

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.
 - (136.2) “**Suites Area 2**” means the area identified as **Suites Area 2** on the Suites Area Map and illustrated on Map 2.1.”; and

(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:

- (a) 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
- (b) 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**.

(4) 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.”**

- (j) Insert new subsection 386 (4) as follows:

“(4) 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:

(a) 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**.”
- (l) 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 12TH DAY OF MAY, 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.

PROPOSED