

# PROPOSED

IP2022-0989  
ATTACHMENT 2

## BYLAW NUMBER 56P2022

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (IP2022-0989)

\*\*\*\*\*

**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) 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."

# PROPOSED

BYLAW NUMBER 56P2022

- (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**;

# PROPOSED

BYLAW NUMBER 56P2022

- (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”.

# PROPOSED

BYLAW NUMBER 56P2022

- (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;

# PROPOSED

BYLAW NUMBER 56P2022

- (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 Housing – Grade Oriented 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.

# PROPOSED

BYLAW NUMBER 56P2022

## 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* of 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*.

# PROPOSED

BYLAW NUMBER 56P2022

- (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 (5), 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.

# PROPOSED

BYLAW NUMBER 56P2022

- (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*.



# PROPOSED

## BYLAW NUMBER 56P2022

- (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**;

# PROPOSED

## BYLAW NUMBER 56P2022

- (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**.

# PROPOSED

BYLAW NUMBER 56P2022

- (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;

# PROPOSED

## BYLAW NUMBER 56P2022

- (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.

# PROPOSED

## BYLAW NUMBER 56P2022

- (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**.

# PROPOSED

BYLAW NUMBER 56P2022

## 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

# PROPOSED

BYLAW NUMBER 56P2022

- (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”

# PROPOSED

BYLAW NUMBER 56P2022

- (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**,” after “**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**;



# PROPOSED

BYLAW NUMBER 56P2022

- (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:

**“Building Setback from Front Property Line**

**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:

# PROPOSED

BYLAW NUMBER 56P2022

- (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** or **corner 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**.”

# PROPOSED

BYLAW NUMBER 56P2022

- (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**.

# PROPOSED

BYLAW NUMBER 56P2022

(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**.

# PROPOSED

## BYLAW NUMBER 56P2022

- (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) Add a new section 543 as follows:
- “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.”

# PROPOSED

BYLAW NUMBER 56P2022

(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:

**“Motor Vehicle parking Stall**

**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***”.

# PROPOSED

BYLAW NUMBER 56P2022

- (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**;

# PROPOSED

## BYLAW NUMBER 56P2022

- (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:  
**“Reduction for Transit Supportive Development**  
**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.**”

5. This Bylaw comes into force on 2023 January 02.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_