

R-CG: RESIDENTIAL GRADE ORIENTED

REVISED LAND USE

FEBRUARY 2023



POSTERS DESIGNED WITH COMMUNITIES

WHAT IS R-CG?

A land-use district that allows for rowhouse-style housing. This land use (zoning) was recently revised by the City to accommodate front and rear units on a parcel, plus a separate garage. An R-CG parcel could have a maximum of four units on a typical 50' lot, with the potential for each unit to have a secondary suite (A sub zoning type R-CGex "excludes" suites). R-CG can be located on corner lots or mid-block lots. The homes could all be in a row or have front and back units as pictured in the drawing below.



CAN THIS BE BUILT NEXT TO ME?

Currently, parcels that are already zoned R-CG are concentrated around the Bowness/Montgomery Main Streets, the 17th Ave Main Street, and the Westbrook and Banff Trail LRT Stations.

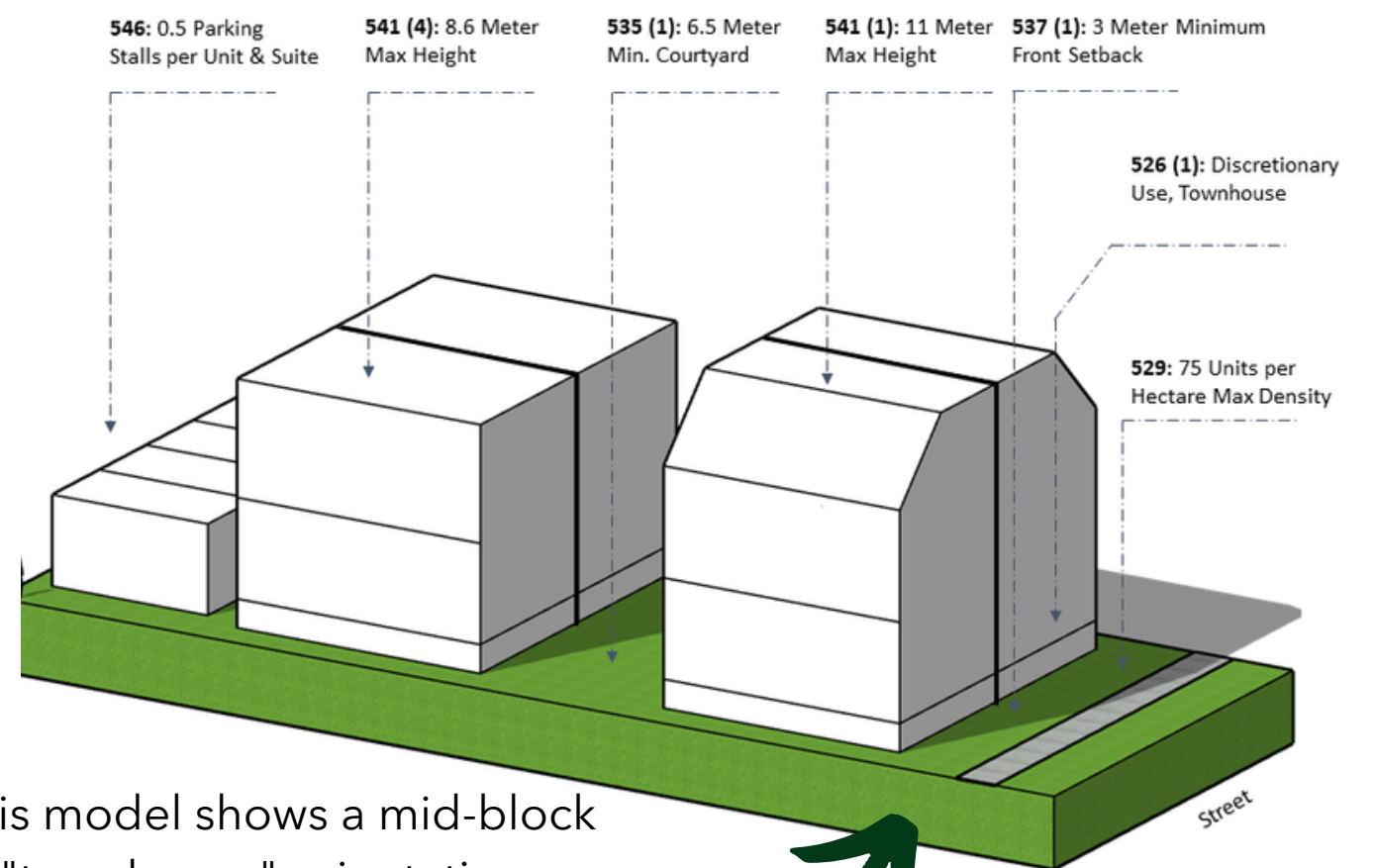
However, any property owner in Calgary can apply to change the land use (zoning) of their property. If the land use is approved by City Council, the applicant can then move to the next step of a development permit, which would allow this form of housing to be built.

All land use change applications (rezonings) are decided by Council on a parcel-by-parcel basis. Rowhouse (R-CG) is a **discretionary use** - meaning that the community will be circulated for comments and notice will be posted on the site, soliciting feedback in the development permit process.

FIND OUT MORE

You can view more information about this land use, on the City of Calgary's website here: calgary.ca/housingchoice

R-CG District Mid-block Diagram (4 Townhouse Units and 4 Basement Suites)



This model shows a mid-block "townhouse" orientation. They can also be side by side in a "rowhouse".

