

Proposed Amendments to 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:
 - (a) Amend subsection 153.1(a)(vii) to add “or a ***multi-residential district***” after “R-CG District”.
 - (b) Amend subsections 295(a)(i) through (iii) to delete “that” at the beginning of the subsection.
 - (c) Amend subsection 295(a)(v) to delete “located on the same ***parcel*** as” and replace it with “contained in”.
 - (d) Amend subsection 295(a)(v) to delete “located on the same ***parcel*** as” and replace it with “contained in”.
 - (e) Amend subsection 295(a)(vi) to add “or a ***multi-residential district***” after “R-CG District” and delete “located on the same ***parcel*** or ***bare land unit*** as a **Dwelling Unit**”.
 - (f) Amend subsection 295(a)(vii) to delete “located on the same ***parcel*** as a **Dwelling Unit**” and replace it with “contained”.
 - (g) Amend subsection 338(3)(a) to delete “***building height***” and replace it with “height, measured from the finished floor of the ***private garage***”.
 - (h) Amend subsection 338(3)(b) to add “ for each **Dwelling Unit** located on the ***parcel***” at the end of the subsection before the semi-colon.
 - (i) Delete subsections 346(4)(a) and (b) in their entirety and replace them with the following:
 - “(a) must not exceed the lesser of:
 - (i) the ***building coverage*** of the ***main residential buildings***; or
 - (ii) 75.0 square metres for each **Dwelling Unit** located on the ***parcel***; and”
 - (j) Amend subsection 354(1) to delete “**Secondary Suite** or”.
 - (k) Add a new subsection 354(1.1) as follows:

“(1.1) There must not be more than one **Secondary Suite** contained within a **Dwelling Unit**.”
 - (l) Delete subsection 526(1)(g) in its entirety.
 - (m) Add a new subsection 526(3) as follows:

“(3) A **Secondary Suite** is a ***permitted use*** in the Residential – Grade-Oriented Infill District where:

 - (a) it is contained within a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Semi-detached Dwelling, or Single Detached Dwelling**; and

Proposed Amendments to Land Use Bylaw 1P2007

- (b) one ***main residential building*** is contained on a ***parcel***.”
- (n) Add a new subsection 527(1.1) as follows:
 - “(1.1) A **Secondary Suite** is a ***discretionary use*** in the Residential – Grade-Oriented Infill District where one or more of the following occurs:
 - (a) it is contained within a **Rowhouse Building**; or
 - (b) there is more than one ***main residential building*** on a ***parcel***.”
- (o) Delete subsection 534(1) in its entirety.
- (p) Amend subsection 534(2) to delete “for” and replace it with “containing” and to add “**Contextual Semi-Detached Dwelling, Cottage Housing Cluster,** “ before “**Rowhouse Building**” and add “**, Semi-Detached Dwelling or Single Detached Dwelling**” after “**Rowhouse Building**”.
- (q) Amend subsection 535(1) to add “s” to the end of the word “subsection” and add “and (3)” after “(2)”.
- (r) Delete subsection 535(2) in its entirety and replace it with the following:
 - “(2) For a **Rowhouse Building** located on a ***corner parcel*** there is no maximum ***building depth*** where the ***building setback*** from the ***side property line*** shared with another ***parcel*** is a minimum of 3.0 metres for any portion of the **Rowhouse Building** located between the ***rear property line*** and 50.0 per cent ***parcel depth*** or the ***building depth*** of the ***main residential building*** on the adjoining ***parcel***, whichever is closer to the ***rear property line***.
 - (3) Where two or more ***main residential buildings*** are located on a ***corner parcel***, there is no maximum ***building depth*** for a **Duplex Dwelling, Rowhouse Building, Semi-detached Dwelling or Single Detached Dwelling** where:
 - (a) one ***main residential building*** is wholly located between the ***front property line*** and 60.0 per cent ***parcel depth***; and
 - (b) the ***building setback*** is a minimum of 3.0 metres from the ***side property line*** shared with another ***parcel*** for any portion of a ***main residential building*** located between the ***rear property line*** and 50.0 per cent ***parcel depth*** or the ***building depth*** of ***main residential building*** on the adjoining ***parcel***, whichever is closer to the ***rear property***.”
- (s) Delete subsection 537(3) in its entirety.
- (t) Renumber subsection 537(2) to make it subsection (3).

Proposed Amendments to Land Use Bylaw 1P2007

- (u) Delete subsection 537(1) in its entirety and replace it with the following:
 - “(1) Unless otherwise referenced in subsections (2) or (3), the minimum **building setback** from a **front property line** is the greater of:
 - (a) the **contextual front setback** less 1.5 metres to a maximum 4.5 metres; or
 - (b) 3.0 metres.
 - (2) On a **corner parcel**, the minimum **building setback** from a **front property line** may be reduced to:
 - (a) the **contextual front setback** at the **side property line** shared with another **parcel** to a maximum of 6.0 metres; and
 - (b) decreases in equal proportion with the increase in the distance from the shared **side property line**, to a minimum of 3.0 metres.”
- (v) Add a new section 537.1 as follows:

“Fences

537.1 The height of a **fence** above **grade** at any point along a **fence** line must not exceed 1.2 metres for any portion of a **fence** extending between the foremost front façade of the immediately adjacent **main residential building** and the **front property line**.”
- (w) Amend subsection 539(1) to delete “(8)” and replace it with “(11)”.
- (x) Delete subsection 539(7) in its entirety and replace it with the following:

“(7) For a *corner parcel*, the minimum *building setback* from a *side property line* shared with a *street* is 0.6 metres.”
- (y) Delete subsection 539(8) in its entirety.
- (z) Add a new subsection 539(10) as follows:

“(10) Unless otherwise referenced in subsection (11), 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.”
- (aa) Add a new subsection 539(11) as follows:

“(11) 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*.”

Proposed Amendments to Land Use Bylaw 1P2007

- (bb) Amend subsection 540(1) to delete “or (3)” and replace it with “, (3) or (4)”.
- (cc) Amend subsection 540(2) to delete the “.” and replace it with “where the **building setback** from the **side property line** shared with another **parcel** is a minimum of 3.0 metres for any portion of the **Rowhouse Building** located between the **rear property line** and 50.0 per cent **parcel depth** or the **building depth** of the **main residential building** on the adjoining **parcel**, whichever is closer to the **rear property line**.”
- (dd) Renumber subsection 540(3) to make it subsection (4).
- (ee) Add a new subsection 540(3) as follows:
 - “(3) Where two or more **main residential buildings** are located on a **corner parcel**, the minimum **building setback** from a **rear property line** is 1.5 metres for a **Duplex Dwelling, Rowhouse Building, Semi-detached Dwelling or Single Detached Dwelling** where:
 - (a) one **main residential building** is wholly located between the **front property line** and 60.0 per cent **parcel depth**; and
 - (b) the **building setback** is a minimum of 3.0 metres from the **side property line** shared with another **parcel** for any portion of a **main residential building** located between the **rear property line** and 50.0 per cent **parcel depth** or the **building depth** of the **main residential building** on the adjoining **parcel**, whichever is closer to the **rear property**.”
- (ff) Renumber subsection 541(3) to make it subsection (3.1).
- (gg) Delete subsections 541(1) and (2) and replace them with the following:
 - “(1) Unless otherwise referenced in subsections (2) and (3), for a **Contextual Semi-detached Dwelling, Duplex Dwelling, Rowhouse Building, Semi-detached Dwelling or Single Detached Dwelling** the maximum **building height** is 11.0 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** or the M-CG District, the maximum **building height**:
 - (a) is the greater of the highest geodetic elevation of a **main residential building** on the adjoining **parcel** or 7.0 metres, measured from **grade**, at the shared **property line**; and
 - (b) increases at a 45 degree angle to a maximum of 11.0 metres measured from **grade**.
 - (3) The maximum area of a horizontal cross section through a **building** at 9.5 metres above average **grade** must not be greater than 75.0 per cent of the maximum area of a horizontal cross section through the **building** between average **grade** and 8.6 metres.”

Proposed Amendments to Land Use Bylaw 1P2007

- (hh) Amend section 542 to delete “(1)”.
 - (ii) Amend subsection 542(b) to add “and” after the semi-colon.
 - (jj) Amend subsection 542(c) to delete “; and” and replace it with “.”.
 - (kk) Delete subsection 542(d) in its entirety.
 - (ll) Amend subsection 544(1) to delete “**Contextual Semi-detached,**” and replace it with “**Contextual Semi-detached Dwelling, Duplex Dwelling,**”.
 - (mm) Delete section 545 in its entirety.
 - (nn) Delete subsection 546(2) in its entirety and replace it with the following:
 - “(2) The minimum number of ***motor vehicle parking stalls*** for a **Secondary Suite** is reduced to 0.0 where:
 - (a) the floor area of a **Secondary Suite** is 45.0 square metres or less;
 - (b) the ***parcel*** is located within 600.0 metres of an existing or approved capital funded ***LRT platform*** or within 150.0 metres of ***frequent bus service***; and
 - (c) space is provided in a ***building*** for the occupant of the **Secondary Suite** for storage of mobility alternatives such as bicycles or strollers that:
 - (i) is accessed directly from the exterior; and
 - (ii) has an area of 2.5 square metres or more for every **Secondary Suite** that is not provided with a ***motor vehicle parking stall***.
 - (3) ***Parcel coverage*** excludes the ***building coverage*** area required by subsection (2)(c).”
2. This Bylaw comes into force two weeks after the date of approval.