

Calgary



Standing Policy Committee on Planning and Urban Development

2017 December 13

PUD2017-1165
Homeowner and Small Business
Support Improvements – Land
Use Bylaw



Background

- Zero-Based Review of Calgary Building Services
- Amendments to Land Use Bylaw 1P2007:



Homeowners



Businesses

} Focus of the Zero-
Based Review



Housekeeping — Standard Procedure

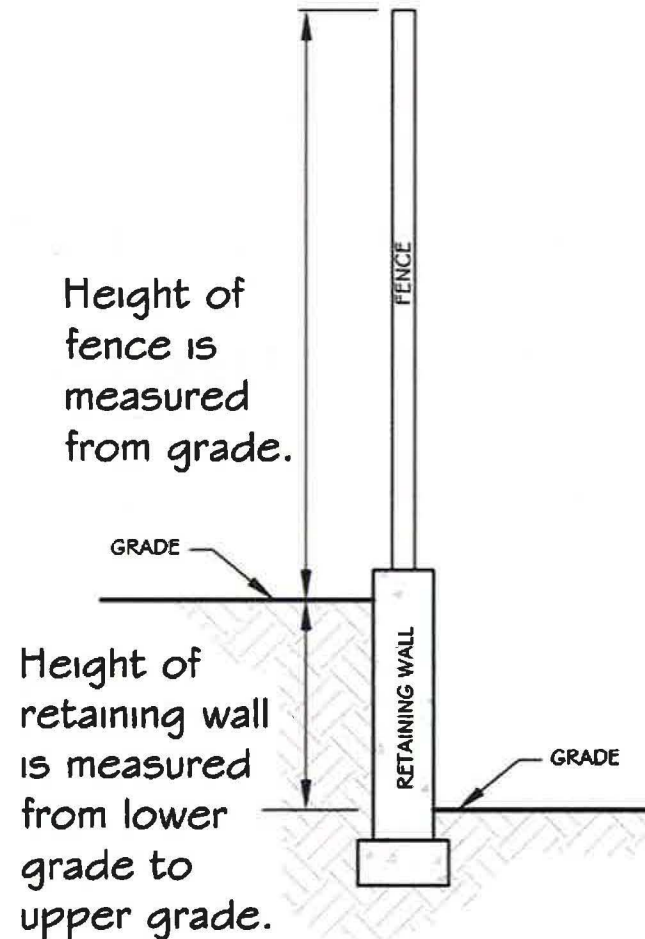
Purpose of the Amendments



- User friendliness
- Align closer with the Alberta Building Code
- Correct inconsistencies
- Eliminate discrepancies



- Retaining walls
- Side setback area
- Accessory Residential Buildings



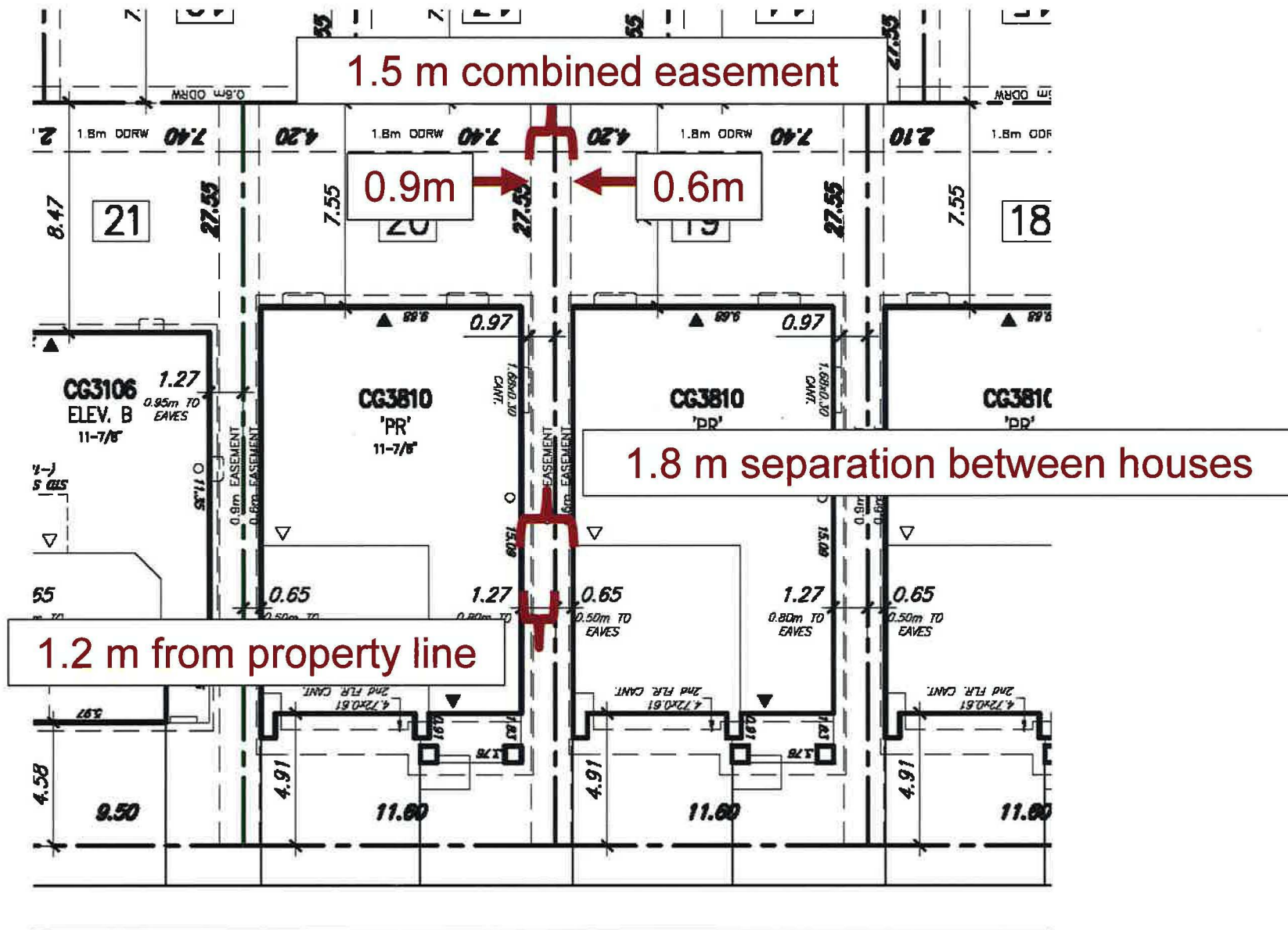


- Use clarifications:
 - Child Care Service
 - Home Based Child Care – Class 2
 - Home Occupation – Class 1
 - Beverage Container Drop-Off Depot
- Remove application requirements in use rules



- Second option for reduced side setback depth in the Residential – Low Density Mixed Housing District (R-G)(R-Gm)
- Structured parking for Public Transit Systems
- Privacy walls on balconies
- List School Authority – School as a use in:
 - Special Purpose – Community Institution District (S-CI)
 - Centre City Mixed Use District (CC-X)

Reduced Side Setback Depth





- Clearer, easier to read Land Use Bylaw
- Reduced number of permits for homeowners and small businesses:
 - Save time
 - Reduce redundancy
 - Increase transparency/clarity
 - Save cost

Administration's Recommendation

That the Standing Policy Committee on Planning and Urban Development:

1. Direct Administration to:
 - a. Prepare an amending bylaw to the Land Use Bylaw as outlined as proposed text in Attachment 1;
 - b. Forward the **Report and** proposed Bylaw directly to a Public Hearing of Council **in 2018 February** to accommodate the required advertising; and
2. Recommend that Council hold a public hearing and give three readings to the proposed Land Use Bylaw Amendment.