## 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
  - 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.