

Proposed Bylaw to Amend the Land Use Bylaw

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 as follows:
 - (a) Delete subsection 334(3) and replace with:

“(3) Portions of a **building** below the surface of the ground may extend without any limits into a **setback area**, with the exception of the required **front setback area**.”
 - (b) Delete subsection 335(3)(a) and replace with:

“(3)(a) **decks**, eaves, **porches** as described in sections 336 and 339.1, ramps, and stairs when located in any **setback area**; and”
 - (c) Delete subsection 336(1) and replace with:

“(1) Unless otherwise referenced in subsection (6), **bay windows** and eaves may project a maximum of 0.6 metres into the **front setback area**.”
 - (d) Add a new subsection 336(5) as follows:

“(5) In a **Developed Area**, a **porch** may project a maximum of 1.8 metres into a **front setback area** where:

 - (a) it forms an entry to the main floor of a **Dwelling Unit** of a **main residential building**;
 - (b) the setback of the **porch** from the **front property line** is not less than the minimum setback in the district;
 - (c) the maximum height of the **porch** platform is 1.2 metres measured from **grade**, excluding stairs and a **landing** area not exceeding 2.5 square metres; and
 - (d) the portion of the **porch** that projects into a **front setback area** is unenclosed, other than by a railing, balustrade or **privacy walls** located on **porches** between attached **units**.”
 - (e) Add a new subsection 336(6) as follows:

“(6) Eaves may project an additional 0.6 metres from a **porch** into the **front setback area**, as described in subsection 5.”
 - (f) Add a new subsection 339.1 as follows:

“339.1 In a **Developed Area**, a **porch** is exempt from **parcel coverage** where:

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- (a) the **porch** is located between the façade of the **main residential building** and:
 - (i) the **front property line**; or
 - (ii) the **side property line** on the **street** side of a **corner parcel**;
 - (b) the **porch** is unenclosed on a minimum of two sides, other than by a railing balustrade or **privacy walls** located on **porches** between attached **units** when the **porch** is at or exceeds the **contextual front setback**; and
 - (c) there is no enclosed floor area or **balcony** located directly above the roof of the **porch**.”
- (g) Delete subsection 365(c)(i) and replace with:
- “(i) reduce the existing **building setback** from a **front property line** a maximum of 1.5 metres, 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”
- (h) Delete subsection 537(4) in its entirety.
2. This Bylaw comes in to force two weeks after the date of approval.