

BYLAW NUMBER 45P2015

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007**

WHEREAS it is desirable to amend the Land Use Bylaw 1P2007, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended as follows:

(a) Delete section 361 in its entirety and replace with:

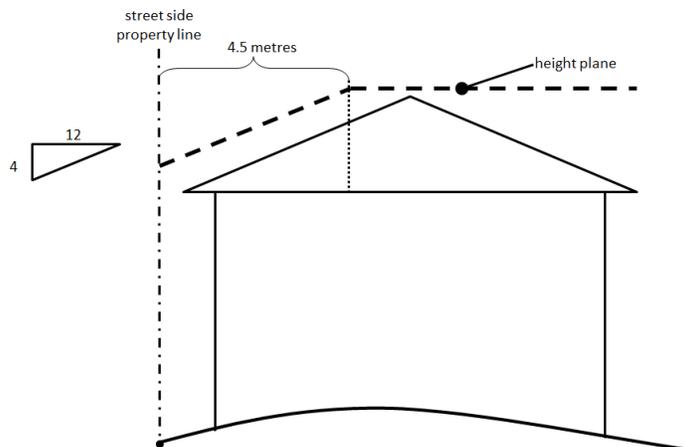
“361 (1) In addition to the rules of sections 360 (2) and (3), for a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling** and **Single Detached Dwelling** located on a *corner parcel*, the **building height** must not be greater than a height plane that intersects the horizontal portion of the height plane described in section 360 at a point that is 4.5 metres from the **street side property line**, and extends downward toward the **street side property line** at a 4:12 slope.”

(b) Insert a new subsection 361(2) and diagram as follows:

“361 (2) The following diagram illustrates the rules of subsection 361(1)

Illustration 1:

Building Height on a Corner Parcel
Section 361(1)



- (c) Delete the number “50” in subsection 347.2(5) and replace with “60”
- (d) Delete subsection 347(1)(a)(i) in its entirety and replace with:
 - “(i) a portion of the front façade, with an area less than or equal to 50% of the area of all front façades, recessed or projecting forward from the remaining façade that has a minimum dimension of:
 - (A) 2.0 metres in width
 - (B) 0.6 metres in depth; and;
 - (C) 2.4 metres in height; or”
- (e) Delete subsection 347.1(1)(b)(i) in its entirety and replace with:
 - “(i) a portion of the front façade, with an area less than or equal to 50% of the area of all front façades of each **unit**, recessed or projecting forward from the remainder of the front façade of that **unit**, with the projecting or recessed portion having a minimum dimension of:
 - (D) 2.0 metres in width
 - (E) 0.6 metres in depth; and;
 - (F) 2.4 metres in height; or”
- (f) Insert the word “and” at the end of subsection 347(1)(d)
- (g) Delete the word “and” the end of subsection 347(1)(e)
- (h) Delete subsection 347(1)(f) in its entirety
- (i) Insert the word “and” at the end of subsection 347.1(1)(g)
- (j) Delete subsection 347.1(1)(h) in its entirety and replace with:
 - “(h) must not have an exterior entrance from **grade** located on a side façade, except on the **street** side of a **corner parcel**.”
- (k) Delete subsection 347.1(1)(i) in its entirety

(l) Delete subsection 346(4) in its entirety and replace with the following:

“(4) The area of a *parcel* covered by all **Accessory Residential Buildings** located on a *parcel*;

(a) for a *parcel* containing a **Contextual Semi-detached Dwelling, Duplex Dwelling, or a Semi-detached Dwelling** that has yet to be subdivided, must not exceed the lesser of:

- (i) the **building coverage** of the ~~main residential building~~ **building**; or
- (ii) 150.0 square metres; and

(b) in all other cases, must not exceed the lesser of:

- (i) the **building coverage** of the ~~main residential building~~ **building**; or
- (ii) 75.0 square metres; and

(c) the calculation to determine the area of a *parcel* covered by **Accessory Residential Buildings** must not include any **Accessory Residential Buildings** with a cumulative **gross floor area** of 10.0 square metres or less.”

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ___ DAY OF _____, 2015.

READ A SECOND TIME THIS ___ DAY OF _____, 2015.

READ A THIRD TIME THIS ___ DAY OF _____, 2015.

MAYOR
SIGNED THIS ___ DAY OF _____, 2015.

CITY CLERK
SIGNED THIS ___ DAY OF _____, 2015.