

Comparison of Calgary to Other Municipalities

	Calgary	Vancouver	Edmonton	Saskatoon	Toronto
Eave and Peak Differentiation	Top of building to an average grade.	Base surface to top of roof.	Height is to the midpoint of eave and top of roof. Grade calculation can vary.	Grade to the midpoint of eave and top of roof.	Established grade to peak of roof.
Massing	Number of tools to address privacy, height, setbacks and building depth, and lot coverage.	Number of tools to address privacy, height, setbacks and building depth, and lot coverage.	Number of tools to address privacy, height, setbacks and building depth, and lot coverage.	Number of tools to address privacy, height, setbacks and building depth, and lot coverage.	Number of tools to address privacy, height, setbacks and building depth, and lot coverage.
Front Porches	Provisions require front porches or a landing.	Allows projections.	None	None	Allows projections.
Subterranean Structures	None	Same floor area as the main level. Meets all of the required setbacks.	None	None, need to maintain and preserve existing vegetation.	None
Hardscape Coverage	None	Maximum amount of hardscape coverage.	Maximum amount of hardscape coverage.	None	None
Green Landscaping	Tree requirement for permitted uses.	Minimum area for permeable surfaces based on hardscape maximum.	Minimum area for permeable surfaces based on hardscape maximum.	Some requirements for certain districts.	Requirements based on lot frontage.
Tree Retention	Trees on public land protected. Requirement for permitted uses, maintain for a minimum of 24 months	Tree bylaw for both public and private land. Permit for tree cutting.	Trees on public land protected. Vegetation removed, must be replaced.	Trees on public land protected.	Tree bylaw for both public and private land. Permit for tree cutting.

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	after Development Completion Permit.				
Drainage	Lot and Drainage Bylaws Lot Grading Permit required prior to construction.	Sewer and Watercourse Bylaws Grading information may be required.	Surface Drainage Bylaw Lot Grading Plan required prior to construction.	Drainage Bylaw	Sewer Bylaw Site Grading Plan required.
Non-Conforming/ Non-Standard Lots	Land Use Bylaw rules regarding corner, sloped lots and building depth.	None	Additional considerations through policies and requirements.	None.	None
Materials	None	Policies and guidelines for certain districts.	General statements in applicable districts.	Non-statutory guidelines.	Guidelines for infill townhomes.
Vehicle Loading and Storage	Rules regarding driveways.	Rules regarding driveways.	Rules regarding driveways.	Rules regarding driveways.	Rules regarding driveways.