

Proposed Bylaw to Amend Land Use Bylaw 1P2007

AMENDMENTS TO 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 352(3) to delete “A” at the beginning of the subsection and replace it with “Unless otherwise referenced in subsections (3.1) and (3.2), a”.
 - b) Add a new subsection 352(3.1) as follows:

“(3.1) The minimum façade separation in subsection (3) may be reduced to 1.5 metres where **amenity space** is provided at **grade** that:

 - (a) is adjacent to the **main residential building** and the **Backyard Suite**; and
 - (b) has no dimension less than 5.0 metres.”
 - c) Add a new subsection 352(3.2) as follows:

“(3.2) (a) Where portions of a **Backyard Suite** meet the requirements of subsection (b) these portions may project:

 - (i) into a **setback area** from a **property line** shared with a **street** or a **lane** to a minimum **building setback** of 0.6 metres from the shared **property line**; and
 - (ii) 0.6 metres into the minimum separation area required in subsection (3) or the **amenity space** required in subsection (3.1);

(b) Projections described in subsection (a) must:

 - (i) not exceed 40.0 per cent of the length of the façade on each **storey** for the total combined length of all projections ;
 - (ii) each contain a window; and
 - (iii) each have a maximum length of 3.1 metres.”
 - d) Amend subsection 352(4) to delete “The” at the beginning of the subsection and replace it with “Unless otherwise referenced in subsection (4.1), the”.

e) Add a new subsection 352(4.1) as follows:

“(4.1) The maximum ***building height*** for a **Backyard Suite** is:

- (a) 5.0 metres measured from ***grade*** at a ***side property line*** shared with a ***parcel*** designated with a ***low density residential district***;
- (b) 3.0 metres measured from ***grade*** at a ***rear property line*** shared with a ***parcel*** designated with a ***low density residential district***; and
- (c) increases at a 45 degree angle to a maximum of 7.5 metres at a proportional distance from the shared ***property line***.”

f) Amend subsection 352(5) to delete “***landings***” and replace it with “internal landings not exceeding 2.5 square metres”.

g) Add a new subsection 352(8) as follows:

(8) A **Backyard Suite** may include a ***balcony*** where the **balcony**:

- (a) projects from a façade that faces a ***property line*** shared with a ***lane*** or a ***street***; or
- (b) includes a ***privacy wall*** that screens the balcony from a ***property line*** shared with a ***parcel*** designated with ***low density residential district*** where:
 - (i) the ***balcony*** is setback less than 4.0 metres from the shared ***property line***; and
 - (ii) the privacy wall is a minimum of 2.0 metres in height and a maximum of 3.0 metres in height.

h) Add a new subsection 352(9) as follows:

(9) A ***balcony*** attached to a **Backyard Suite** may project into a required ***setback area*** from a ***property line*** shared with a ***street*** or a ***lane*** to a minimum setback of 0.6 metres from the ***property line***.

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