## BYLAW NUMBER 14P2015

## 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:

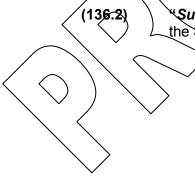
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

- 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 subsection 3 (f) and (g)/and replace with the following:
    - "(f) Parking Areas Map deposited with the City Clerk;
    - (g) Bonus Area Boundaries Map deposited with the City Clerk; and
    - (h) Suites Area Map deposited with the City Clerk."
  - (b) Delete subsections 13 (136.1), (136.2), (136.3) and replace with the following:

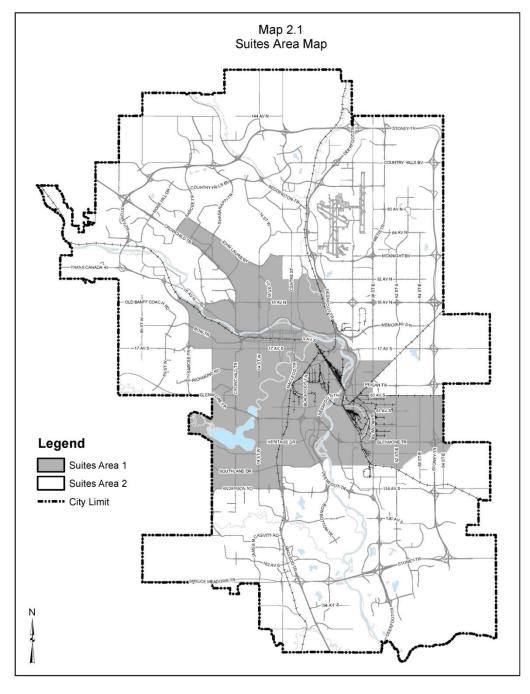
"(136.1) "Suites Area 1" means the area identified as Suites Area 1 on

the Suites Area Map and illustrated on Map 2.1.

"Suites Area 2" means the area identified as Suites Area 2 on the Suites Area Map and illustrated on Map 2.1."; and



Map 2.1: Suites Area Map



- (136.3) "top of bank" means the natural transition line or upper natural topographical break at the top of a valley, or at the top of a channel that contains a watercourse, between a slope where the **grade** exceeds 15.0 per cent and the adjacent upper level area where the **grade** is less than 15.0 per cent, and where area that is less than 15.0 per cent in slope is at least 15.0 metres wide.
- (136.4) "total Wind Energy Conversion System height" means:
  - the height measured from the highest vertical extension of a Wind Energy Conversion System Type 1 to its base at *grade* or to the height equivalent to its mount on a *building*; and
  - the height measured from the highest vertical extension of a Wind Energy Conversion System Type 2 to its base at grade.
- (136.5) "transferring parcel" means a parcel, comprising the area of the Municipal Historic Resource, that will transfer unused motor vehicle parking stalls to a receiving parcel."
- (c) Delete subsections 351 (2), (3) and (4) and replace with the following:
  - "(2) Unless otherwise specified in subsection (3) the maximum floor area of a **Secondary Suite**, excluding any area covered by stairways and **landings**, is 70.0 square metres:
    - (a) in the R-C1Ls, R-C1s, R-C1N, R-1s and R-1N Districts; or
    - (b) where located on a *parcel* with a *parcel width* less than 13.0 metres.
  - (3) There is no maximum floor area of a Secondary Suite where the development is located in Suites Area 1.
    - The maximum floor area of a **Secondary Suite** may be relaxed by the **Development Authority** to a maximum of 10.0 per cent.
  - (5) A Secondary Suite must have a private amenity space that:
    - (a) is located outdoors;
    - (b) has a minimum area of 7.5 square metres with no dimension less than 1.5 metres; and
    - (c) is shown on a plan approved by the **Development Authority**."
- (d) Delete subsection 352 (5) and replace with the following:
  - "(5) The maximum floor area of a **Backyard Suite**, excluding any area covered by stairways and *landings*, is 75.0 square metres except where located in *Suites Area 1* there is no maximum floor area of a **Backyard Suite**."

- (e) Delete subsection 366 (2) and replace with the following:
  - "(2) Parcels designated R-C1Ls, or parcels designated R-C1L located in Suites Area 1, are intended to accommodate a Secondary Suite or Backyard Suite on the same parcel as a Single Detached Dwelling."
- (f) Renumber section 367 to 367 (1) and insert new subsection (2) as follows:
  - "(2) The following **uses** are additional **permitted uses** in the Residential –
    Contextual Large Parcel One Dwelling District where the **development** is located in **Suites Area 1**:
    - (a) Secondary Suite."
- (g) Renumber section 368 to 368 (1) and insert new subsection (2) as follows:
  - "(2) The following **uses** are additional **discretionary uses** in the Residential Contextual Large Parcel One Dwelling District where the **development** is located in **Suites Area 1**:
    - (a) Backyard Suite."
- (h) Delete subsection 384 (2) and replace with the following:
  - "(2) Parcels designated R-C1s, or parcels designated R-C1 located in Suites

    Area 1, are intended to accommodate a Secondary Suite or Backyard

    Suite on the same parcel as a Single Detached Dwelling."
- (i) Insert new subsection 385 (3) as follows:
  - "(3) The following **uses** are additional **permitted uses** in the Residential Contextual One Dwelling District where the **development** is located in **Suites Area 1**:
    - (a) Secondary Suite."
- (i) Insert new subsection 386 (4) as follows:
  - The following **uses** are additional **discretionary uses** in the Residential Contextual One Dwelling District where the **development** is located in **Suites Area 1**:
    - (a) **Backyard Suite**."
- (k) Delete subsection 409 (1) and replace with the following:
  - "(1) The minimum *parcel width* is:
    - 7.5 metres for a *parcel* containing a Contextual Single Detached Dwelling or Single Detached Dwelling;

- (b) 9.0 metres for a *parcel* containing a **Secondary Suite** where located in *Suites Area 2*; and
- (c) 13.0 metres for a *parcel* containing a **Backyard Suite** where located in *Suites Area 2*."
- (I) Delete subsection 410 (2) and replace with the following:
  - "(2) The minimum *parcel depth* for a *parcel* containing a **Backyard Suite** is 30.0 metres where located in *Suites Area 2*."
- (m) Delete subsection 411 (2) and replace with the following:
  - "(2) The minimum area of a *parcel* containing a **Backyard Suite** is 400.0 square metres where located in *Suites Area* 2."
- (n) Delete subsection 429 (a.1) and replace with the following
  - "(a.1) 9.0 metres for a *parcel* containing a **Secondary Suite** where located in **Suites Area 2**;"
- (o) Delete subsection 429 (c) and replace with the following:
  - "(c) 13.0 metres for a *parcel* containing a **Backyard Suite** where located in **Suites Area 2**; and"
- (p) Delete subsection 430 (2) and replace with the following:
  - "(2) The minimum parcel depth for a parcel containing a Backyard Suite is 30.0 metres where located in Suites Area 2."
- (q) Delete subsection 431 (c) and replace with the following:
  - (c) 400.0 square metres for a *parcel* containing a **Backyard Suite** where located in **Suites Area 2**; and"

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

READ A FIRST TIME THIS 12<sup>TH</sup> DAY OF MAY, 2015. READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_\_, 2015. READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_\_, 2015. MAYOR **DAYOF** SIGNED THIS 2015. CITY CLERK SIGNED THIS , 2015.