

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 subsection 25(2)(b.1) as follows:

“(b.1) an exterior alteration or addition to a **Dwelling Unit** in the Housing – Grade-Oriented (H-GO) District where:

 - (i) the **main residential building** was legally existing prior to the effective date of this Bylaw;
 - (ii) the addition has a maximum of:
 - (A) 40.0 square metres in **gross floor area** for any portion at a height less than or equal to 6.0 metres when measured from grade; or
 - (B) 10.0 square metres when located above the first **storey**;
 - (iii) the addition or exterior alteration reduces the existing **building setback** by:
 - (A) a maximum of 1.5 metres from a **front property line**, or 1.8 metres for a **porch**, provided the **building** will comply with the minimum **setback** from a **front property line** specified in the district; and
 - (B) A maximum of 4.6 metres from a **rear property line** provided the **building** will have a minimum 7.5 metre **building setback** from the **rear property line**.”
 - (b) Add subsection 358(6) as follows:

“(6) The **building depth** and **building height** for a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling** is deemed to conform with the requirements of this Bylaw if the **building** was legally existing or approved prior to the **parcel** being redesignated by Bylaw 21P2024.”
 - (c) Add subsection 365(b.2) as follows:

“(b.2) the addition or exterior alteration to a **building** is not required to comply with the maximum **building depth** specified in the district where the minimum **building setback** from the **rear property line** is 7.5 metres or greater.”

(d) Add subsection 1393(4) as follows:

“(4) Notwithstanding subsections (1) through (3), there is no maximum **building depth** for an existing **Dwelling Unit** if:

- (a) the **building** was legally existing or approved prior to the **parcel** being redesignated by Bylaw 21P2024; and
- (b) all subsequent exterior alterations or additions conform to section 25(2)(b.1);”

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

TEXT FOR DISCUSSION