

PROPOSED

CPC2018-0888
ATTACHMENT 7

BYLAW NUMBER 61P2008

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007

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) 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

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- (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:
 - (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.

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2. This Bylaw comes in to force two weeks after the date of approval.

READ A FIRST TIME THIS _____

READ A SECOND TIME THIS _____

READ A THIRD TIME THIS. _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____