



Municipal District of
GREENVIEW

Grande Cache

Higher Density Residential (GC-HDR)

Key Changes

Grande Cache Higher Density Residential (GC-HDR) Key Changes

Adapted from Current District: Medium Density Residential (R-3) & Medium/High Density Residential (R-4)

ASPECT	PROPOSED CHANGES	RATIONALE
Grande Cache Higher Density Residential Use List Changes	<p>The majority of uses under Medium Density Residential (R-3) & Medium/High Density Residential (R-4) are retained as potential developments with Dwelling, Apartment, Dwelling, Multi-Unit, and Dwelling, Townhouse being permitted in the new district</p> <p>Permitted Uses made Discretionary:</p> <ul style="list-style-type: none"> • Supportive Living Accommodation <p>Discretionary Uses made Permitted:</p> <ul style="list-style-type: none"> • Dwelling, Apartment • Home Occupation, Minor <p>Discretionary Uses Added:</p> <ul style="list-style-type: none"> • Backyard Beekeeping • Childcare Facility • Suite, Attached <p>Permitted Uses Added:</p> <ul style="list-style-type: none"> • Dwelling, Townhouse • Solar Collector, Minor <p>Uses Removed:</p> <ul style="list-style-type: none"> • Dwelling, Semi-Detached (Duplex) • Home Occupation, Major • Retail, Convenience 	<p>To reduce the number of residential districts in Grande Cache while allowing a mix of Townhouses, Multi-Unit Dwellings, and Apartment Buildings in specified areas.</p>
Parcel Size	<p>Minimum area increased from 760.0 m² (8,180.6 ft²) to 700 m² (7,535.0 ft²)</p>	<p>Smaller parcel size encourages density, better utilization of Hamlet utility investment, does not create non-conformity or require subdivision.</p> <p>Does not impact value potential of investment lands acquired with intention for future development.</p>
Setbacks Principal Building Front Yard	<p>Retained from R-3 and R-4 districts ranging from 3.05 m (10.0 ft) for Townhouses with no front parking to 10.7 m (35.0 ft) for 4+ storey Apartments</p>	<p>To allow for street frontage setbacks, include amenity spaces and to accommodate various building forms encompassed within the district</p>
Floor Area	<p>Reduced from 51.1 m² (550.0 ft²) to 48.3 m² (520.0 ft²) per residential unit for Townhouses and Multi-Unit Dwellings</p> <p>Increased from 37.2 m² (400.0 ft²) to 41.8 m² (450.0 ft²) per residential unit for Apartments</p>	<p>Smaller parcel size to encourage density, informs a reduced floor area to achieve the required site setbacks and amenity spaces, and the goal of improved utilization of Hamlet utility investment.</p>
Building Height	<p>Maximum increased from 10.67 m (35.0 ft) or 4-storeys to 18.0 m (59.06 ft) or 5-storeys</p>	<p>To allow for higher density development where it would fit into the existing neighbourhood context</p>
Additional Regulations	<p>Regulation Changes:</p> <ul style="list-style-type: none"> • Landscaped area reduced from minimum 35% of the site to minimum 25% of the site • Addition of private amenity space of 18.6 m² (200.0 ft²) per residential unit in the form of out door living space, balconies, or landscaped area <p>Regulations Removed:</p> <ul style="list-style-type: none"> • Minimum and Maximum Density of residential units per hectare of land • Community amenity areas such as landscaped courtyards, fitness facilities, or child play areas 	

9.0 Medium Density Residential R-3 District

9.1. Purpose

The purpose of this District is to provide for residential development, predominantly in the form of medium density, ground oriented, multiple dwelling developments, but with the possibility of some apartment density at fairly low densities for apartments.

9.2. Permitted and Discretionary Uses

1.1. Permitted Uses

Duplexes – Side-by-side.
Duplexes – Stacked.
Ground-oriented multiple unit dwellings.
Home offices.
Public parks.
Buildings and uses accessory to permitted uses.

1.2. Discretionary Uses – Development Officer

Apartments.
Group homes.
Home occupations – Minor.
Public utilities (no office or workshop)
Show homes.
Supportive housing.
Buildings and uses accessory to discretionary uses.

1.3. Discretionary Uses – Municipal Planning Commission

Boarding and lodging houses.
Group care facilities.
Home occupations – Major.

9.3. Subdivision Regulations

Minimum site area 760.0 m² (8,180.6 sq. ft.)

9.4. Development Regulations

Maximum site coverage	40%
Maximum density	54.0 dwelling units per hectare (22.0 du/ac.)
Minimum required front yard	At the discretion of the Development Authority, having regard for the amenities of the neighbourhood in which the site is located; but no less than 7.62m (25.0 ft.); or 3.05 m (10.00 ft.) where no front attached garages or parking spaces in the front yard are provided.
Minimum required side yard	2.3 m (7.6 ft.); or As required per Part Three, Sections 31.0 – 33.0 for corner sites.
Minimum required rear yard	At the discretion of the Development Authority, having regard for the amenities of the neighbourhood in which the site is located; but no less

	than 7.62 m (25.0 ft.)
Maximum building height	<p>14.0 m (46.0 ft.) or 4 storeys, whichever is lesser.</p> <p>When the R-3 district is applied to land with the Riverview Area Structure Plan, the height of a building shall be at the discretion of the Development Authority who shall take the following into account in determining height:</p> <ul style="list-style-type: none"> a) Any relevant provisions of the Riverview Area Structure Plan. b) The topography of the parcel upon which the building is or is to be situated as well as the topography of immediately adjacent parcels and the surrounding area shall be considered to ensure that the sight lines and view angles of the subject parcel and adjacent parcel are not unduly obstructed by the height of the building. c) The height of a building shall be in proportion with the principal and accessory buildings on immediately adjacent parcels as well as in keeping with the surrounding area. d) The fire safety provisions of the Alberta Safety Codes Act and regulations thereto, as may be amended from time to time, and the capacity and availability of firefighting equipment and personnel.
Minimum floor area, per dwelling unit	<p>Ground-oriented multiple unit dwellings – 51.1 m² (550.0 sq. ft.)</p> <p>Apartments and Supportive housing – 41.8 m² (450.0 sq. ft.)</p> <p>Other uses – at the discretion of the Development Authority</p>
Minimum landscaping	35% of site area
Amenity Areas	Where more than two (2) dwelling units are to be provided, amenity areas shall be provided in accordance with Part Three, Sections 40.0 – 44.0 for amenity areas.

10.0 Medium/High Density Residential R-4 District

10.1. Purpose

The purpose of this District is to provide for residential development in the form of high density dwelling developments, with the possibility of incorporating some minor, convenience types of retailing to serve the occupants of the development and the immediate neighbourhood.

10.2. Permitted and Discretionary Uses

1.1. Permitted Uses

Apartments.
Home offices.
Public parks.
Supportive housing.
Buildings and uses accessory to permitted uses.

1.2. Discretionary Uses – Development Officer

Ground-oriented multiple unit dwellings.
Group homes.
Home occupations – Minor.
Public utilities (no office/workshop).
Retail stores – Convenience.
Show homes..
Buildings and uses accessory to discretionary uses.

1.3. Discretionary Uses – Municipal Planning Commission

Boarding and lodging houses.
Group care facilities.
Home occupations – Major.

10.3. Subdivision Regulations

Minimum site area 815.0 m² (8,772.6 sq. ft.)

10.4. Development Regulations

Maximum site coverage	40%
Maximum density	125 dwelling units per hectare (50.6 du/ac.), except that where a convenience retail store is developed within an apartment or another residential development, the maximum number of dwelling units on a site shall be reduced by one (1) for each convenience retail store. When the R-4 district is applied to land with the Riverview Area Structure Plan, unit density shall not exceed 60 units/ha (24 du/ac.).
Maximum floor area ratio	1.2

Maximum building height	<p>18.0 m (59.0 ft.) or 5 storeys, whichever is lesser</p> <p>When the R-4 district is applied to land with the Riverview Area Structure Plan, the height of a building shall be at the discretion of the Development Authority who shall take the following into account in determining height:</p> <ul style="list-style-type: none"> a) Any relevant provisions of the Riverview Area Structure Plan. b) The topography of the parcel upon which the building is or is to be situated as well as the topography of immediately adjacent parcels and the surrounding area shall be considered to ensure that the sight lines and view angles of the subject parcel and adjacent parcel are not unduly obstructed by the height of the building. c) The height of a building shall be in proportion with the principal and accessory buildings on immediately adjacent parcels as well as in keeping with the surrounding area. d) The fire safety provisions of the Alberta Safety Codes Act and regulations thereto, as may be amended from time to time, and the capacity and availability of firefighting equipment and personnel.
Minimum required front yard	<p>1 and 2 storey buildings – 7.6 m (24.9 ft.)</p> <p>3 storey buildings – 9.1 m (30.0 ft.)</p> <p>4+ storey buildings – 10.67 m (35.0 ft.)</p>
Minimum required side yard	<p>One-half (½) building height or 4.5 m (14.8 ft.), whichever is greater; or</p> <p>As required per Part Three, Sections 31.0 – 33.0 for corner sites.</p>
Minimum required rear yard	7.62m (25.0 ft.)
Minimum floor area, per dwelling unit	<p>Dwelling unit – 37.2 m² (400.0 sq. ft.)</p> <p>Other uses – at the discretion of the Development Authority</p>
Minimum landscaping	35% of site area
Amenity Areas	Where more than two (2) dwelling units are to be provided, amenity areas shall be provided in accordance with Part Three, Sections 40.0 – 44.0.

Notwithstanding the above, the minimum required yard may be reduced at the sole discretion of the Development Authority, who shall have regard for the amenities of the neighbourhood in which the site is located, the type and scale of the development proposed, the dimensions of the site, and the District and/or type of development on adjacent sites.

CURRENT

9.13 Grande Cache Higher Density Residential (GC-HDR) District

1) Purpose

The purpose of this district is to provide for higher density residential development ranging from multi-units/townhouses to apartments along with other associated and compatible uses and developments in the Hamlet of Grande Cache.

2) Uses

The following table identifies the permitted and discretionary uses on Grande Cache Higher Density Residential (GC-HDR) District parcels.

Table 9-25: GC-HDR Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Use	Backyard Beekeeping
Apartment Building	Boarding and Lodging
Dwelling, Multi-Unit	Childcare Facility
Dwelling, Townhouse	Group Care Facility
Home Occupation, Minor	Group Home
Public Park	Show Home
Solar Collector, Minor	Supportive Living Accommodation
	Suite, Attached

3) Regulations

No building or structure shall be constructed, located, or altered, and no subdivision approved which contravenes the regulations set out in the following table.

Table 9-26: GC-HDR District Regulations

MATTER TO BE REGULATED	REGULATION
Maximum Parcel Coverage (All Buildings)	40%
Minimum Parcel Size	
Residential Uses	700 m ² (7,535.0 ft ²)
All Other Uses	At the discretion of the Development Authority
Minimum Setback of Principal Building from Front Parcel Line	
Dwelling, Multi-Unit Dwelling, Townhouse	<ul style="list-style-type: none"> 7.62 m (25.0 ft); or, 3.05 m (10.0 ft) if front yard contains no parking or front attached garages
Apartment, 1-2 Storey	7.62 m (25.0 ft)
Apartment, 3-Storey	9.1 m (30 ft)

Apartment, 4+ Storey	10.7 m (35.0 ft)
All Other Uses	At the discretion of the Development Authority
Minimum Setback of Principal Building from Side Parcel Line	
Dwelling, Multi-Unit Dwelling, Townhouse	2.3 m (7.5 ft), or as required per Section 6.14 of this Bylaw for corner sites, whichever is greater.
Apartment	One-half ($\frac{1}{2}$) of building height or 4.6 m (15.0 ft), or as required per Section 6.14 of this Bylaw for corner sites, whichever is greater.
All Other Uses	At the discretion of the Development Authority
Minimum Setback Of Principal Building from Rear Parcel Line	
All Uses	At the discretion of the Development Authority, having regard for the amenities of the neighbourhood in which the parcel is located but no less than 7.62 m (25.0 ft).
Minimum Setback of Accessory Building/ Structure	
Side Parcel Line Rear Parcel Line	1.2 m (4.0 ft)
Maximum Building and Structure Height	
Dwelling, Multi-Unit Dwelling, Townhouse Apartment	18.0 m (59.06 ft) or 5-storey, whichever is less
Accessory Building/Structure	5.0 m (16.4 ft)
Minimum Floor Area Per Dwelling	
Dwelling, Multi-Unit Dwelling, Townhouse	48.3 m ² (520.0 ft ²)
Apartment	41.8 m ² (450.0 ft ²)
All Other Uses	At the discretion of the Development Authority
Minimum Landscaping	At the discretion of the Development Authority, having regard for amenities of the neighbourhood in which the parcel is located but no less than 25% of parcel area.

4) Additional Regulations

In addition to the regulations in this District, all uses in this District shall comply with the following:

- a) General Development Regulations of Section 6.
- b) All matters to be regulated outlined in the following table, unless otherwise prescribed in this Bylaw, shall be in the opinion, at the discretion and satisfaction of the Development Authority.
- c) For all residential uses in this district, 18.6 m² (200.0 ft²) of amenity space shall be provided for each dwelling in the form of an outdoor living area, balcony or landscaped space, or a combination of these, for enjoyment and recreation of residents of the dwellings and the development. Details of this are to be included in the development permit application.
- d) For a semi-detached dwelling as allowed as outlined in the table above, where one dwelling is beside the other, an attached suite may be approved. In determining approval of such an attached suite existence of any approved minor home occupation or other use in the principal dwelling shall be considered, in addition to provisions of Section 6.31.
- e) No accessory structures may be located in the front yard of any Higher Density Residential development.