POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE  
BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016

MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS

- (b) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.
- (6) For a **Backyard Suite**, **Rowhouse Building** or **Semi-detached Dwelling** there is no requirement for a **building setback** from the **property line** on which a party wall is located that separates two or more **Dwelling Units** or **Backyard Suites**.

**Building Setback from Rear Property Line**

- 547.12 (1)** Unless otherwise referenced in subsections (2), (3) or (4) the minimum **building setback** from a **rear property line** is 7.5 metres.
- (2) On a **laneless parcel** the minimum **building setback** from a **rear property line** is 5.0 metres where all the required **motor vehicle parking stalls** are provided in a **private garage**.
  - (3) The minimum **building setback** from a **rear property line** shared with a **carriage house lot** is 1.2 metres where all the required **motor vehicle parking stalls** are provided in a **private garage**.
  - (4) On a **laned parcel** the minimum **building setback** from a **rear property line** shared with a **lane** is 0.6 metres where all the required **motor vehicle parking stalls**:
    - (a) are provided in a **private garage**; and
    - (b) have direct, individual access to the **lane**.
  - (5) For a **development** subject to subsection (4) the provisions referenced in section 338 regarding projections into the **rear setback area** do not apply.
  - (6) For a **development** subject to subsection (4) eaves may project 0.3 metres into the **rear setback area**.

**Building Height**

- 547.13 (1)** Unless otherwise referenced in subsection (2), the maximum **building height** is 12.0 metres.
- (2) The maximum height of a **Backyard Suite** on a **laned parcel** is 10.0 metres.

POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE  
BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016

MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS

**Outdoor Private Amenity Space**

- 547.14 (1)** Unless otherwise referenced in subsection (2) or (3), for a **Duplex Dwelling, Rowhouse Building, Semi-detached Dwelling** or a **Single Detached Dwelling**, each *unit* must have direct access to *private amenity space* that:
- (a) is provided outdoors;
  - (b) is not used for vehicle access or as a *motor vehicle parking stall*;
  - (c) is not located in the *building setback* area between the *front property line* and a line parallel to the *front property line* measured at the closest *building setback* from the *front property line*;
  - (d) has a minimum total area of 22.0 square metres; and
  - (e) has no dimension of less than 3.0 metres.
- (2)** Unless otherwise referenced in subsection (3), for a **Duplex Dwelling, Rowhouse Building** or a **Semi-detached Dwelling** located on *parcel* designated R-Gm, each *unit* must have direct access to *private amenity space* that:
- (a) is provided outdoors;
  - (b) is not used for vehicle access or as a *motor vehicle parking stall*;
  - (c) is not located in the *building setback* area between the *front property line* and a line parallel to the *front property line* measured at the closest *building setback* from the *front property line*;
  - (d) has a minimum total area of 15.0 square metres; and
  - (e) has no dimension of less than 2.0 metres.
- (3)** For a **Semi-detached Dwelling** or a **Single Detached Dwelling** located on *carriage house lot*, each *unit* must have direct access to *private amenity space* that:
- (a) is provided outdoors;

POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE  
BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016

MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS

---

- (b) is not used for vehicle access or as a ***motor vehicle parking stall***;
- (c) has a minimum total area of 15.0 square metres; and
- (d) has no dimension of less than 2.0 metres.

**Balconies**

**547.15** The rules of subsections 340(1) and 340(2) regarding ***balcony*** size do not apply to a ***balcony*** located entirely on the roof of the first or second ***storey*** of the ***main residential building*** or a ***private garage*** attached to the ***main residential building***.

**Driveways**

**547.16** In addition to the rules regarding driveways in section 341 the combined width of all driveways accessing a ***street*** must not be wider than the ***parcel width*** less 3.0 metres.”

2. This Bylaw comes into force on 2016 April 22.

POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE

BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016

MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS

APPENDIX V

LETTERS SUBMITTED



December 17, 2015

The City of Calgary – City Wide Planning Functions

Attention: Mr. Stephen Pearce

Dear Mr. Pearce,

Reference: Proposed Low Density Mixed Housing District (R-G District)

Brookfield Residential would like to express our support of the intent for the proposed Low Density Mixed Housing District. This proposed district follows the intent of the direct control district that Brookfield developed with the City for our Livingston community and we are supportive of a permanent district in the Land Use Bylaw that will provide opportunities to enhance streetscapes, facilitate community evolution over time and respond to market demands by allowing a variety of products under one district. We also support and authorize the City to amend the existing Livingston DCs to R-G/R-GM respectively.

We are thankful for being engaged and able to contribute thus far and look forward to working with you further on the development of this district.

Sincerely,

Brookfield Residential

A handwritten signature in blue ink, appearing to read "Leah Sorensen".

Leah Sorensen, P. Eng  
BROOKFIELD RESIDENTIAL (ALBERTA) LP  
Development Manager  
403-463-7208 (cell)  
4906 Richard Road SW  
Calgary, AB T3E 6L1

POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE

BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016

MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS



URBAN DEVELOPMENT INSTITUTE – CALGARY  
www.udicalgary.com

December 18, 2015

Delivered by Email

Stephen Pearce,  
Planner 2, Land Use Bylaw Sustainment  
The City of Calgary  
P.O. Box 2100, Station M  
Calgary, AB T2P 2M5

Dear Mr. Pearce:

Re: Land Use Bylaw Amendment – Low Density Mixed Housing R-G District

Stephen, on behalf of UDI Calgary and its members, we would like to express our general support for the Low Density Mixed Housing District final draft to be proposed to the Calgary Planning Commission, and in particular the level of engagement and the opportunity for a two-way dialogue.

The proposed R-G will provide industry with greater flexibility and the opportunity to use a broader spectrum of housing forms. Through the implementation of this district, we look forward to any resulting collaboration required ensuring its success.

Again, we thank you for your open engagement and trust your experience has reflected enthusiastic cooperation and collaboration from our industry.

Yours truly,  
UDI – Calgary

Kimber Higa  
Senior Coordinator, Standing Committees & Events

POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE

BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016

MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS

Canadian Home  
Builders' Association –  
Calgary Region  
#100 7326 10 Street NE  
Calgary, Alberta  
T2E 8W1

T 403.235.1911  
F 403.248.1272  
E [info@chbcalgary.com](mailto:info@chbcalgary.com)  
W [www.chbcalgary.com](http://www.chbcalgary.com)



January 21, 2016

Stephen Pearce  
Planner 2, Land Use Bylaw Sustainment  
The City of Calgary, 700 Macleod Trail SE  
PO Box 2100 Postal Station 'M'  
Calgary, Alberta T2P 2M5

Dear Mr. Pearce,

**RE: New Low Density Mixed Housing District (R-G)**

The Canadian Home Builders' Association – Calgary Region would like to voice its support for this new district that would allow for additional flexibility in the housing types offered within a low density area. CHBA-Calgary Region members appreciated the opportunity to work with City administration to further enhance existing ideas around this project.

The intention to create a new district that will fill a niche in the market place while sensitively increasing the density of residential areas is necessary as we seek to provide greater housing choice to enhance overall housing affordability.

Diversity in housing type is critical in all areas of the city. This district could be yet another tool to ensure our communities remain vibrant, attractive, ever evolving neighbourhoods that will continue to draw new investment and ultimately new Calgarians.

Stephen, we would like to thank you for your leadership and your invitation to Industry to collaborate on this initiative. CHBA-Calgary Region is pleased to support the R-G district.

Sincerely,

Amie Blanchette  
Director, Government Affairs  
CHBA-Calgary Region  
403.730.4254  
[amie@chbcalgary.com](mailto:amie@chbcalgary.com)



**POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE**

**BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016**

**MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS**



Mattamy Homes Limited  
Calgary Division

2583 29th Street NE, Calgary, AB T1Y 7B5  
T (403) 769-1755  
[www.mattamyhomes.com](http://www.mattamyhomes.com)

January 22, 2016

Stephen Pearce  
Planner, City Wide Planning Functions  
The City of Calgary  
PO Box 2100, Station M  
Calgary, AB T2P 2M5

Dear Mr. Pearce,

Please accept this letter as Mattamy Homes support for the proposed Low Density Housing District (RG). This district will allow for flexibility in the housing types offered in new communities, which we believe will result in interesting streetscapes, greater housing choice for buyers, allow industry to quickly accommodate changing consumer needs and wants, and evolution of communities over time.

We are very appreciative of the collaborative and engaging process that Stephen Pearce undertook. Our comments were always heard, discussed and debated.

Mattamy has spent significant time and investment crafting our Direct Control districts in our approved communities of Cityscape, Carrington and Yorkville. The Direct Control land use was necessary to accommodate Mattamy's unique housing design and different building setbacks, not previously considered in the Land Use Bylaw. The RG district has been crafted to accommodate the intent of our housing in the DC Site 1.

Mattamy is supportive of redesignating our DC Site 1 to RG in our Carrington and Yorkville communities. When we submit an application for our next Stage of Land Use in Cityscape, we will also incorporate the RG district in place of the Direct Control Site 1.

Thank you for allowing us to be involved in the process. We are excited about the city's innovative step towards more flexible land uses.

Sincerely,

A handwritten signature in black ink, appearing to read "Collin Campbell".

Collin Campbell  
Vice President, Land Development  
Mattamy Homes

POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE

BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016

MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS



100, 5709 - 2nd Street SE Calgary, AB T2H 2W4  
QUALICOCOMMUNITIES.COM

QUALICO<sup>®</sup>  
communities

January 29, 2016

Stephen Pearce  
Planner  
City Wide Planning Functions  
Box 2100, Station M #8117  
Calgary AB T2P 2M5

RE: Residential - Low Density Mixed Housing District (R-G)

Dear Mr. Pearce:

The proposed Low Density Mixed Housing District is consistent with the purpose and intent of Direct Control District 173D2015 and it provides additional flexibility. Qualico Communities is in favour of amending the land use of the relevant parcels in Crestmont from Direct Control District to R-G. Thank you for the opportunity to provide comments.

Sincerely,

Ben Mercer  
Planning Manager, Qualico Communities

**POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE  
BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016**

**MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS**



To: Stephen Pearce – Planner, City Wide Planning Functions, City of Calgary  
From: Josh Hagen – General Manager, Calgary, Walton Development and Management (Alberta) LP  
Date: February 1, 2016  
Re: Letter of Support for Proposed Low Density Mixed Housing (R-G) (R-Gm) Land Use District

Thank you for the opportunity to review and provide feedback on The City of Calgary's proposed Low Density Mixed Housing (R-G) (R-Gm) District, which as I understand it, is intended to replace the current DC (R-2) zoning seen in both Cornerstone and other communities in Calgary. Walton has reviewed the proposed changes and are pleased to confirm our support for the proposed R-G/R-Gm District.

Should you have any questions, please feel free to contact me at your convenience.

Yours truly,

A handwritten signature in black ink, appearing to be "JH", written over a light blue horizontal line.

Josh Hagen,  
General Manager, Calgary  
WALTON DEVELOPMENT AND MANAGEMENT (Alberta) LP

WALTON DEVELOPMENT AND MANAGEMENT (ALBERTA) LP

22<sup>nd</sup> Floor, 605 - 5<sup>th</sup> Avenue SW | Calgary, Alberta, Canada T2P 3H5 | Main: +1.403.750.5500 | Fax: +1.403.750.3333 | Walton.com

POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE

BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016

MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS



Genstar Development Company  
Calgary Region  
Suite 230, 8826 Blackfoot Trail SE  
Calgary, Alberta T2J 3J1  
Tel: (403) 256-4000  
Fax: (403) 256-9121

February 1, 2016

The City of Calgary  
City Wide Planning Functions  
4<sup>th</sup> Floor, 800 MacLeod Trail SE  
Calgary, AB T2G 2M5

Attention: Mr. Stephen Pearce

Re: Proposed R-G/R-Gm District &  
Walden Stage 2/3 Direct Control & R-2M

Genstar Developments is supportive of the intent of the proposed R-G/R-Gm (Low Density Mixed Housing District). The proposed district is in keeping with the intent of the Direct Control (DC) approved in Walden Stage 3. This letter serves to authorize the City to amend the existing DC and R-2M in Walden Stage 3 (LOC 2014-0176, Bylaw 116D2015) and portions of R-2M in Walden Stage 2 (LOC 2009-0041, Bylaw 79D2010) to the new R-G and R-Gm districts.

Thank you for the opportunity to engage and provide feedback.

Sincerely,  
Genstar Development Company

A handwritten signature in blue ink, appearing to read "P. Briscoe".

Patrick Briscoe, MBA  
Senior Development Manager

PB/mf

S. Pearce

POLICY AMENDMENT AND LAND USE AMENDMENT  
CITY WIDE

BYLAWS 15P2016, 63D2016, 64D2016, 65D2016,  
66D2016, 67D2016, 68D2016 AND 69D2016

MAPS 23NE, 24NE,  
26NE, 31W, 33N, 3NN,  
4NN, 13SS, 16SS

**APPENDIX VI**

**LIST OF LANDOWNERS**

<b><u>Address</u></b>	<b><u>Landowner</u></b>
11010 – 68 Street NE 12323 – 68 Street NE 6221 Country Hills Boulevard NE 6660 Country Hills Boulevard NE	Walton Northpoint East Development Corporation
6803 Country Hills Boulevard NE	The City of Calgary
12111 Trans Canada Highway SW	Crestmont Developments Inc
14120 – 14 Street SW 15000 – 14 Street SW	Mattamy (Aberdeen Heights) Limited
15555 Centre Street NW 200 – 144 Avenue NW 300 – 144 Avenue NE 500 – 144 Avenue NE 500 – 144 Avenue NW	Carma Limited
1652 – 210 Avenue SE	1124294 Alberta Limited
19515 Sheriff King Street SW	MacLeod Farming & Ranching Ltd Mattamy (Burgess) Limited
2400 – 210 Avenue SE	Trafford Titleco Limited