

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 25(1)(n) and replace with the following:

“(n) **Solar collectors**, if the **building** they are on is not listed on the **City** inventory of evaluated historic resources, and:

 - (i) the **solar collectors** are located on a **building**, a minimum of 2.4 metres above **grade**; or
 - (ii) the **solar collectors** are used for thermal energy;”
 - (b) Amend subsection 39(1)(a) by adding “online for the public” after the word “notice”.
 - (c) Amend subsection 160.2(k) by adding “square” after “250”.
 - (d) Delete the word “outside” in subsection 220(a)(iv).
 - (e) Amend subsection 252.1(a)(i) by deleting “for vehicles” after the word “parked”.
 - (f) Delete the word “and” at the end of subsection 345(6)(b) and replace with “or”.
 - (g) Add a new Section 346.1 as follows:

“General Landscaping Rules for the Developed Areas

- 346.1(1)** In Developed Areas, trees required by this section:
- (a) may be provided though the planting of new trees or the preservation of existing trees;
 - (b) must be provided on a **parcel** within 12 months of issuance of a **development completion permit**;
 - (c) must be maintained on the **parcel** for a minimum of 24 months after issuance of a **development completion permit**;
 - (d) must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association;
 - (e) are not required to be shown on a plan that is part of an application for **development permit** unless subject to subsection (f); and
 - (f) may be provided through the planting of a new tree in an **adjacent** boulevard to the **parcel** approved by the **Development Authority** for a **Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling**.
- (2)** A minimum of 2.0 trees must be provided for each **unit** of a

Contextual Semi-detached Dwelling, Duplex Dwelling, Rowhouse Building or Semi-detached Dwelling.

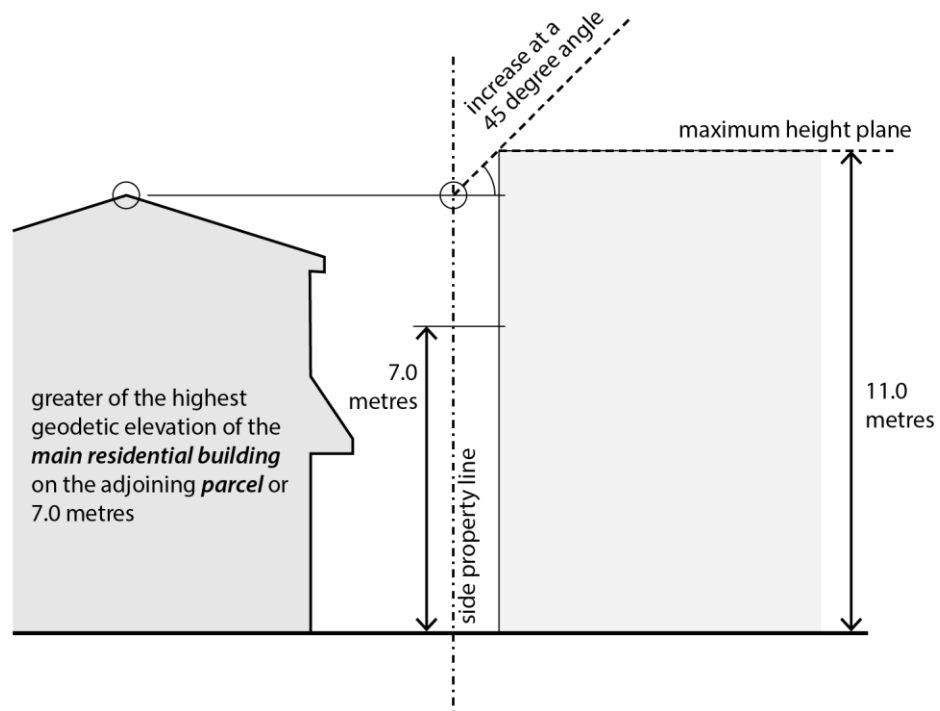
- (3) Where a **Contextual Single Detached Dwelling** or **Single Detached Dwelling** is located on a *parcel* with a *parcel width* less than or equal to 10.0 metres a minimum of 2.0 trees must be provided.
 - (4) Where a **Contextual Single Detached Dwelling** or **Single Detached Dwelling** is located on a *parcel* with a *parcel width* greater than 10.0 metres a minimum of 3.0 trees must be provided.
 - (5) A minimum of 1.2 trees per *unit* must be provided for a **Cottage Housing Cluster**.
 - (6) The requirement for the provision of 1.0 tree is met where:
 - (a) a deciduous tree has a minimum *calliper* of 60 millimetres; or
 - (b) a coniferous tree has a minimum height of 2.0 metres.
 - (7) The requirement for the provision of 2.0 trees is met where:
 - (a) a deciduous tree has a minimum *calliper* of 85 millimetres; or
 - (b) a coniferous tree has a minimum height of 4.0 metres.”
- (h) Delete subsection 347(1)(d).
- (i) Delete subsection 347.1(1)(f).
- (j) Delete subsection 347.2 in its entirety.
- (k) Delete Section 360 in its entirety and replace with:

“Building Height in the Developed Areas

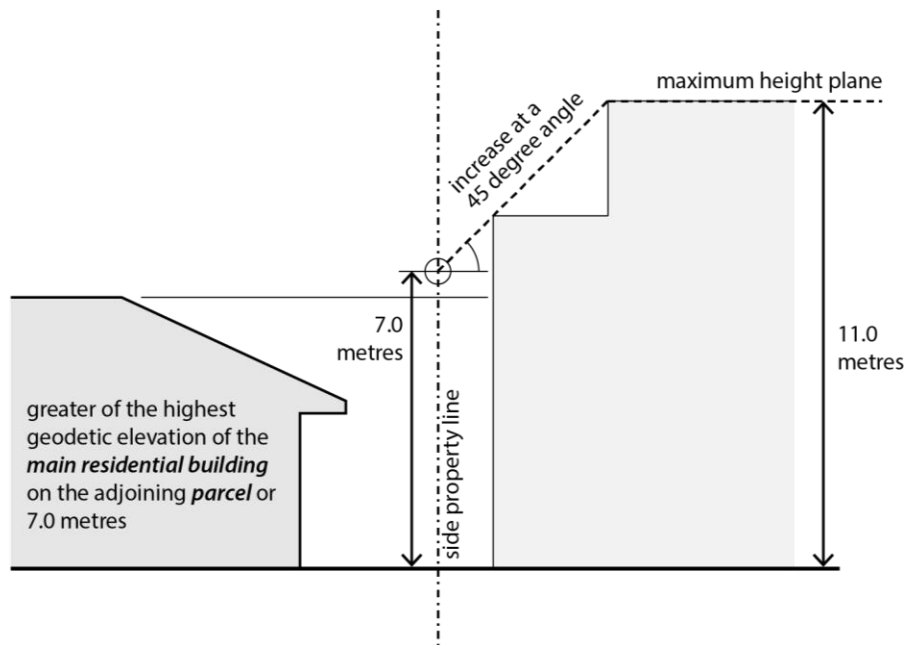
- 360(1)** In the *Developed Areas*, unless otherwise referenced in subsections (2) and (3) for a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-Detached Dwelling** and **Single Detached Dwelling**, the maximum *building height* is 11.0 metres measured from *grade*;
- (2)** The maximum *building height* at a *side property line* is the greater of:
- (a) the highest geodetic elevation of a *contextual adjacent building* on an adjoining *parcel*; or
 - (b) 7.0 metres from *grade*;
- measured at the shared *property line*; and
- (c) increases at a 45-degree angle to a maximum of 11.0 metres measured from *grade*;

- (3) On a **street side property line**, the maximum **building height** is:
- (a) 7.0 meters measured from **grade** at the **street side property line**; and
 - (b) increases at a 45-degree angle to a maximum of 11.0 metres measured from **grade**.
- (4) Subject to section 518, for all other **uses**, the maximum **building height** is 10.0 metres.
- (5) The following diagrams illustrate the rules of subsections (2) and (3):

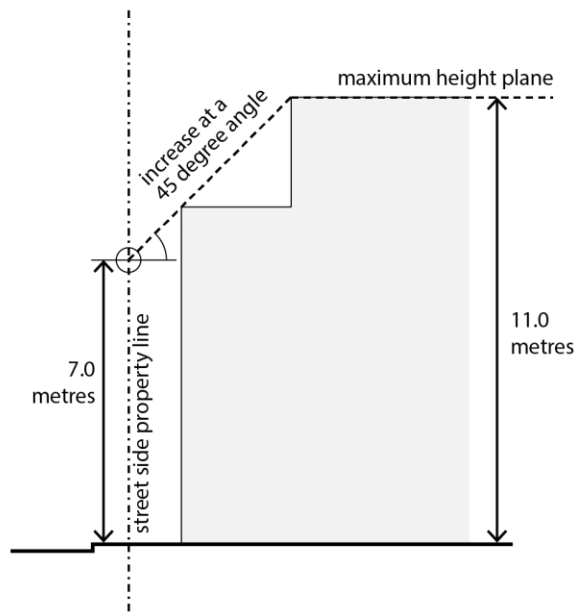
**Illustration 1:
Building Height from Side Property Line
Subsection 2(a)**



**Illustration 2:
Building Height from Side Property Line
Subsection 2(b)**



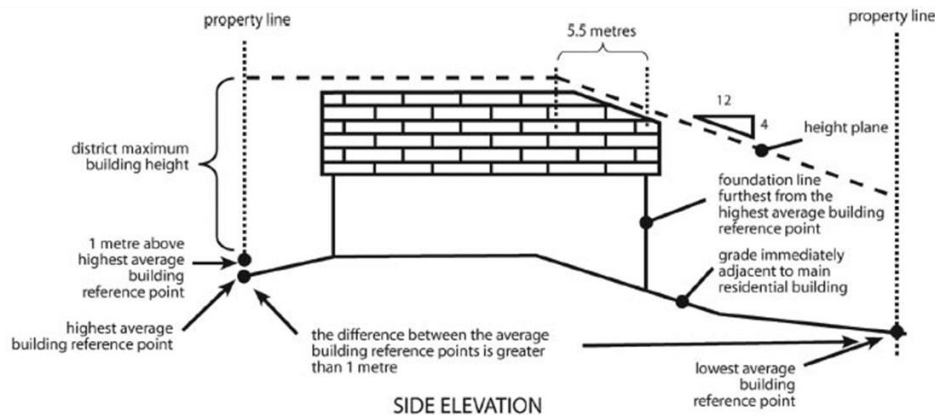
**Illustration 3:
Building Height on a Street Side Property Line
Subsection (3)**



- (n) Delete Section 361 in its entirety and replace with:
“Building Height in the Developing Areas

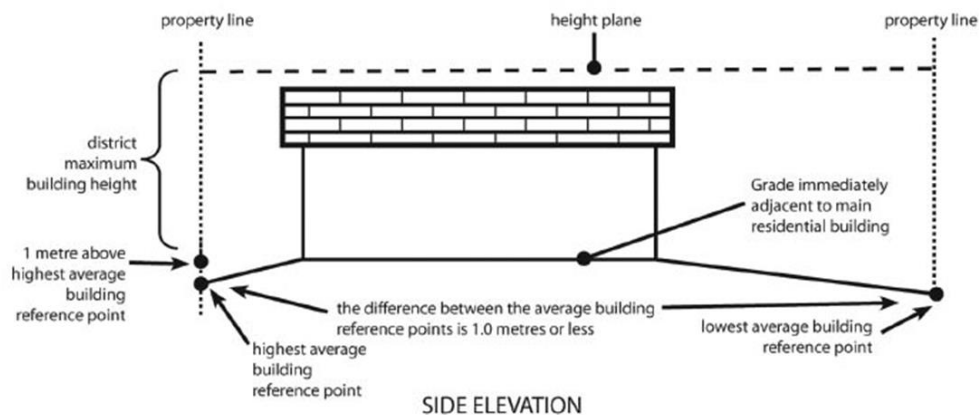
- 361(1)** In the ***Developing Area***, unless otherwise referenced in subsections (5) and (6), for a **Duplex Dwelling, Semi-Detached Dwelling** and **Single Detached Dwelling**, the ***building height*** must not exceed a height plane described in subsections (2), and (3).
- (2) When the difference between the ***average building reference point*** at the front corners of the ***parcel*** and those at the rear of the ***parcel*** is greater than or equal to 1.0 metres, the ***building height*** must not be greater than a height plane that:
- (a) begins at the highest ***average building reference point***;
 - (b) extends vertically to the maximum ***building height*** plus 1.0 metre;
 - (c) extends horizontally towards the opposite end of the ***parcel*** to a point that is 5.5 metres closer than the point on the foundation which is furthest from the highest ***average building reference point***; and
 - (d) extends downward at a 4:12 slope.
- (3) When the difference between the ***average building reference points*** at the front corners of the ***parcel*** and those at the rear of the ***parcel*** is less than 1.0 metres, the ***building height*** must not be greater than the height plane that:
- (a) begins at the highest ***average building reference point***;
 - (b) extends vertically to the maximum ***building height*** plus 1.0 metres; and
 - (c) extends horizontally towards the opposite end of the ***parcel***.
- (4) The following diagrams illustrate the rules of subsections (2) and (3):

**Illustration 1:
Building Height
Subsection 361(2)**



**Illustration 2:
Building Height
Subsection 361(3)**

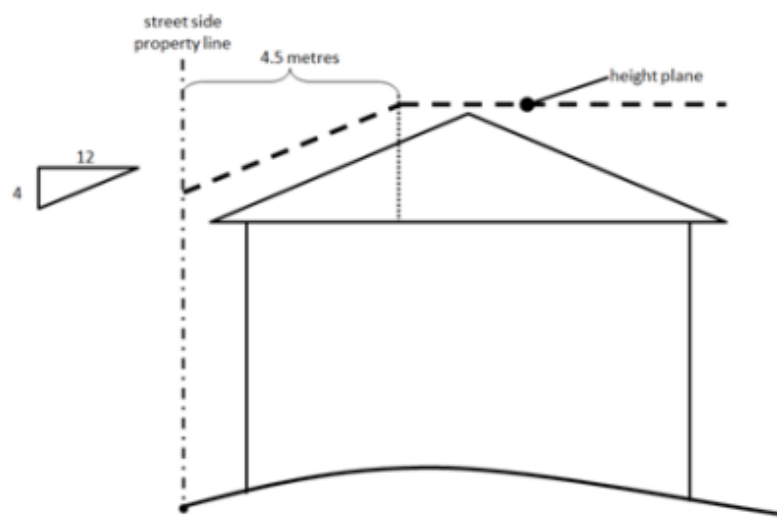
Figure 1: Method for measuring the height of a single or semi-detached dwelling on a flat site in the low density residential districts



- (5) The **building height** for an addition to a **main residential building** is measured from **grade** at any point **adjacent** to the addition when the addition is less than or equal to:
 - (a) 7.5 metres in height from **grade** where the existing **building** has a **walkout basement**, and
 - (b) 6.0 metres in height from **grade** where the existing **building** does not have a **walkout basement**.
- (6) On a **street side property line**, the maximum **building height** must not be greater than a height plane that intersects the horizontal portion of the height plane described in subsection (2) at a point that is 4.5 metres from the **street side property line**, and extends downward toward the **street side property line** at a 4:12 slope:

- (7) The following diagram illustrates the rules of subsection 361(6):

**Illustration 3:
Building Height on a Street Side Property Line
Subsection 361(6)**



- (l) Delete Sections 381, 399, 418, 438 and 543 in their entirety.
- (m) Add “, (5.1)” after “(5)” and before “and” in subsections 547.11(1) and (2).
- (n) Add a new subsection 552(9) as follows:
“Planting of new trees in an *adjacent* boulevard to the *parcel* approved by the *Development Authority* may be counted towards the planting requirements in this section.”
- (o) Add subsection (o.1) to section 778(3) and 1181(3) as follows:
“(o.1) **Kennel**”
- (p) Add subsection (x.1) to section 798(3) as follows:
“(x.1) **Kennel**”
- (q) Delete subsection (u.1) from section 815(3) and replace with the following:
“(u.1) **Kennel**
(u.2) **Large Vehicle Sales**”
- (r) Add subsection (r.1) to sections 1164(3) and 1307(3) as follows:
“(r.1) **Kennel**”
- (s) Add subsection (g.1) to sections 1164(3) and 1181(3) as follows:

“(g.1) **Conference and Event Facility**”

(t) Add subsection (v.1) to section 1245(3) as follows:

“(v.1) **Kenel**”

(u) Add subsection (pp.1) to section 1245(3) as follows:

“(pp.1) **Restaurant: Neighbourhood**”

(v) Add subsection (m.1) to sections 1261(3) and 1367(3) as follows:

“(m.1) **Kenel**”

(w) Add subsection (s.1) to section 1377(3) as follows:

“(s.1) **Kenel**”

(x) Delete the heading “**Low Density Residential Offences**” in the Minimum and Specified Penalties table in Schedule B and replace with “**Residential Offences**”.

(y) In the “**Residential Offences**” section in the Minimum and Specified Penalties table in Schedule B, delete “344” and replace with the following sections, in the Section column, to the fourth row:

“344, 564, 1111, 1357”

(z) Add a new row to the “**Residential Offences**” section of the Minimum and Specified Penalties table in Schedule B as follows:

341(4), 565(4), 1112(4), 1357(4)	Vehicle parked in front setback not on hard surface	\$200	\$400
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2. This Bylaw comes in to force two weeks after the date of approval.