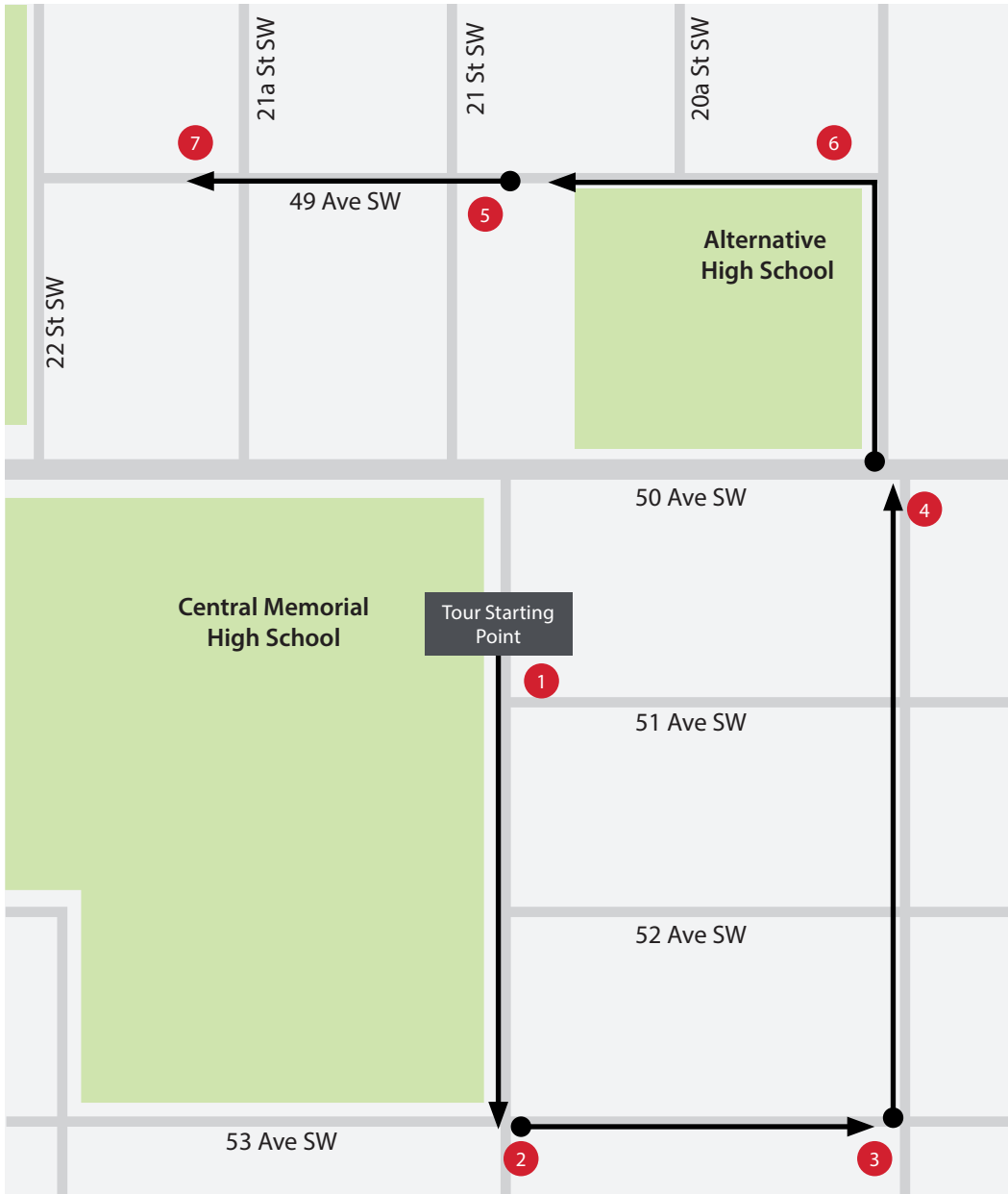


Altadore & North Glenmore

Rezoning for Housing Self-Guided Walking Tour



With the approval of **Home is Here: The City of Calgary's Housing Strategy**, Council directed us to take actions to address the housing crisis. One of these actions is the proposed citywide rezoning to a base residential zone, the **R-CG** zone, to enable various housing types in our communities, including single detached, semi-detached, rowhouses, and townhouses.

This will help housing affordability by:

- increasing the supply of housing to meet demand
- allowing for greater housing variety and options to suit the needs of Calgarians
- reducing the costs and timelines for permit approvals



Scan here or visit calgary.ca/rezoningforhousing to learn more about the Rezoning for Housing project.

Points of interest

Stops along the Altadore & North Glenmore walking tour

1



- This new rowhouse was constructed in 2023 and was a discretionary development permit, which means it went through a full City review.
- The rezoning of this parcel to the R-CG district was approved by Council in Sept. 2021.
- This development includes four main dwelling units and a detached garage.

2



- This new rowhouse was constructed in 2017 and was a permitted development permit.
- The rezoning of this parcel to the R-CG district was approved by Council in Oct. 2015.
- This development includes four main dwelling units and a rear detached garage.

3



- This new rowhouse was constructed in 2019 and was a discretionary development permit.
- The rezoning of this parcel to the R-CG district was approved by Council in May 2018.
- This development includes four main dwelling units and a rear detached garage.

4



- This new rowhouse was constructed in 2020 and was a discretionary development permit.
- The rezoning of this parcel to the R-CG district was approved by Council in April 2018.
- This development includes four main dwelling units with an attached garage for each unit.



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calgary.ca/rezoningforhousing
to learn more about the
Rezoning for Housing project.

Points of interest

Stops along the Altadore & North Glenmore walking tour

5



- This new rowhouse was constructed in 2020 and was a discretionary development permit.
- The rezoning of this parcel to the R-CG district was approved by Council in Nov 2018.
- This development includes four main dwelling units, four secondary suites, and a detached garage.

6



- This new rowhouse constructed in 2022 and was a discretionary development permit.
- The rezoning of this parcel to the R-CG district was approved by Council in Feb. 2021.
- This development includes four main dwelling units and a detached garage.

7



- This new rowhouse was constructed in 2021 and was a discretionary development permit.
- The rezoning of this parcel to the R-CG district was approved by Council in July 2018.
- This development includes two buildings with a total of seven main dwelling units, six secondary suites, and an attached garage.

These developments are not R-CG



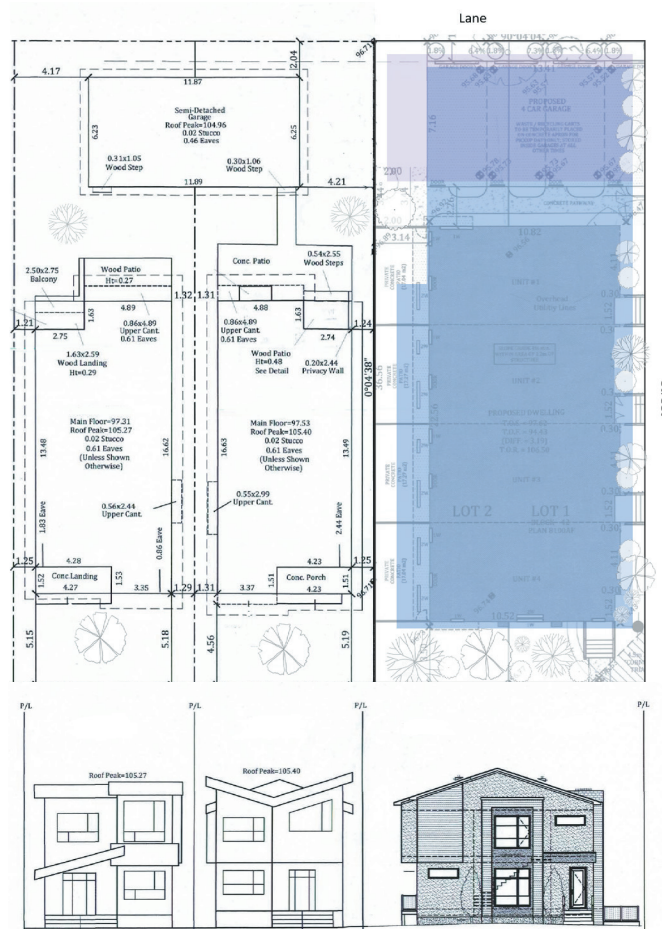
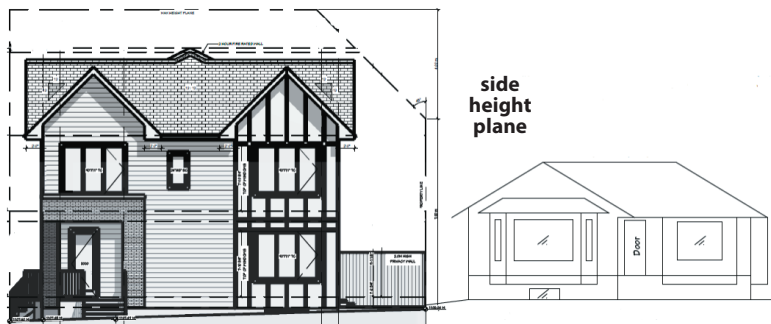
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The R-CG Zone

Altadore & North Glenmore Rezoning for Housing Self-Guided Walking Tour

R-CG Zone Rules

Uses	Single Detached, Semi-detached, Rowhouse, Townhouse, Secondary Suites, Backyard Suites
Density	75 units per hectare
Height	11m from grade Side property line: 7m + 45° plane
Building Depth	65% parcel depth, no maximum on corner lots
Lot Coverage	Single or Semi-detached: 45% Rowhouse or Townhouse: 60%
Front Setback	3m
Side Setback	1.2m or 0.6m on street side
Rear Setback	1.2m or 0.6m for detached garage
Landscaping	1 tree & 3 shrubs / 110 sqm of lot area
Parking	0.5 stalls / dwelling or secondary suite



How many units are allowed?

The density in the R-CG zone is 75 units per hectare. This does not include secondary suites which are considered accessory to the main dwelling unit.

To calculate the maximum allowable units:

$$\text{Density} = \text{Units/hectare}$$

A typical 50' x 120' lot is 0.056 hectares.

$$75 = X \text{ units} / 0.056 \text{ hectares}$$

$$75 \times 0.056 = 4.2$$

= 4 units max
(fractions of units are rounded down)