



**CPC2018-0888**  
**Enabling Successful Infill**  
**Development**

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
SEP 24 2018  
ITEM: 8.2.1 CPC2018-0888  
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CITY CLERK'S DEPARTMENT



# Public Hearing of Council

Agenda Item: 8.2.1

## Purpose

Phase 1: Technical Bylaw Amendments:

- Encourage front porches
- Restrictions/allowances for subterranean developments

Phase 2: Comprehensive review of the rules

- Determine whether rule changes could address the rest of the issues identified by Council



## Engagement

### Working Group

- BILD – Calgary Region (BILD)
- Federation of Calgary Communities
- Industry
- Community Members

### General Information

- Through BILD and the Federation
- City of Calgary webpage





## **Phase 1**

### **Porches - Concern**

- Few new infill homes incorporate a porch in the design
- Limited uptake in adding a porch to an existing home

### **Porches – Desired outcome**

- Functional outdoor amenity space
- Transitional space between public and private space
- Consideration of other concerns - massing



## Porches – Bylaw changes

- Allow porches to go into the required front yard setback
- Limit height of porch platform if it projects into a required front yard setback
- Exempt porches from parcel coverage
- Continuation of some porch additions to be development permit exempt

## Standard Porch Designs - Eligible for Changes

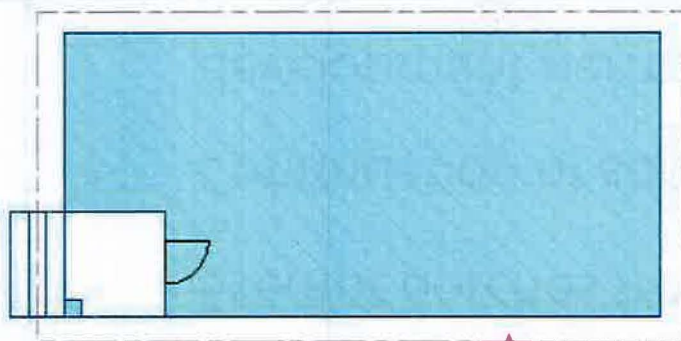


Figure 1 Recessed Porch

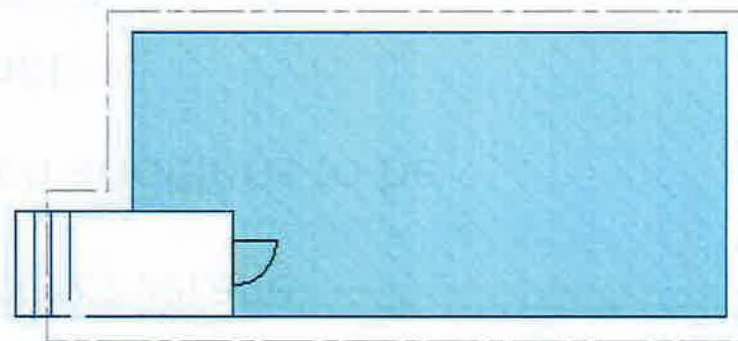


Figure 2 Partially recessed, partially projecting

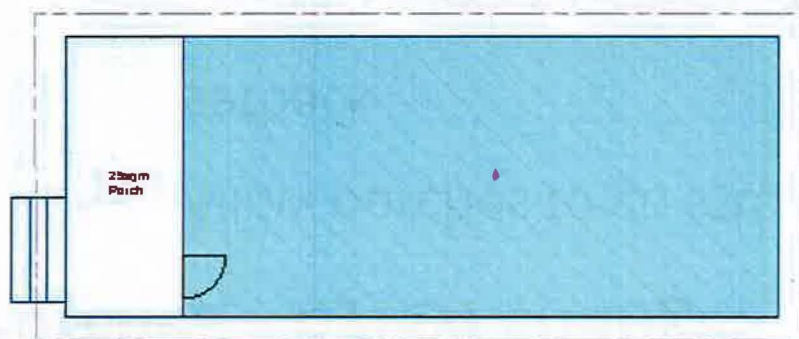


Figure 3 Projecting

Figure 4

Wraparound  
porch on  
corner lot







## Subterranean Development - Concern

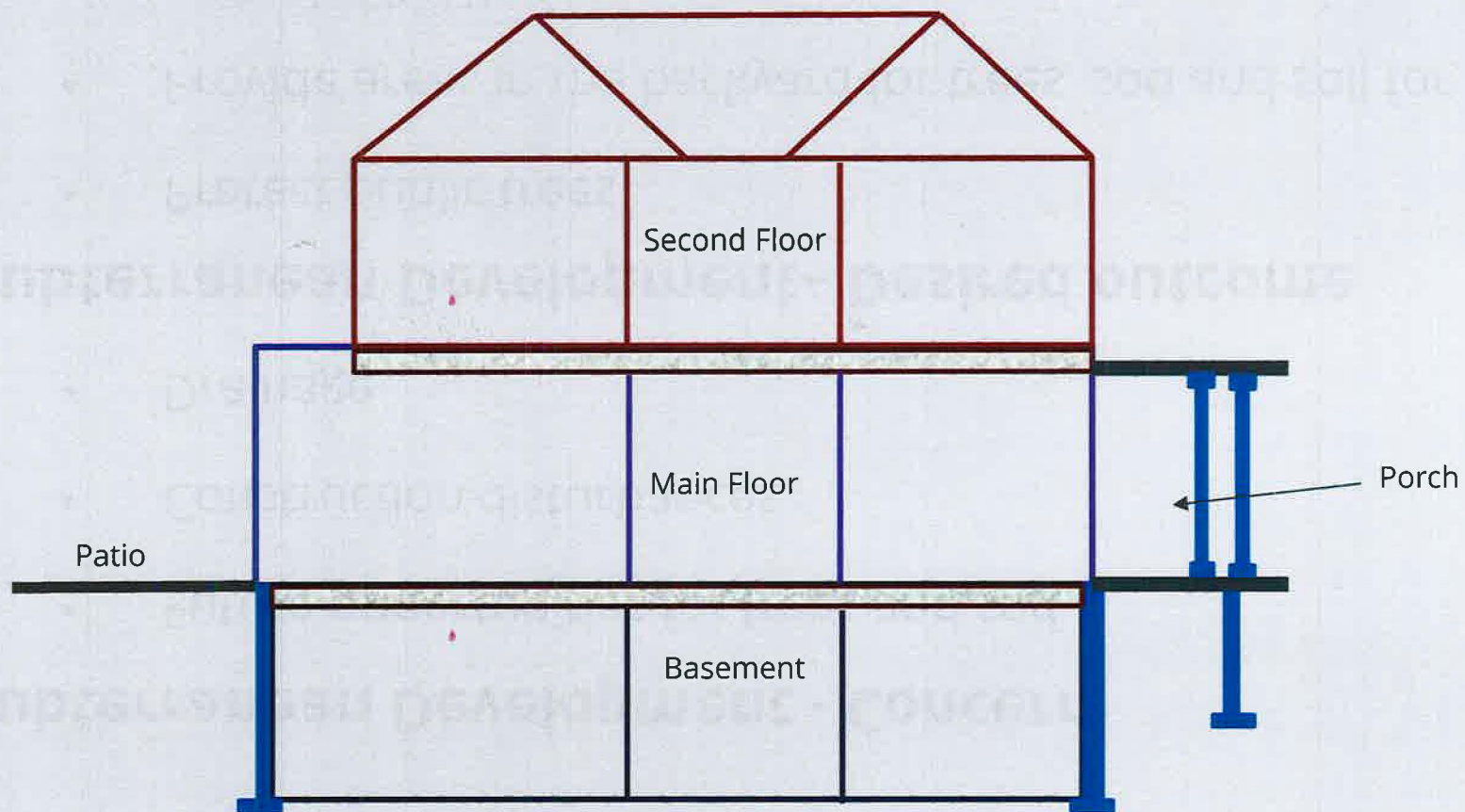
- Future opportunities for trees and sod
- Construction disturbances
- Drainage

## Subterranean Development- Desired outcome

- Protect public trees
- Provide areas in the backyard for trees, sod and soil for water infiltration
- Maintain flexibility



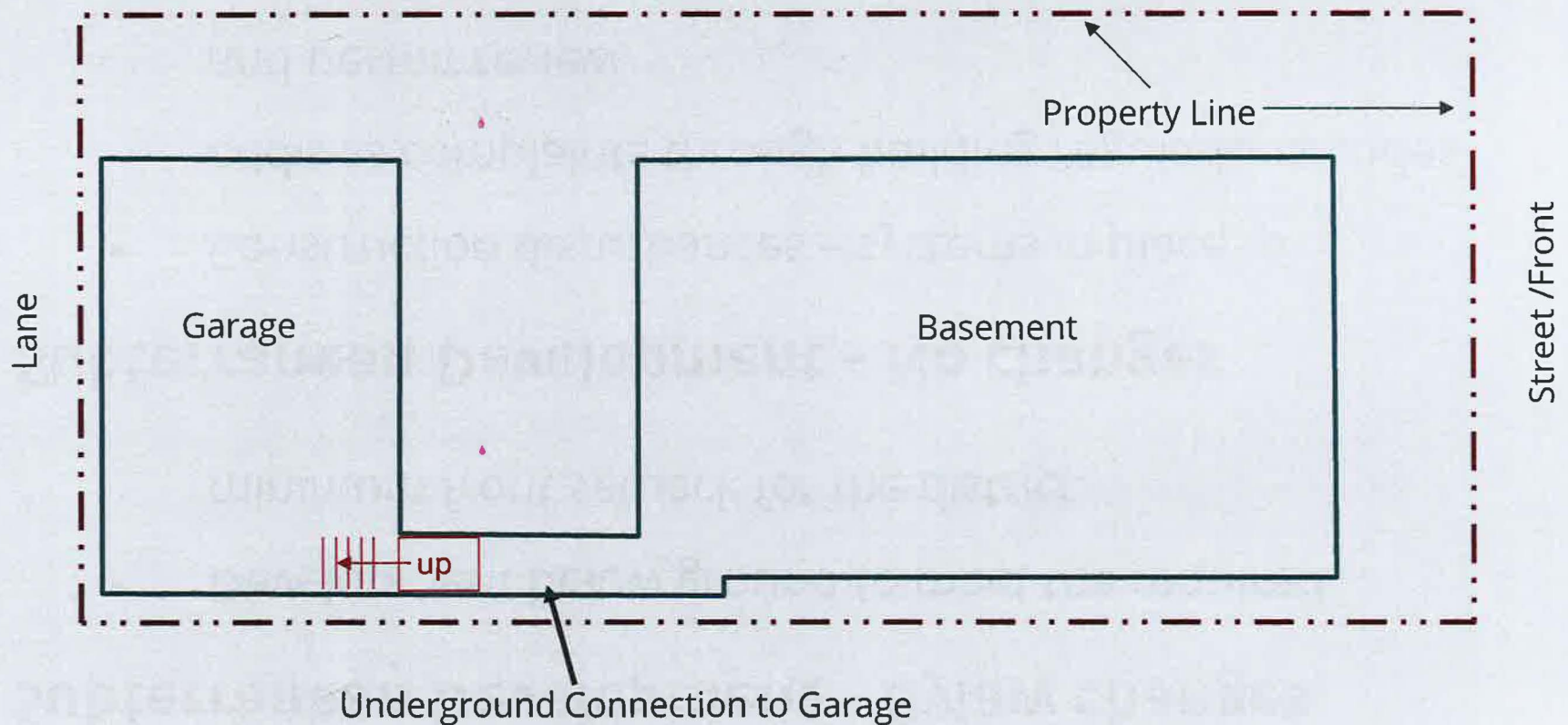
## Example of Subterranean Development – Cross Section







## Example of Subterranean Development – Side Yard Encroachment





## **Subterranean Development – Bylaw changes**

- Development below ground to meet the required minimum front setback for the district.

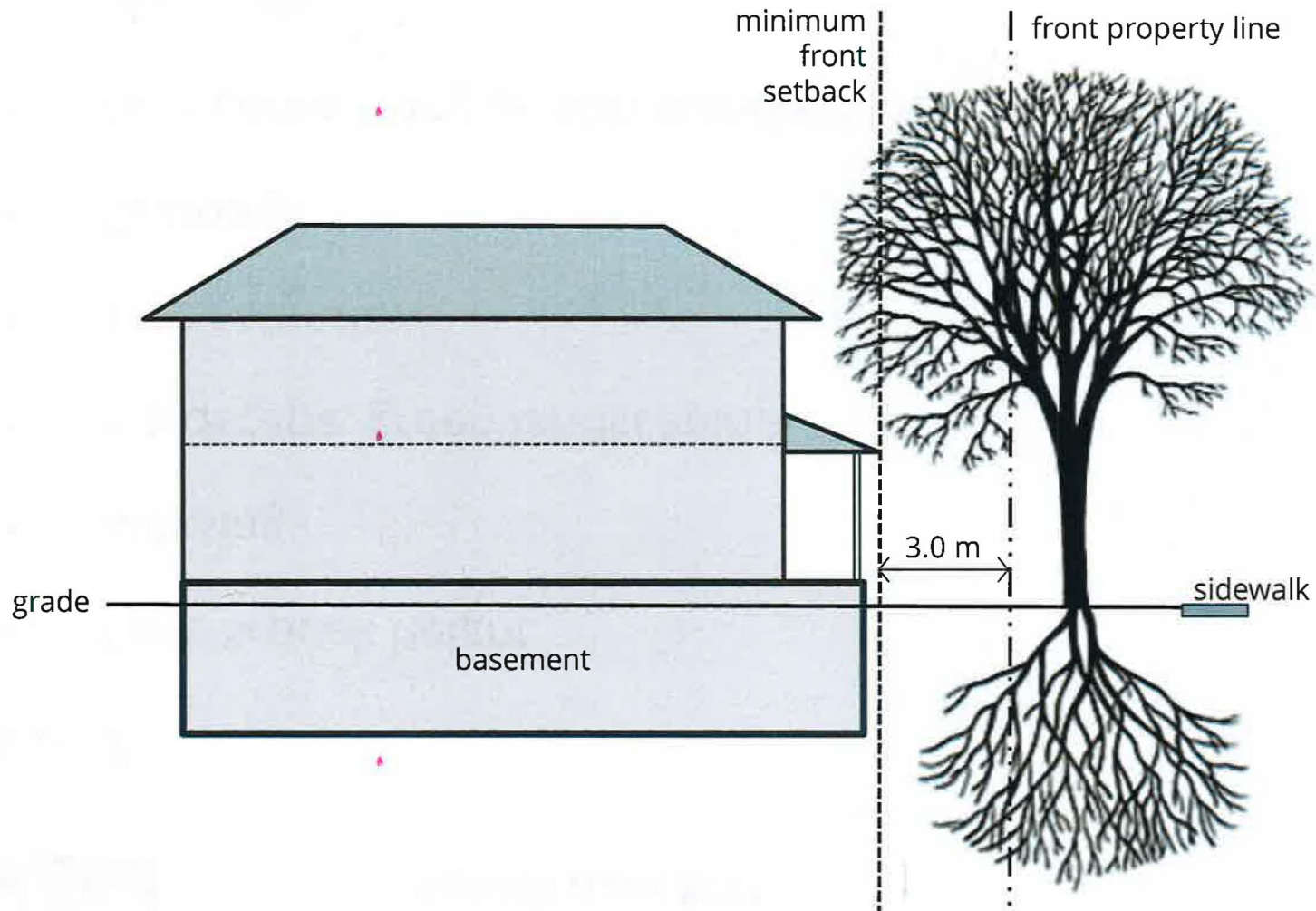
## **Subterranean Development – No changes**

- Construction disturbances – systems in place to address complaints through building regulations/codes and permit review
- Drainage – regulation contained in the Lot Grading and Drainage Bylaws (32M2004 and 37M2005)





## Maintaining the Front Setback







## Phase 2

- Eave & peak height
- Massing
- Hardscape, green landscaping
- Tree retention
- Drainage
- Non-conforming or non-standard lots
- Materials
- Vehicle loading and storage
- Setbacks



## **Public Hearing of Council**

**Agenda Item: 8.2.1**

That Calgary Planning Commission recommends that Council hold a Public Hearing; and

- 1. Hold a Public Hearing during a 2018 September Public Hearing of Council;**
- 2. Adopt, by bylaw the proposed amendments to Land Use Bylaw 1P2007;**
3. Give three readings to the proposed **Bylaw 61P2018;** and
4. Direct Administration to return with an implementation plan outlining options for changes to the Land Use Bylaw 1P2007 through the Standing Policy Committee on Planning and Urban Development no later than Q4 2019.