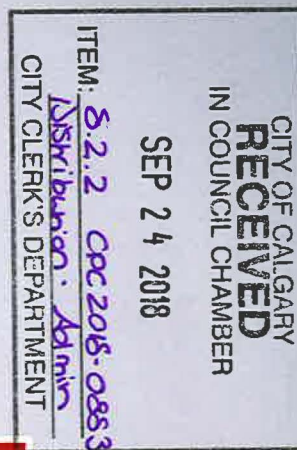




## Public Hearing of Council

Agenda Item: 8.2.2



# CPC2018-0883 Enabling Successful Rowhouse Development in the R-CG District



# **Public Hearing of Council**

## **Agenda Item: 8.2.2**

**Review the following for the R-CG district:**

- secondary suites
- parking for secondary suites
- rowhouse maximum building height
- corner rowhouse issues



### **Options for Secondary Suites in Rowhouses**

- Option 1: Create a modified R-CG District removing Secondary Suite and Backyard Suite uses
- Option 2: Keep Secondary Suite as a permitted use and limit the parking exemption to parcels with more mobility options
- Option 3: Change Secondary Suite to a discretionary use and adopt a policy to guide where Secondary Suites should be approved





# Public Hearing of Council

## Agenda Item: 8.2.2

### Suites in Rowhouses - Recommendation

- Make Secondary Suite a discretionary use for Rowhouse Buildings and multi-building developments
- Add a policy describing conditions where secondary suites are appropriate:
  - the availability of shops and services nearby;
  - the availability of mobility options; and
  - site characteristics

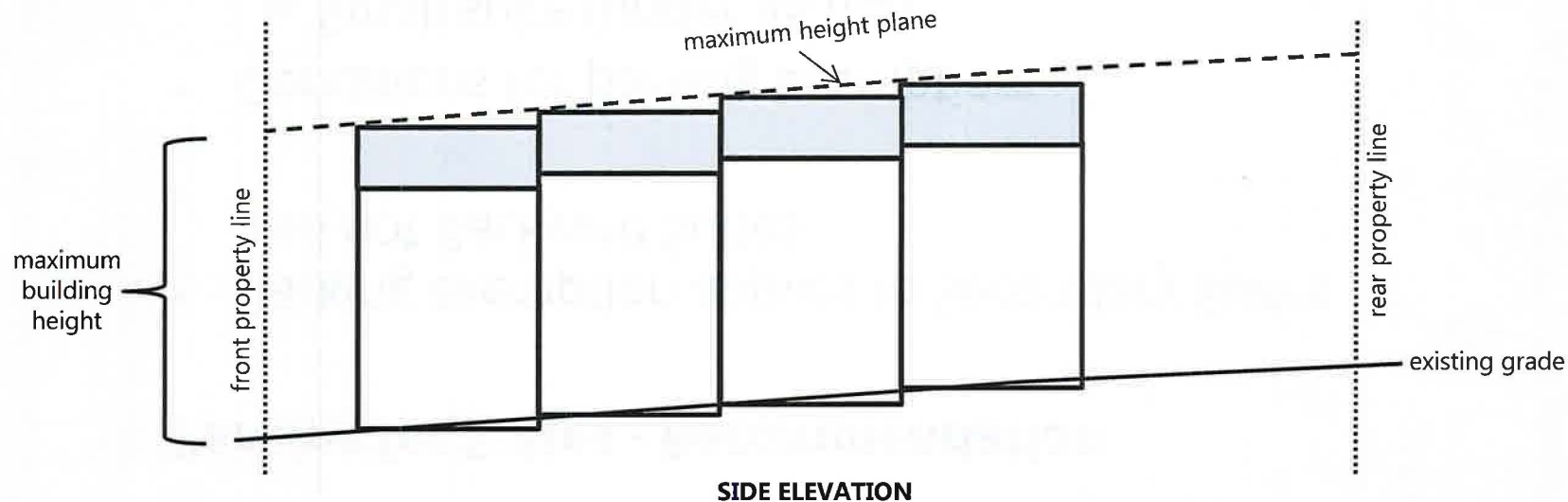


### Parking for Suites - Recommendation

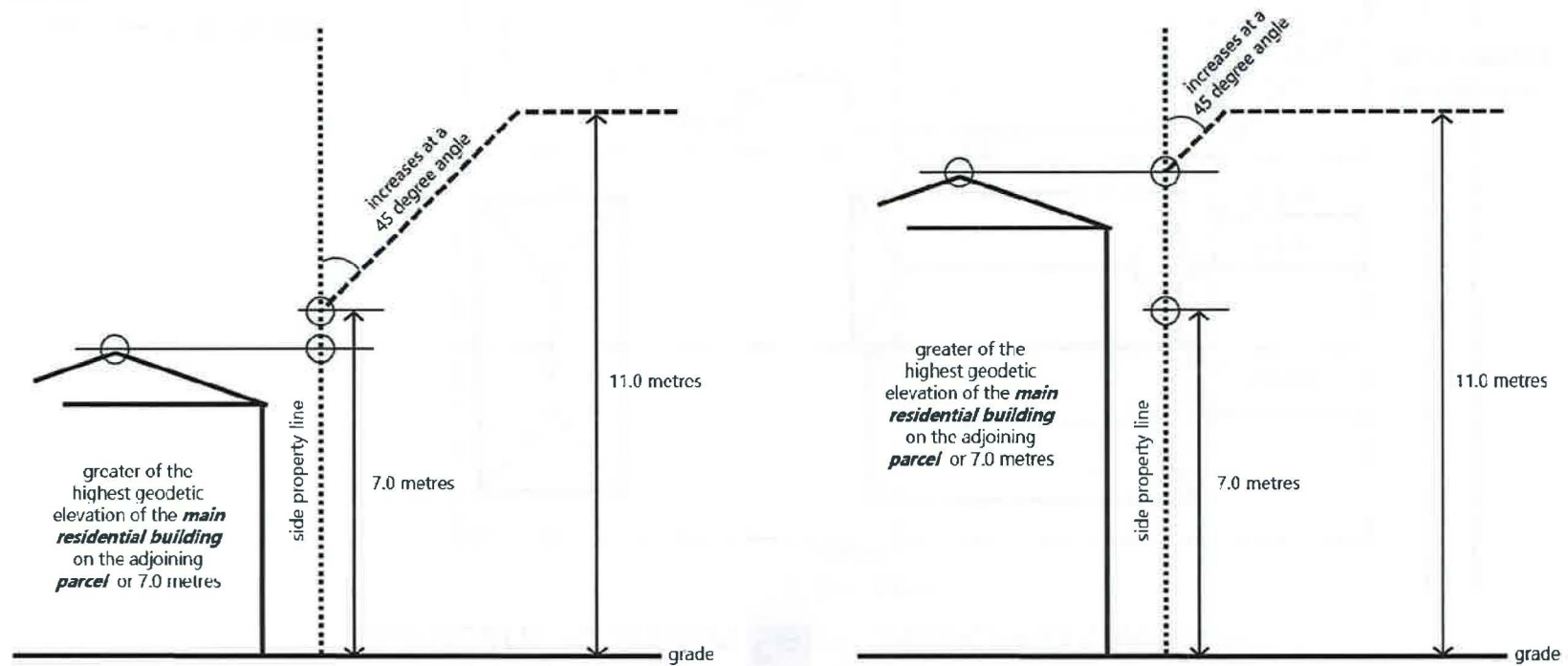
- Parking exemption applies to Secondary Suites and not Backyard Suites
- Conditions for parking exemption:
  - Small suite (under 45 m<sup>2</sup>)
  - Located close to LRT station (600 m) or frequent bus route (150 m)
  - Storage for bikes, strollers and similar

### Maximum Building Height - Recommended all forms of housing measured from grade

Figure 3: Method for measuring building height from grade for rowhouses in the R-CG District



## Recommended Height Chamfer





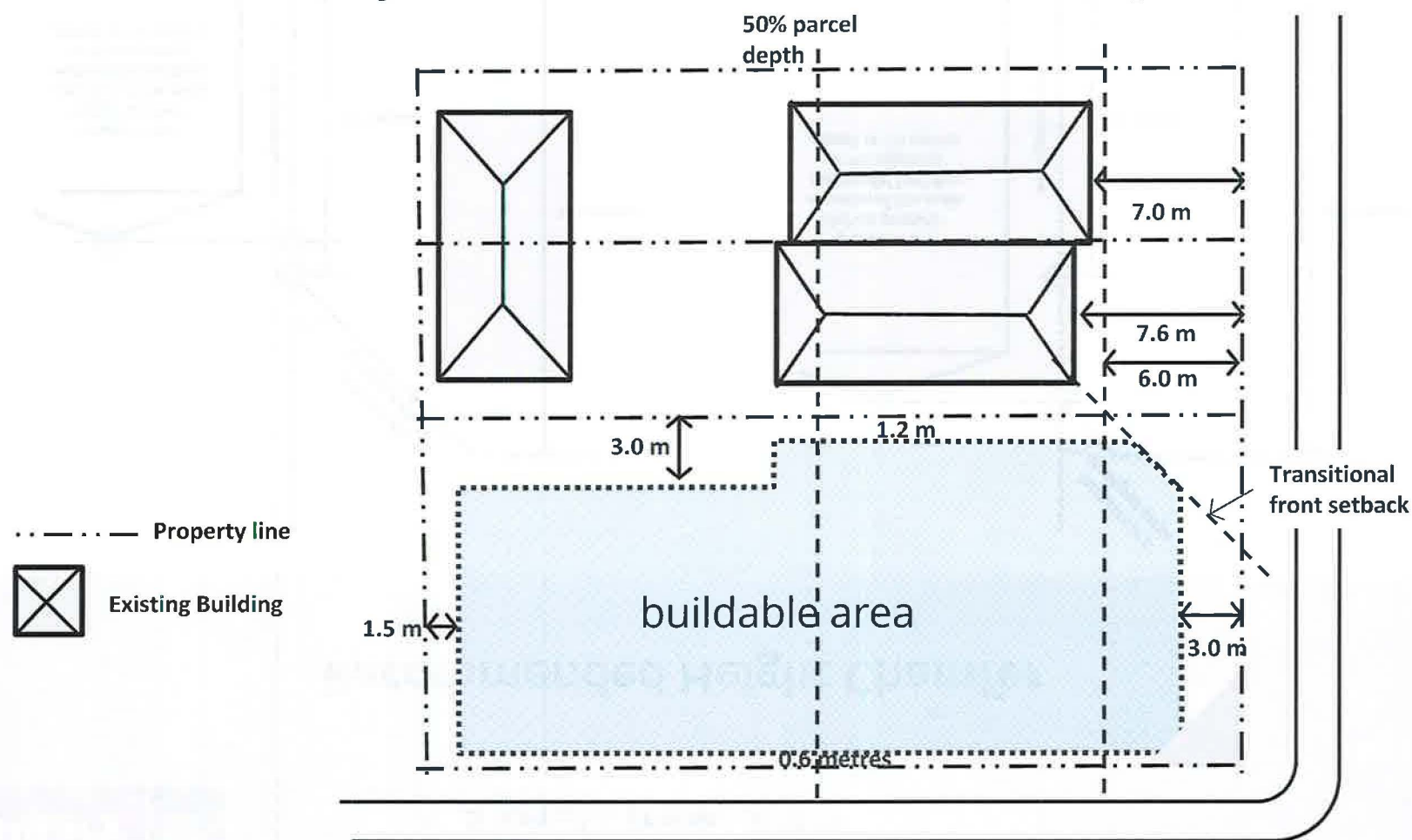


# Public Hearing of Council

## Agenda Item: 8.2.2

### Rowhouses on Corners

Figure 5: Buildable area applying proposed R-CG rules adjacent to a new Semi-detached Dwelling





# Public Hearing of Council

## Agenda Item: 8.2.2

### Rowhouses on Corners

Figure 2: Rowhouse Building applying proposed R-CG rules

#### Development Details

Parcel Area: 557 m<sup>2</sup>

60% building coverage:

- total 334 m<sup>2</sup>
- garage 89 m<sup>2</sup>
- rowhouse 245 m<sup>2</sup>

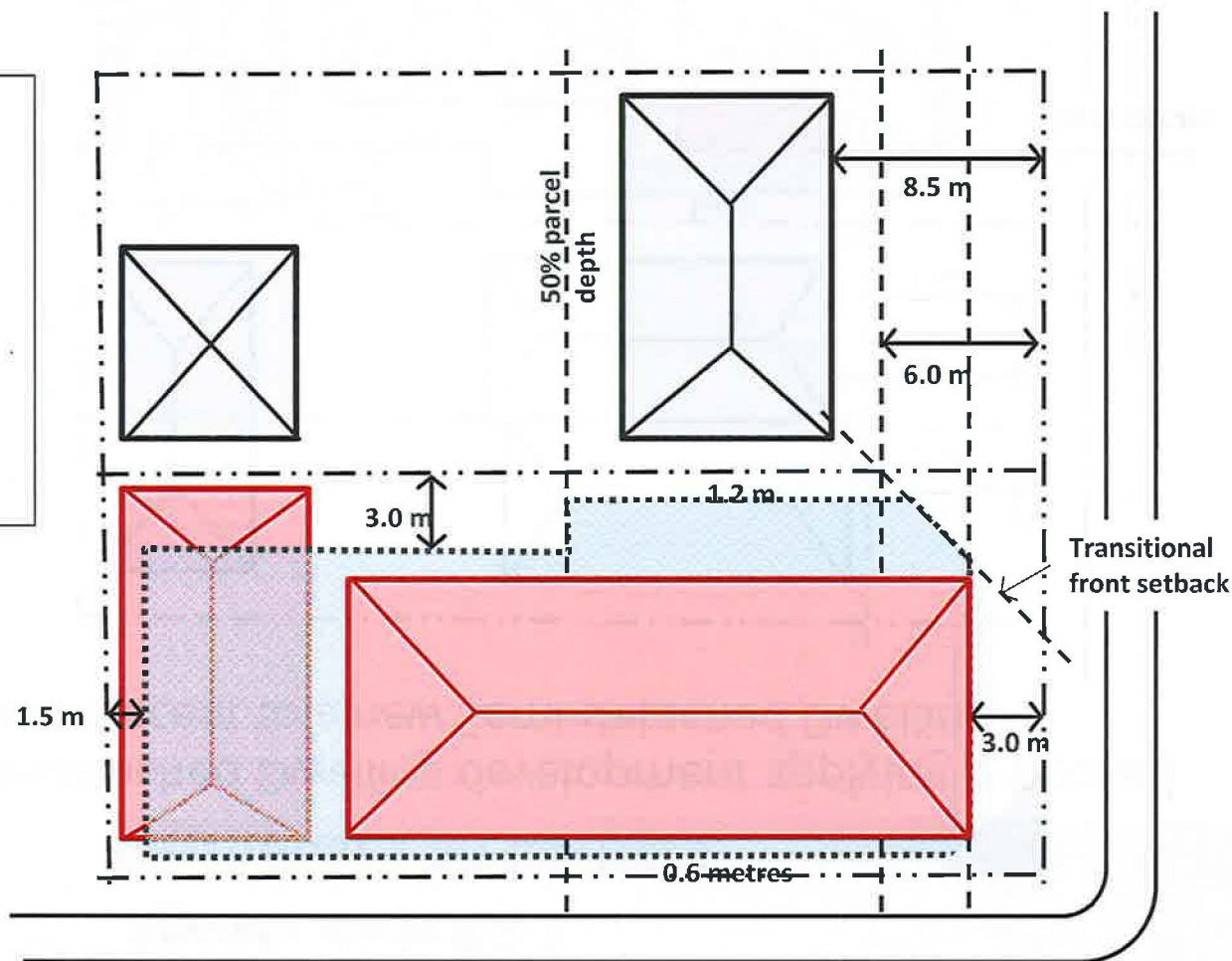
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Existing Building



New Building



# Public Hearing of Council

## Agenda Item: 8.2.2

### Rowhouses on Corners

Figure 6: Two Semi-detached Dwelling development applying proposed R-CG rules adjacent to a new Semi-detached Dwelling

#### Development Details

Parcel Area: 557 m<sup>2</sup>

60% building coverage:

- total 334 m<sup>2</sup>
- garage 89 m<sup>2</sup>
- Semi-detached
  - 122 m<sup>2</sup>
  - 122 m<sup>2</sup>

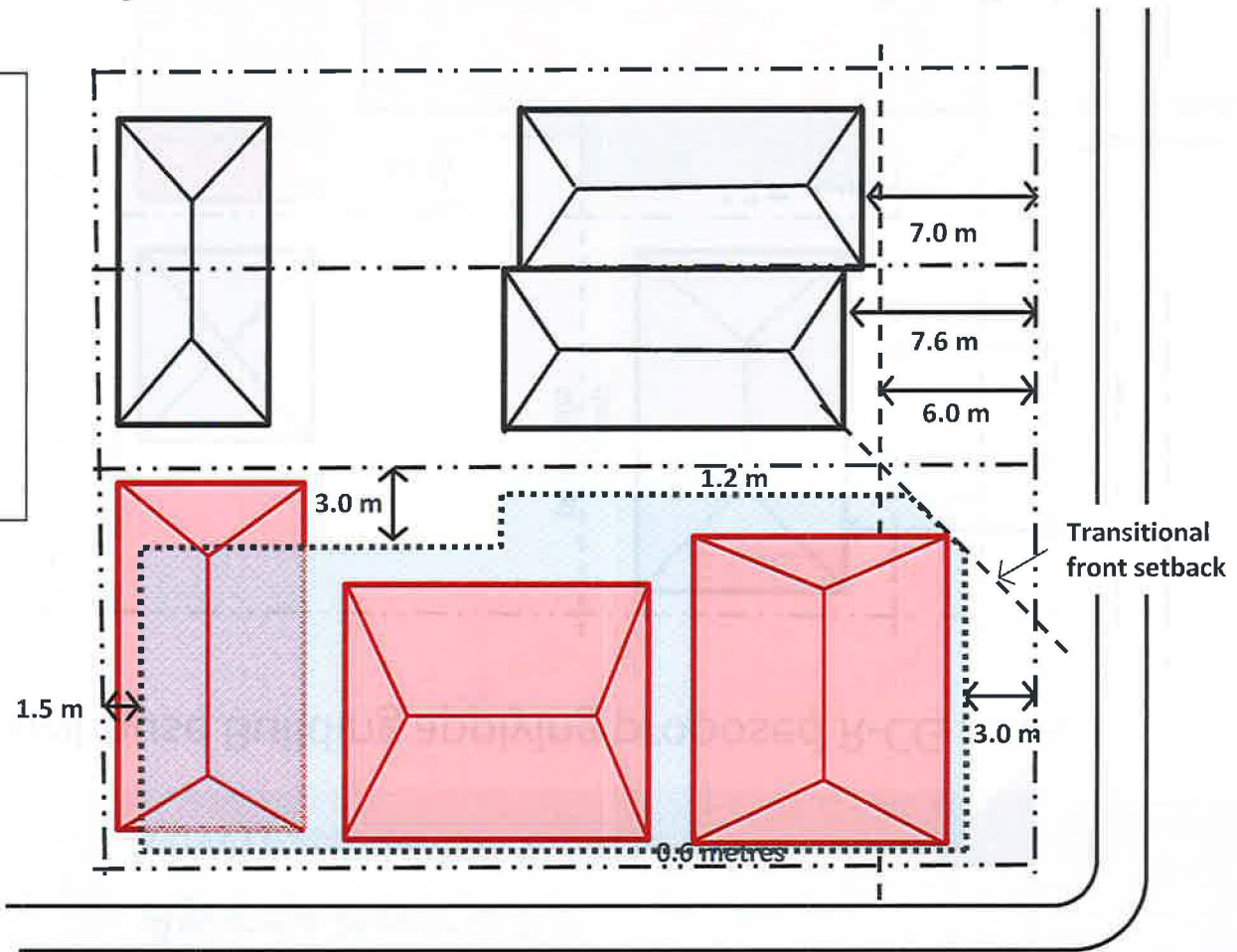
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Existing Building



New Building



### Recommended Front Setback

Figure 4: Proposed front setback mid-block with shallower neighbouring front yards

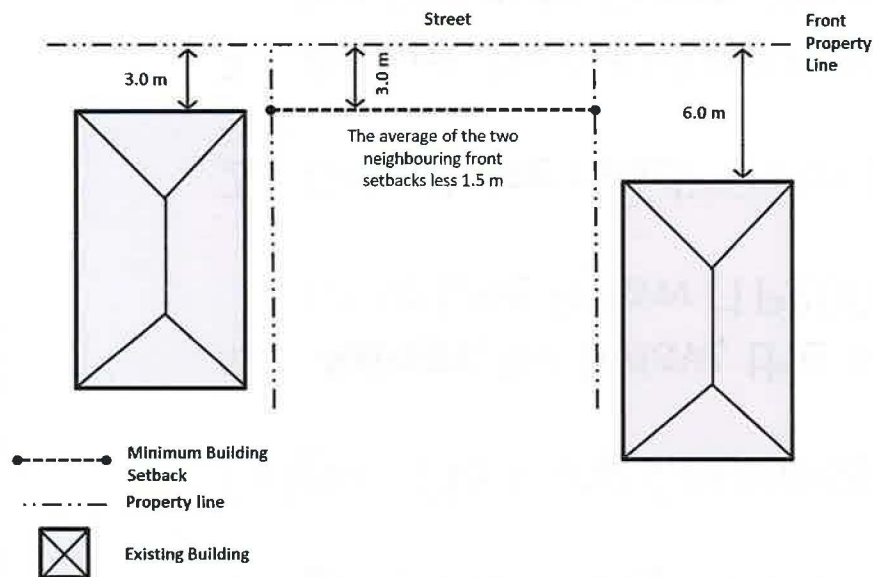
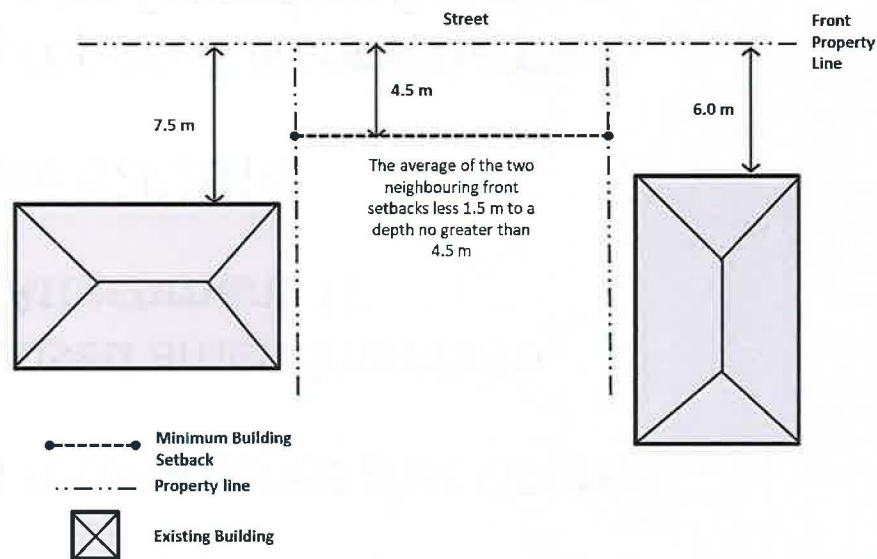


Figure 5: Proposed front setback mid-block with deeper neighbouring front yards







## Public Hearing of Council

### Agenda Item: 8.2.2

#### Calgary Planning Commission Recommendation:

Calgary Planning Commission recommends that Council:

1. **Adopt**, by Bylaw, the proposed amendments to Land Use Bylaw (1P2007) (Attachment 1);
2. Give three readings to Bylaw 62P2018;
3. **Adopt**, by resolution, the proposed amendments to the *Policy to Guide Discretion for Secondary Suites and Backyard Suites* (Attachment 3); and
4. Remove any reference to R-CG from the Multi-Residential Guidelines and direct that Administration no longer apply the Multi-Residential Guidelines to the R-CG District.