

Proposed Amendments to the Land Use Bylaw 1P2007

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) Add a new subsection 13(19.2) as follows:

“13(19.2) *BRT station*” means a station used for embarking and disembarking bus rapid transit passengers.”
 - (b) Delete subsection 13(24) and replace with:

“13(24) *building height*” means the height of a *building*, excluding *ancillary structures*, determined by measuring from *grade*, except where otherwise referenced in a land use district or general rules applicable to a land use district.”
 - (c) Add a new subsection 13(90.3) as follows:

“13(90.3) *mobility storage locker*” means a secure *building*, or portion of a *building*, that:
 - (a) has a door with a minimum width of 0.9 metres that has direct access to *grade*;
 - (b) has a minimum length of 2.8 metres;
 - (c) has a minimum width of 1.2 metres; and
 - (d) has a minimum height of 1.8 metres.
 - (d) Add a new subsection 13(108.2) as follows:

“13(108.2) *primary transit service*” means bus service provided on the primary transit network identified in the Calgary Transportation Plan.”
 - (e) Add a new subsection 13(135.2) as follows:

“13(135.2) *suite*” means a **Backyard Suite** or **Secondary Suite**.”
 - (f) Add a new subsection 14(3) as follows:

“14(3) For the purpose of measuring the following:
 - (a) the distance to a *BRT station* from a *development* is measured in a straight line from the closest edge of the station to the closest point of the *parcel*, or all the *parcels*, containing the subject *development*;
 - (b) the distance to a *LRT platform* from a *development* is measured in a straight line from the closest edge of the platform to the closest point of the *parcel*, or all the *parcels*, containing the subject *development*; and
 - (c) the distance to *primary transit service* from a *development* is measured in a straight line from the closest edge of public right-of-way containing the *primary transit service* to the closest point of the *parcel*, or all the *parcels*, containing the subject *development*.”
 - (g) Amend subsection 270.1(a) by adding “*BRT stations*,” after “shelters,”.
 - (h) Delete section 295 and replace with:

295 “Secondary Suite”
 - (a) means a *use* that:
 - (i) contains two or more rooms used or designed to be used as a residence by one or more persons;

- (ii) contains a **kitchen**, living, sleeping and sanitary facilities;
- (iii) is self-contained and located within a **Dwelling Unit**;
- (iv) must not be located in a **Dwelling Unit** where another **Dwelling Unit** is located wholly or partially above or below the **Dwelling Unit** containing the **Secondary Suite**; and
- (v) is considered part of and secondary to a **Dwelling Unit**;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) has a maximum floor area of 100.0 square metres, excluding any area covered by stairways and **landings**;
- (d) requires a minimum of 1.0 *motor vehicle parking stalls*; and
- (e) does not require **bicycle parking stalls – class 1** or **class 2**.
- (i) Amend subsection 347.3(3) by deleting “Unless otherwise referenced in subsection (4)” and replacing it with “Where not located on a **corner parcel**,”.
- (j) Delete subsection 347.3(4).

2. 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 13(120) and replace with:
“**13 (120) “residential district”** means any of the land use districts in the **low density residential districts** and the **multi-residential districts** and the H-GO District.”
- (b) Amend subsection 65(1)(a) by deleting “**low density residential districts, multi-residential districts**” and replacing with “**residential districts**”.
- (c) Amend subsection 97(5) by adding “, the H-GO District” after “**low density residential districts**”.
- (d) Amend subsection 104(2) by deleting “**low density residential districts, multi-residential districts**” and replacing with “**residential districts**”.
- (e) Amend subsection 226(a)(iii) by adding “, the H-GO District,” after “**multi-residential districts**”.
- (f) Amend subsection 541(2) by deleting “or the M-CG District” and replacing with “, the M-CG or H-GO District”.
- (g) Amend subsection 585(2) by deleting “or M-CG District” and replacing with “, M-CG or H-GO District”.
- (h) Amend subsection 585(3) by deleting “or M-CG District” and replacing with “, M-CG or H-GO District”.
- (i) Amend subsection 594(2) by deleting “or M-CG District” and replacing with “, M-CG or H-GO District”.
- (j) Amend subsection 604(2) by deleting “or M-CG District” and replacing with “, M-CG or H-GO District”.
- (k) Amend subsection 644(4) by adding “H-GO,” after “**low density residential district**,”.
- (l) Amend subsection 653(4)(b) by adding “H-GO,” before “M-CG”.
- (m) Amend subsections 1057(1) and (2) by adding “H-GO,” after “**low density residential district**,”.

- (n) Amend subsections 1371(2), (3), (4), and (4)(a) by adding “H-GO,” after “**low density residential district**,”.
- (o) Amend subsection 1374(1) by adding “H-GO,” after “**low density residential district**,”.
- (p) Amend subsections 1381(2), (3), (4) and (4)(a) by adding “H-GO,” after “**low density residential district**,”.
- (q) Amend subsection 1385(1) by adding “H-GO,” after “**low density residential district**,”.
- (r) Add a new Part 15 as follows:

“PART 15

Division 1: Housing – Grade Oriented (H-GO) District

Purpose

1386 The Housing – Grade Oriented (H-GO) District:

- (a) accommodates grade-oriented development in a range of housing forms where the **Dwelling Units** may be attached or stacked within a shared **building** or cluster of **buildings** in a form and at a scale that is consistent with **low density residential districts**;
- (b) provides flexible **parcel** dimensions and **building setbacks** that allow a diversity of grade-oriented housing;
- (c) accommodates site and **building** design that is adaptable to evolving housing needs;
- (d) should only be designated on **parcels** located within:
 - (i) an area that supports the development form in an approved Local Area Plan as part of the Neighbourhood Connector or Neighbourhood Flex Urban Form Categories; or
 - (ii) the Centre City or Inner City areas identified on the Urban Structure Map of the Calgary Municipal Development Plan and also within one or more of the following:
 - (A) 200 metres of a Main Street or Activity Centre identified on the Urban Structure Map of the Calgary Municipal Development Plan;
 - (B) 600 metres of an existing or capital-funded **LRT platform**;
 - (C) 400 metres of an existing or capital-funded **BRT station**; or
 - (D) 200 metres of **primary transit service**.

Permitted Uses

1387 The following **uses** are **permitted uses** in the Housing – Grade Oriented District:

- (a) **Accessory Residential Building**;
- (b) **Dwelling Unit**;
- (c) **Home Based Child Care – Class 1**;
- (d) **Home Occupation – Class 1**;

- (e) **Park;**
- (f) **Protective and Emergency Service;**
- (g) **Secondary Suite;**
- (h) **Sign – Class A;** and
- (i) **Utilities.**

Discretionary Uses

1388 The following *uses* are *discretionary uses* in the Residential – Grade-Oriented Infill District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Bed and Breakfast;**
- (d) **Community Entrance Feature;**
- (e) **Custodial Care;**
- (f) **Home Occupation – Class 2;**
- (g) **Live Work Unit;**
- (h) **Place of Worship – Small;**
- (i) **Power Generation Facility – Small;**
- (j) **Residential Care;**
- (k) **Sign – Class B;**
- (l) **Sign – Class C;**
- (m) **Sign – Class E;**
- (n) **Temporary Residential Sales Centre;** and
- (o) **Utility Building.**

Rules

1389 In addition to the rules in this District, all *uses* in this District must comply with:

- (a) the Rules Governing All Districts referenced in Part 3; and
- (b) the applicable Uses and Use Rules referenced in Part 4.

Floor Area Ratio

1390 The maximum *floor area ratio* is 1.5.

At Grade Orientation of Units

1391 (1) All *units* must provide individual, separate, direct access to *grade*.

(2) *Units* with an exterior wall facing a *street* must provide:

- (a) an entrance that is visible from the *street*; and
- (b) sidewalks that provide direct exterior access to the *unit*.

Parcel Coverage

1392 (1) Unless otherwise referenced in subsection (2), the maximum cumulative *building coverage* over all the *parcels* subject to a single *development permit* containing one or more *Dwelling Units* is:

- (a) 45.0 per cent of the area of the **parcels** subject to a single **development permit** for a **development** with a **density** of less than 40 **units** per hectare;
 - (b) 50.0 per cent of the area of the **parcels** subject to a single **development permit** for a **development** with a **density** 40 **units** per hectare or greater and less than 50 **units** per hectare;
 - (c) 55.0 per cent of the area of the **parcels** subject to a single **development permit** for a **development** with a **density** of 50 **units** per hectare or greater and less than 60 **units** per hectare; or
 - (d) 60.0 per cent of the area of the **parcels** subject to a single **development permit** for a **development** with a **density** of 60 **units** per hectare or greater.
- (2) The maximum **parcel coverage** referenced in subsection (1), must be reduced by 21.0 square metres for each **motor vehicle parking stall** provided on a **parcel** that is not located in a **private garage**.
- (3) In all other cases, the maximum **parcel coverage** is 45.0 per cent.

Building Depth and Separation

- 1393 (1) Unless otherwise referenced in subsections (2) and (3) the maximum **building depth** is 65.0 per cent of the **parcel depth** for a **building** containing a **unit**.
- (2) On a **laned parcel**, there is no maximum **building depth** for a **main residential building** wholly contained to the rear of 40.0 per cent **parcel depth** where:
- (a) there is more than one **main residential building** on the parcel;
 - (b) 50.0 per cent or more of the **units** on the **parcel** are contained in **main residential buildings** located within the first 60.0 per cent of the **parcel depth**; and
 - (c) where the minimum separation distance of the **main residential buildings** on the front portion of the **parcel** and the **main residential buildings** contained on the rear portion of the parcel is 6.5 metres.
- (3) For a **main residential building** that is located on a **corner parcel** there is no maximum **building depth** where the minimum **building setback** from the **side property line** shared with another **parcel** is 3.0 metres for any portion of the **building** located between the **rear property line** and:
- (a) 50.0 per cent **parcel depth**; or
 - (b) the **building depth** of the **main residential building** on the adjoining **parcel**;
- whichever is closer to the **rear property line**.

Building Setback Areas

- 1394 The minimum depth of all **setback areas** must be equal to the minimum **building setback** required in sections 1393, 1395, 1396 and 1397.

Building Setback from Front Property Line

1395 The minimum **building setback** from a **front property line** is 3.0 metres.

Building Setback from Side Property Line

- 1396 (1) Subject to subsections (2) through (8), the minimum **building setback** from any **side property line** is 1.2 metres.
- (2) There is no requirement for a **building setback** from a **property line** upon which a party wall is located.
- (3) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 0.6 metres.
- (4) Unless otherwise referenced in subsection (5), on a **laned parcel** the minimum **building setback** from a **side property line** for a **private garage** attached to a **main residential building** is 0.6 metres.
- (5) On a **laned parcel**, the minimum **building setback** for a **private garage** attached to a **main residential building** that does not share a **side** or **rear property line** with a **street** may be reduced to zero metres where the wall of the portion of the **building** that contains the **private garage** is constructed of maintenance-free materials and there is no overhang of eaves onto an **adjacent parcel**.

Building Setback from Rear Property Line

- 1397 (1) Unless otherwise referenced in subsection (2) the minimum **building setback** from a **rear property line** is 5.0 metres.
- (2) On a **corner parcel** or a **laned parcel**, the minimum **building setback** from a **rear property line** is 1.2 metres.

Projections Into Setback Areas

- 1398 (1) Unless otherwise referenced in subsections (2) through (9), a **building** or air conditioning units must not be located in any **setback area**.
- (2) Portions of a **building** located above the surface of the ground may project into a **setback area** only in accordance with the rules contained in this section.
- (3) Portions of a **building** below the surface of the ground may extend without any limits into a **setback area**.
- (4) **Patios** may project without any limits into a **setback area**.
- (5) Wheelchair ramps may project without any limits into a **setback area**.
- (6) Eaves may project a maximum of 0.6 metres, and window wells may project a maximum of 0.8 metres, into any **setback area**.
- (7) **Landings** not exceeding 2.5 square metres, ramps other than wheelchair ramps and unenclosed stairs may project into any **setback area**.
- (8) **Signs** may be located in any **setback area**, and where so located, must be in accordance with Part 3, Division 5.
- (9) Air conditioning equipment may project a maximum of 1.0 metre into any **setback area** that does not share a **property line** with a **street**.

Building Height

- 1399 (1) Unless otherwise referenced in subsections (2), the maximum **building height** is 12.0 metres measured from **grade**.

- (2) Where a **building setback** is required from a **property line** shared with another **parcel** designated with a **low density residential district**, H-GO or the M-CG District, the maximum **building height**:
- (a) is the greater of:
- (i) the highest geodetic elevation of a **main residential building** on the adjoining **parcel**; or
- (ii) 8.0 metres from **grade**;
measured at the shared **property line**; and
- (b) increases at a 45 degree angle to a maximum of 12.0 metres measured from **grade**.

Solar Collectors

- 1400 (1) A **solar collector** may only be located on the wall or roof of a **building**.
- (2) A **solar collector** mounted on a roof with a pitch of less than 4:12:
- (a) may project a maximum of 2.0 metres from the surface of the roof; and
- (b) must be located at least 1.0 metres from the edge of the roof.
- (3) A **solar collector** mounted on a roof with a pitch of 4:12 or greater:
- (a) may project a maximum of 1.3 metres from the surface of the roof; and
- (b) must not extend beyond the outermost edge of the roof.
- (4) A **solar collector** that is mounted on a wall:
- (a) must be located a minimum of 2.4 metres above **grade**; and
- (b) may project a maximum of 0.6 metres from the surface of that wall.

Accessory Residential Buildings

- 1401 (1) An **Accessory Residential Building**:
- (a) may have an **amenity space** in the form of a **deck** or a **patio**;
- (b) Unless specified in subsection (4) must not be located in a required **setback area**; and
- (c) must not be located between any **building** and a public **street**.
- (2) Notwithstanding section 1399, the maximum height for an **Accessory Residential Building** is:
- (a) 4.6 metres, when measured from **grade** at any point **adjacent** to the **building**; and
- (b) 3.0 metres to any **eaveline**, when measured from the finished floor of the **building**.
- (3) Notwithstanding section 1396, for an **Accessory Residential Building**, unless otherwise referenced in subsection (4), the minimum **building setback** from a **side property line** that is not shared with a **street** is 0.6 metres.
- (4) Notwithstanding section 1398, an **Accessory Residential Building** may be located in a **setback area** from another **parcel** where:

- (a) the **Accessory Residential Building** is less than 10.0 square metres **gross floor area**; or
- (b) the wall of the **Accessory Residential Building** is constructed of maintenance-free materials and there is no overhang of eaves onto an **adjacent parcel**.

Landscaping Requirements

- 1402 (1) **Landscaped areas** must be provided in accordance with a landscape plan approved by the **Development Authority**.
- (2) All areas of a **parcel**, except for those portions specifically required for motor vehicle access, **motor vehicle parking stalls, loading stalls, garbage facilities**, or any purpose allowed by the **Development Authority**, must be a **landscaped area**.
- (3) All **setback areas adjacent** to a **street**, except for those portions specifically required for motor vehicle access, must be a **landscaped area**.
- (4) **Amenity space** provided outdoors at **grade** must be included in the calculation of a **landscaped area**.
- (5) Any part of the **parcel** used for motor vehicle access, **motor vehicle parking stalls, loading stalls** and garbage or recycling facilities must not be included in the calculation of a **landscaped area**.
- (6) A minimum of 30.0 per cent of the **landscaped area** must be covered with **soft surfaced landscaping**.
- (7) All **soft surfaced landscaped area** must be irrigated by an underground irrigation system, unless otherwise provided by a **low water irrigation system**.
- (8) Mechanical systems or equipment that are located outside of a **building** must be **screened**.
- (9) The **landscaped areas** shown on the landscape plan approved by the **Development Authority** must be maintained on the **parcel** for so long as the **development** exists.

Landscape Plan Requirements

- 1403 A landscape plan for the entire **development** must be submitted as part of each **development permit** application where changes are proposed to **buildings** or the site plan, and must show at least the following:
- (a) the existing and proposed site grading;
 - (b) the existing vegetation and indicate whether it is to be retained or removed;
 - (c) the layout of berms, open space systems, pedestrian circulation, **retaining walls, screening, soft surfaced landscaped area** and **hard surfaced landscaped areas**;
 - (d) **private amenity space** or **common amenity space**;
 - (e) the types, species, sizes and numbers of plant material and the types of **hard surfaced landscaped areas**;
 - (f) details of the irrigation system; and
 - (g) for **landscaped areas** with a **building** or other structure below, the following additional information must be provided:

- (i) the location of underlying slabs and abutting walls;
- (ii) cross-sections detailing the waterproofing membranes, protection board, insulation and drainage layer;
- (iii) depths of the growing medium for each planting area;
- (iv) the mature height and spread of all trees and shrubs; and
- (v) the means of irrigating the planting areas.

Planting Requirements

- 1404 (1)** Trees required by this section:
- (a) may be provided through the planting of new trees or the preservation of existing trees; and
 - (d) where approved by the **Development Authority**, may be provided on a boulevard **adjacent** to the **parcel**.
- (2)** A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0 square meters of **parcel area**.
- (3)** Shrubs must be a minimum height or spread of 0.6 metres at the time of planting.
- (4)** The requirement for the provision of 1.0 tree is met where:
- (a) a deciduous tree has a minimum **calliper** of 60 millimetres; or
 - (b) a coniferous tree has a minimum height of 2.0 metres.
- (5)** The requirement for the provision of 2.0 trees is met where:
- (a) a deciduous tree has a minimum **calliper** of 85 millimetres; or
 - (b) a coniferous tree has a minimum height of 4.0 metres.
- (6)** The requirement for the provision of 3.0 trees is met where an existing deciduous tree with a **calliper** greater than 100 millimeters is preserved.
- (7)** For **landscaped areas** with a **building** below, planting areas must have the following minimum soil depths:
- (a) 1.2 metres for trees;
 - (b) 0.6 metres for shrubs; and
 - (c) 0.3 metres for all other planting areas.
- (8)** The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.
- (9)** All plant materials must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.

Amenity Space

- 1405 (1)** Each **unit** and **suite** must have **amenity space** that is located outdoors and is labelled on the required landscape plan.
- (2)** **Amenity space** may be provided as **common amenity space**, **private amenity space** or a combination of both.

Retaining Walls

- 1406 (1) A **retaining wall** must be less than 1.2 metres in height when measured from the lowest **grade** at any point **adjacent** to the **retaining wall** to the highest **grade** retained by the **retaining wall**.
- (2) A minimum horizontal separation of 1.0 metre must be maintained between **retaining walls**.

Fences

- 1407 The height of a **fence** above **grade**, at any point along a **fence** line, must not exceed:
- (a) 1.2 metres for that portion of the **fence** extending beyond the foremost portion of all **buildings** on the **parcel**;
 - (b) 2.0 metres for that portion of the **fence** that does not extend beyond the foremost portion of all **buildings** on the **parcel**; and
 - (c) 2.5 metres to the highest point of a gateway, provided that the gateway does not exceed 2.5 metres in length.

Visibility Setback

- 1408 Within a **corner visibility triangle, buildings, fences**, finished **grade** of a **parcel** and vegetation must not be located between 0.75 metres and 4.60 metres above the lowest elevation of the **street**.

Decks and Patios

- 1409 (1) The height of a **deck** must not exceed 1.5 metres above **grade** at any point.
- (2) A **privacy wall** located on a **deck** or **patio**:
- (a) must not exceed 2.0 metres in height when measured from the surface of the **deck** or **patio**; and
 - (b) must not be located between the foremost front façade of the **main residential building** and the **front property line**.

Balconies

- 1410 (1) Unless otherwise referenced in subsection (2), an **open balcony** must not project more than 1.85 metres from the **building** façade to which it is attached.
- (2) Where a **balcony** is located on the roof of the first or second **storey** and does not overhang any façade of the **storey** below the maximum area is equal to 50.0 per cent of the horizontal cross section of the **storey** below.

Motor Vehicle Parking Stalls

- 1411 The minimum number of **motor vehicle parking stalls** is calculated based on the sum of all **units** and **suites** at a rate of 0.375 stalls per **unit** or **suite**.

Mobility Storage

- 1412 The minimum number of **mobility storage lockers** is calculated based on the sum of all **units** and **suites** at a rate of 0.5 lockers per **unit** or **suite** where a **unit** or **suite** is not provided a **motor vehicle parking stall** located in a **private garage**.

Bicycle Parking Stalls

- 1413 The minimum number of **bicycle parking stalls – class 1** is calculated based on the sum of all **units** and **suites** at a rate of 1.0 stall per **unit** or **suite** where a **unit** or **suite** is not provided a **motor vehicle parking stall** located in a **private garage** or **mobility storage locker**.

Driveway Length and Parking Areas

- 1414 (1) A driveway must not have direct access to a **major street** unless:
- (a) there is no practical alternative method of vehicular access to the **parcel**; and
 - (b) a turning space is provided on the **parcel** to allow all vehicles exiting to face the **major street**.
- (2) A driveway connecting to a **street** must:
- (a) be a minimum of 6.0 metres in length, when measured along the intended direction of travel for vehicles from the back of the public sidewalk or curb; and
 - (b) be a minimum of 3.0 metres in width.
- (3) A driveway connecting to a **lane** must:
- (a) be a minimum of 0.60 metres in length, when measured along the intended direction of travel for vehicles; and
 - (b) be located between the **property line** shared with a **lane** and the vehicular entrance of the **private garage**.
- (4) In the **Developed Area** a driveway accessing a **street** must not be constructed, altered or replaced except where:
- (a) it is located on a **laneless parcel**;
 - (b) it is located on a **laned parcel** and 50.0 per cent or more **parcels** on the same block face have an existing driveway accessing a **street**; or
 - (c) there is a legally existing driveway that it is not being relocated or widened.

Waste, Recycling and Organics

- 1415 Garbage, recycling, and organics containers must be stored in a **screened** location shown on a site plan approved by the **Development Authority**.

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

- (a) Add a new subsection 13(143) as follows:

“13(143) **zero setback**” means a **building setback** where:

- (a) the **building setback** is not greater than 0.1 metres from the **side property line** for any portion of a **building** that is recessed 0.6 metres or greater from the front façade or the rear façade of the **building** and is setback less than 1.2 metres from the **side property line**;
- (b) the wall at the shared **side property line** is constructed of maintenance-free materials and there is no overhang of eaves onto an **adjacent parcel**; and

- (c) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.”
- (b) Amend subsection 27(5)(d.1) by deleting “and” after “;”.
- (c) Add a new subsection 27(5)(d.2) as follows:
“**27(5)(d.2) Townhouse** when listed as a **discretionary use** in a **residential district** in the **Developed Area**; and”
- (d) Delete subsection 153.1(vii) and replace with:
“**153.1(vii)** in the **R-CG District** or a **multi-residential district** must be located on the same **parcel** or **bare land unit** with a single **Dwelling Unit**; and”
- (e) Amend subsection 351(4) by deleting “A” and replacing with “Except in the R-CG District, a”.
- (f) Amend subsection 352(7) by deleting “A” and replacing with “Except in the R-CG District, a”.
- (g) Amend subsection 525(1)(b) by adding “**Townhouses**,” before “**Rowhouse Buildings**”.
- (h) Amend subsection 527(2)(s) to delete “and”.
- (i) Add a new subsection 527(2)(s.1) as follows:
“**527(2)(s.1) Townhouse**; and”
- (j) Delete section 533 and replace with:
“**At Grade Orientation of Units**
533 (1) All **units** must provide individual, separate, direct access to **grade**.
(2) Units with an exterior wall facing a **street** must provide:
(a) an entrance that is visible from the **street**; and
(b) sidewalks that provide direct exterior access to the **unit**.”
- (k) Amend subsection 534(2) to delete “or” after “**Semi-Detached Dwelling**” and replace with “;” and add “or **Townhouse**” after “**Single Detached Dwelling**”.
- (l) Delete section 535 and replace with
“**Building Depth and Separation**
535 (1) Unless otherwise referenced in subsections (2) and (3) the maximum **building depth** is 65.0 per cent of the **parcel depth** for a **building** containing a **unit**.
(2) On a **laned parcel**, there is no maximum **building depth** for a **main residential building** wholly contained to the rear of 40.0 per cent **parcel depth** where:
(a) there is more than one **main residential building** on the **parcel**;
(b) 50.0 per cent or more of the **units** on the **parcel** are contained in **main residential buildings** located within the first 60.0 per cent of the **parcel depth**; and
(c) where the minimum separation distance of the **main residential buildings** on the front portion of the **parcel** and the **main residential buildings** contained on the rear portion of the **parcel** is 6.5 metres.

- (3) For a **main residential building** that is located on a **corner parcel** there is no maximum **building depth** where the minimum **building setback** from the **side property line** shared with another **parcel** is 3.0 metres for any portion of the **building** located between the **rear property line** and:
- (a) 50.0 per cent **parcel depth**; or
 - (b) the **building depth** of the **main residential building** on the adjoining **parcel**;
- whichever is closer to the **rear property line**.”
- (m) Amend section 536 to add “535,” after “sections”.
- (n) Delete section 537 and replace with:
“537 The minimum **building setback** from a **front property line** is 3.0 metres.”
- (o) Delete sections 539 and 540 and replace with:
“**Building Setback from Side Property Line**
539 (1) Subject to subsections (3) through (9), the minimum **building setback** from any **side property line** is 1.2 metres.
- (2) Subject to subsections (3) through (7), for a **laneless parcel**, the minimum **building setback** from any **side property line** is:
- (a) 1.2 metres; or
 - (b) 3.0 metres on one side of the **parcel** when no provision is made for a **private garage** on the front or side of a **building**.
- (3) There is no requirement for a **building setback** from a **property line** upon which a party wall is located.
- (4) The minimum **building setback** from a **side property line** may be reduced to a **zero setback** where:
- (a) the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, a 1.2 metre private maintenance easement.
- (5) The minimum **building setback** from a **side property line** may be reduced to a **zero setback** where the **main residential building** on the adjoining **parcel** has a **zero setback**.
- (6) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 0.6 metres.
- (7) The **building setback** from a **side property line** of 3.0 metres required in subsection 2(b) may be reduced to zero metres where the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** registers, against both titles, a private access easement:
- (a) where the width of the easement, in combination with the reduced **building setback**, must be at least 3.0 metres; and
 - (b) that provides unrestricted vehicle access to the rear of the **parcel**.
- (8) Unless otherwise referenced in subsection (9), on a **laned parcel** the minimum **building setback** from a **side property line** for a **private garage** attached to a **main residential building** is 0.6 metres.

- (9) On a **laned parcel**, the minimum **building setback** for a **private garage** attached to a **main residential building** that does not share a **side** or **rear property line** with a **street** may be reduced to zero metres where the wall of the portion of the **building** that contains the **private garage** is constructed of maintenance-free materials and there is no overhang of eaves onto an **adjacent parcel**.

Building Setback from Rear Property Line

- 540 (1) Unless otherwise referenced in subsection (2) the minimum **building setback** from a **rear property line** is 7.5 metres.
- (2) On a **laned parcel**, the minimum **building setback** from a **rear property line** is 1.2 metres.”
- (p) Delete subsection 541(1) and replace with:
- “541(1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum **building height** is 11.0 metres measured from **grade**.”
- (q) Amend subsection 541(3) to delete “The” at the beginning of the subsection and replace with “On a **corner parcel**, the”.
- (r) Delete subsection 541(4) and replace with:
- “541(4) Where not located on a **corner parcel**, the maximum **building height** is 8.6 metres for any portion of a **main residential building** located between the **rear property line** and 60.0 per cent **parcel depth** or the **contextual building depth average**, whichever is greater.”
- (s) Delete subsection 541(5).
- (t) Delete section 542 and replace with:

“Landscaping Requirements

- 542 (1) For **developments** of three **units** or more, **landscaped areas** must be provided in accordance with a landscape plan approved by the **Development Authority**.
- (2) For **developments** of two **units** or less the General Landscaping Rules of Section 346.1 apply.
- (3) All areas of a **parcel**, except for those portions specifically required for motor vehicle access, **motor vehicle parking stalls**, **loading stalls**, garbage facilities, or any purpose allowed by the **Development Authority**, must be a **landscaped area**.
- (4) All **setback areas adjacent** to a **street**, except for those portions specifically required for motor vehicle access, must be a **landscaped area**.
- (5) **Amenity space** provided outdoors at **grade** must be included in the calculation of a **landscaped area**.
- (6) Any part of the **parcel** used for motor vehicle access, **motor vehicle parking stalls**, **loading stalls** and garbage or recycling facilities must not be included in the calculation of a **landscaped area**.
- (7) A minimum of 30.0 per cent of the **landscaped area** must be covered with **soft surfaced landscaping**.
- (8) All **soft surfaced landscaped area** must be irrigated by an underground irrigation system, unless otherwise provided by a **low water irrigation system**.

- (9) Mechanical systems or equipment that are located outside of a **building** must be **screened**.
- (10) The **landscaped areas** shown on the landscape plan approved by the **Development Authority** must be maintained on the **parcel** for so long as the **development** exists.”
- (u) Add new subsections 542.1 and 542.2 as follows:
- “Landscape Plan Requirements**
- 542.1** For **developments** of three **units** or more, a landscape plan for the entire **development** must be submitted as part of each **development permit** application where changes are proposed to **buildings** or the site plan, and must show at least the following:
- (a) the existing and proposed site grading;
 - (b) the existing vegetation and indicate whether it is to be retained or removed;
 - (c) the layout of berms, open space systems, pedestrian circulation, **retaining walls, screening, soft surfaced landscaped area** and **hard surfaced landscaped areas**;
 - (d) **private amenity space** or **common amenity space**;
 - (e) the types, species, sizes and numbers of plant material and the types of **hard surfaced landscaped areas**;
 - (f) details of the irrigation system; and
 - (g) for **landscaped areas** with a **building** or other structure below, the following additional information must be provided:
 - (i) the location of underlying slabs and abutting walls;
 - (ii) cross-sections detailing the waterproofing membranes, protection board, insulation and drainage layer;
 - (iii) depths of the growing medium for each planting area;
 - (iv) the mature height and spread of all trees and shrubs; and
 - (v) the means of irrigating the planting areas.

Planting Requirements

- 542.2 (1)** Trees required by this section:
- (a) may be provided through the planting of new trees or the preservation of existing trees; and
 - (d) where approved by the **Development Authority**, may be provided on a boulevard **adjacent** to the **parcel**.
- (2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0 square meters of **parcel area**.
- (3) Shrubs must be a minimum height or spread of 0.6 metres at the time of planting.
- (4) The requirement for the provision of 1.0 tree is met where:
- (a) a deciduous tree has a minimum **calliper** of 60 millimetres; or

- (b) a coniferous tree has a minimum height of 2.0 metres.
 - (5) The requirement for the provision of 2.0 trees is met where:
 - (a) a deciduous tree has a minimum **calliper** of 85 millimetres; or
 - (b) a coniferous tree has a minimum height of 4.0 metres.
 - (6) The requirement for the provision of 3.0 trees is met where an existing deciduous tree with a **calliper** greater than 100 millimeters is preserved.
 - (7) For **landscaped areas** with a **building** below, planting areas must have the following minimum soil depths:
 - (a) 1.2 metres for trees;
 - (b) 0.6 metres for shrubs; and
 - (c) 0.3 metres for all other planting areas.
 - (8) The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.
 - (9) All plant materials must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.”
- (v) Delete section 543 and replace with:
- “Amenity Space**
- 543 (1)** For **developments** of three **units** or more, each **unit** and **suite** must have **amenity space** that is located outdoors and is labelled on the required landscape plan.
- (2)** **Amenity space** may be provided as **common amenity space, private amenity space** or a combination of both.”
- (w) Delete subsection 544(1) and replace with:
- “544(1)** Where a **balcony** is located on the roof of the first or second **storey** of a **main residential building** and does not overhang any façade of the **storey** below, the **balcony** may have a maximum **floor area** that equals 50.0 per cent of the horizontal cross section of the **storey** below.”
- (x) Delete section 546 and replace with:
- “546** The minimum number of **motor vehicle parking stalls** is calculated based on the sum of all **units** and **suites** at a rate of 0.375 stalls per **unit** or **suite**.”
- (y) Add a new section 546.1 as follows:
- “Mobility Storage**
- 546.1** The minimum number of **mobility storage lockers** is calculated based on the sum of all **units** and **suites** at a rate of 0.5 lockers per **unit** or **suite** where a **unit** or **suite** is not provided a **motor vehicle parking stall** located in a **private garage**.”
- (z) Add a new section 546.2 as follows:
- “Bicycle Parking Stalls**
- 546.2** The minimum number of **bicycle parking stalls – class 1** is calculated based on the sum of all **units** and **suites** at a rate of 1.0 stall per **unit** or **suite** where a **unit** or **suite** is not provided a **motor vehicle parking stall** located in a **private garage** or **mobility storage locker**.”

- (aa) Add a new section 546.3 as follows:

“Waste, Recycling and Organics

546.3 For **developments** of three or more **units**, garbage, recycling, and organics must be stored in a **screened** location approved by the **Development Authority**.”

4. 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 239(a)(iii).

- (b) Amend subsection 239(a)(iv) by deleting “minimum of four **units**” and replacing with “minimum of three **units**”.

- (c) Delete section 558 and replace with the following:

“Motor Vehicle Parking Stall Requirements

558 The minimum **motor vehicle parking stall** requirement is calculated:

- (a) based on the sum for all **Dwelling Units** and **suites** where the rate is 0.5 stalls per **Dwelling Unit** or **suite**; and
- (b) for each **Live Work Unit** is:
- (i) 0.5 stalls per **unit** for resident parking; and
- (ii) 0.5 **visitor parking stalls**.”

- (d) Delete section 559 and replace with the following:

“Bicycle Parking Stall Requirements in Multi-Residential Development

559 The minimum number of **bicycle parking stalls** is calculated based on the sum for all **units** and **suites** where the rate is:

- (a) 1.0 **bicycle parking stall – class 1** per **unit**;
- (b) 1.0 **bicycle parking stall – class 1** per **suite**; and
- (c) 0.1 **bicycle parking stalls – class 2** per **unit** for **developments** of 20 **units** or more, with a minimum of 2.0 stalls.”

- (e) Delete section 560 and replace with:

“Reduction for Transit Supportive Multi-Residential Development

560 The required number of **motor vehicle parking stalls** in section 558 is reduced by 25.0 per cent for a **development** on a **parcel** located within:

- (a) 600.0 metres of an existing or approved capital funded **LRT platform**;
- (b) 400.0 metres of an existing or approved capital funded **BRT station**; or
- (c) 200.0 metres of **primary transit service**.”

- (f) Add a new subsection 565(5) as follows:

“565(5) In the **Developed Area** a driveway accessing a **street** must not be constructed, altered or replaced except where:

- (a) it is located on a **laneless parcel**;
- (b) it is located on a **laned parcel** and 50.0 per cent or more **parcels** on the same block face have an existing driveway accessing a **street**; or
- (c) there is a legally existing driveway that it is not being relocated or widened.”

- (g) Amend section 573 by deleting the section title and replacing with:
“**Single Detached, Semi-Detached, Duplex Dwellings and Backyard Suites**”
- (h) Delete subsection 573(d).
- (i) Delete subsection 1352 and replace with:
“**1352** The required number of **motor vehicle parking stalls** in section 1350 is reduced by 25.0 per cent for a **development** on a **parcel** located within:
 - (a) 600.0 metres of an existing or approved capital funded **LRT platform**;
 - (b) 400.0 metres of an existing or approved capital funded **BRT station**; or
 - (c) 200.0 metres of **primary transit service**.”