

# PROPOSED

CPC2024-1028  
ATTACHMENT 2

## BYLAW NUMBER 78P2024

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (CPC2024-1028)

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**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 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**;

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(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.

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

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

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

\_\_\_\_\_  
MAYOR

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

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

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