



**ROUND 2!**

Proposed Changes to R-CG

March 26, 2026, version 2.0

# Proposed Changes



## Low Density Residential District Overview Developed Area Districts

	R-C1L	R-C1Ls	R-C1	R-C1s	R-C1N	R-C2	R-CGex (with Council-directed changes)
Minimum Parcel Area	1100m2	1100m2	330m2	330m2	233m2	180m2 - 400m2	None
Permitted Uses	• Contextual Single Detached	• Contextual Single Detached • Secondary Suite	• Contextual Single Detached	• Contextual Single Detached • Secondary Suite	• Contextual Single Detached	• Contextual Single Detached • Contextual Semi-Detached • Secondary Suite	• Contextual Single Detached • Contextual Semi Detached
Discretionary Uses	• Single Detached • Backyard Suite • Secondary Suite	• Single Detached • Backyard Suite	• Single Detached • Backyard Suite • Secondary Suite	• Single Detached • Backyard Suite	• Single Detached • Backyard Suite • Secondary Suite	• Single Detached • Semi-Detached • Duplex • Backyard Suite	• Rowhouse* • Townhouse*
Maximum Height	8.6 up to 10m + 1m grade adjustment	8.6 up to 10m + 1m grade adjustment	8.6 up to 10m + 1m grade adjustment	8.6 up to 10m + 1m grade adjustment	8.6 up to 10m + 1m grade adjustment	8.6 up to 10m + 1m grade adjustment	10.0m from grade
Maximum Parcel Coverage	40%	45%	45%	45%	45-50%	45%	45-55%
Front Setback	Contextual average minus 1.5m, or 6.0m	Same	Contextual average minus 1.5m, or 3.0m	Same	Same	Same	Contextual average minus 1.5m, or 4.5m
Side Setback	2.4 – 3.0m	2.4 – 3.0m	1.2m	1.2m	1.2m	1.2m	1.2m
Rear Setback	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m
Maximum Density	1 Unit and 1 Suite	1 Unit and 1 Suite	1 Unit and 1 Suite	1 Unit and 1 Suite	1 Unit and 1 Suite	2 Units and 2 Secondary Suites	60uph: 3 Units per typical parcel
Minimum Parking Requirement	1.0 per unit and suite	1.0 per unit and suite	1.0 per unit and suite	1.0 per unit and suite	2.0 per unit and 1.0 per suite	2.0 per suite	

NOT QUITE WHOLE STORY.

Permitted Use in R-C1 was restricted by “Contextual building depth Average” 347(3,4):

(4) Where a **Contextual Single Detached Dwelling** is located on a *parcel* with a *parcel width* greater than 10 metres the maximum *building depth* is the *contextual building depth average*.

(37) “*contextual building depth average*” means:

(a) where there are at least two other **buildings** on the same block face, the average **building depth** of the **contextual adjacent buildings** plus 4.6 metres;

# Without the contextual depth, you still get this

## 2636 Morley Trail

<b>Land Details</b>
Land Use Designation
Assessable Land Area

Residential - Grade-Oriented Infill  
6,003 sq. ft. / 558 sq. m. / 0.14 ac



# Or this, just with a flat roof now to reduce height by 1M

What the backyard looks like for an older home next to a wider frontage.

1926-1942 19 ST NW  
5 Units, 1 building

Land Details

Land Use Designation

Assessable Land Area

Residential - Grade-Oriented Infill

8,297 sq. ft. / 771 sq. m. / 0.19 ac



Property Designations

Residential - Grade-Oriented Infill District, (R-CG)

# Suggestions for making it better

## 1. Require all developments to meet contextual depth average

- Average of existing adjacent houses + 4.5M.
- Will result in better equity of built form, not just the front façade as the City is promoting
- This may mean smaller units or less units on some parcels, however the City is advertising “housing choice”. Having less or smaller units on some lots will give more choice, including more amenity space, which may be desirable for some people.

## 2. Require all developments to use parcel corners for calculation of grade

- The rule in R-C1/2 was average of existing + 1.5M, min 9.6M as measured from property corners (not built up grade next to building as is the case for rowhouses in R-CG) as developers are abusing this by building up grade.

### Building Height

438 (1) For a [Contextual Semi-detached Dwelling](#), [Contextual Single 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) *deleted*

(3) For all other [uses](#), the maximum [building height](#) is [10.0 metres](#).

(40) "[contextual height](#)" means the [average contextual high point](#), less the greatest [building reference point](#).

(11) "[average contextual high point](#)" means:

- (a) where there are at least two other [buildings](#) on the same block face, the average of the greatest geodetic elevation of the [contextual adjacent buildings](#), excluding [ancillary structures](#);

## Suggestions for making it better

### 3. R-CG should have a limit to the number of units per parcel not per Hectare

- By not having this, this is resulting in developers aggregating lots and building compounds as they can eliminate side setbacks between individual parcels. This includes rowhouses on front and side property lines, and garages with suites on rear and side property lines
- How can a compound be contextual to a neighborhood?

## Suggestions for making it better

4. Every neighborhood should have the same requirement for parking (Table 2.1, Sec 546)
  - This is discriminatory. Some require 0.5 and some require 1.0.
  - Pick a number and make it the same

## Suggestions for making it better

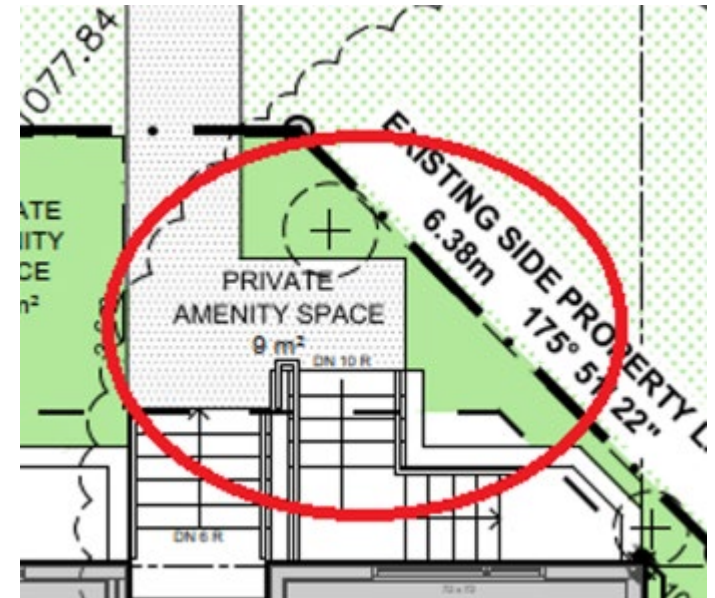
### 5. Reimplement 347.3 rules for rowhouse

- This section gave rules for when Rowhouses were a permitted use
- Please, instead, make these rules, the rules for the R-CG district for rowhouses as it contains things like: i) limits main floor height above grade, ii) requires façade differences so there is not just a flat wall iii) requires some windows to be obscured iv) max building depth
- The City can then relax if they are not feasible, but if they are not there in the bylaw, no one needs to adhere to them

## Suggestions for making it better

### 6. Require defined min area, width, length, screening for amenity areas similar to rules for secondary suites (min 9', 91 sq ft) for single/duplexes

- Administration wanted to have “flexibility”. This has resulted in absurd amenity spaces.
- DP2023-05959 has secondary suite amenity area as just grass next to the City boulevard, and includes the window well. Not sure what amenity one can do in a window well
- This one, DP 2022- 03518, includes the sidewalk:



## Suggestions for making it better

7. R-CG should have same parcel coverage for everyone

- If you want to have contextual buildings, have everyone be allowed the same parcel coverage, 45%

## Other

8. Some have claimed \$500 per day for delays. On a 600k unit that is a 30% interest rate. On a 700k unit, that is a 26% interest rate.

I ask Council to take that 500 dollar number with a large grain of salt

9. LAPs/ARPs – The planning department should adhere to the number of storeys dictated in these plans. In 2018 Bowness went through the mainstreets update of its ARP. A developer in 2020 proposed a 6 storey development where there was only 4 storey permitted on the ARP map. The City's response "The development complies with the ARP with a small change to the ARP"

If you need to change the zoning in the ARP in order to allow a development, then No it does not comply to the ARP.