DRAFT ZONING BYLAW | FALL 2024

Housing Zones

Housing zones set the rules for housing and residential areas throughout the city. These zones support single detached homes, semi-detached homes, rowhouses, accessory dwelling units, and multi-residential buildings.

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Draft Zoning Bylaw Highlights and Changes

- **Consolidated zones:** 26 residential districts have been simplified to 3 new housing zones. This grouping seeks similar housing outcomes and more housing options throughout the city. It also eliminates complicated distinctions between housing areas, reducing unnecessary rezoning and barriers to building housing.
- **Simplified housing uses:** 19 housing uses have been grouped into two: Housing and Supportive Housing. This treats housing forms more fairly, helping to realize equity and affordability outcomes from the Housing Strategy.
- **Permitted Uses:** Housing is proposed to be a permitted use in all of the Housing zones. This aligns with the Housing Strategy, which aims to increase housing supply to better meet demand and improve affordability. It also builds on the success of permitted contextual housing forms and permitted housing in the current H-GO district in Land Use Bylaw 1P2007. The permitted use approach will be refined by further public engagement, testing and monitoring new development outcomes following the implementation of Rezoning for Housing.
- **Counting secondary suites as units in density calculations:** establishes greater transparency about the number of homes being built, meeting Council direction.
- **Incentives for heritage preservation, energy efficiency and accessibility**: the Housing zones add additional built forms and uses to preserve heritage buildings and encourage more efficient and accessible housing. These incentives encourage reducing greenhouse gas emissions from homes, retaining valued heritage homes and increasing the mix of uses in housing areas. The accessible unit incentives encourage adding more housing options for older adults and people with disabilities.
- **Childcare businesses in all housing areas:** expands the areas where childcare businesses can operate and reduces the cost and timeline for approval. This supports increased access to childcare for Calgarians.

Connections: Calgary Plan and Street Manual

ALIGNS WITH THE PROPOSED CALGARY PLAN:

- Expanding housing choice and increasing supply.
- Achieving quality design outcomes.
- Enabling a diversity of housing types in all neighbourhoods, including market and non-market housing.
- Incentivizing more energy efficient housing.

THE STREET MANUAL CAN SUPPORT HOUSING ZONES BY:

- Designing low speed streets with safe places for walking and wheeling and maximizing space for urban tree canopy.

Housing Zones Summary

	(H-1) Housing- Small Scale H-1 supports low-density residential developments and home businesses.	(H-2) Housing- Middle Scale H-2 supports low- or medium-density residential developments.	(H-3) Housing- Multi-Residential H-3 supports medium- or high-density residential developments.
BUILT FORM SUMMARY	• Maximum building height is 11 metres for buildings in the front and 8.6 metres for buildings in rear yard • Height transition rules for contextual fit • Individual entrances with direct access to grade • Maximum building length 30 metres • 3 metres front setback, 1.2 metres side/rear typical • Housing and Supportive Housing uses are discretionary when new buildings are proposed in a heritage guideline area • Health Care Service, Indoor Sales & Service, Neighbourhood Store and Office uses are discretionary when located entirely within a historic resource or pre-war home	• Maximum building height is 12 metres • Maximum Floor Area Ratio is 1.5 • Individual entrances with direct access to grade • 3 metres front setback, 1.2 metres side/rear typical • Housing and Supportive Housing uses are discretionary when new buildings are proposed in a heritage guideline area • Health Care Service, Office and Indoor Sales & Service uses discretionary when located entirely within a historic resource or pre-war home	• Maximum building height is 22 metres • Maximum Floor Area Ratio is 2.5, except where it is applied by a modifier "f<" on zoning maps • Maximum building length 60 metres • 3 metres front setback—range of side/rear setbacks • Housing and Supportive Housing uses are discretionary when new buildings are proposed in a heritage guideline area
EXAMPLES	• Single detached home • Semi-detached home • Rowhouse • Accessory dwelling units • Backyard suites	• Rowhouse • Accessory dwelling units • Stacked townhomes • Limited neighbourhood commercial uses	• Multi-residential apartment buildings • Comprehensive townhouse developments • Townhomes with apartments above • Local commercial uses
PARKING	• Open Option Parking: Amount of on-site stalls to be determined by the applicant. See Parking Restrictions summary for more details		
LANDSCAPE	• Minimum mature tree canopy coverage must be 10% of the total parcel area • On parcels with three or more homes, a minimum of 15% of the parcel area must be a soft landscape area • 1 tree must be provided for every 160 square metres of parcel area • 1 shrub must be provided for every 40 square metres of parcel area		• A minimum of 30% of the parcel area must be a landscaped area • A minimum of 15 % of the parcel area must be soft landscape area • The minimum number of trees in any setback area adjoining a street is 1 tree per 10 linear metres • The minimum number of trees along the length of an internal walkway is 1 tree per 10 linear metres
GREEN BUILDINGS	• Encourages High Performing Buildings via two tiers of exemptions allowing increased building height and parcel coverage and reduced rear setback • Requires new singles, semi-detached, rowhouse & unstacked townhomes to have conduit allowing future solar panel installation		
ACCESSIBLE DESIGN	• Encourages accessible housing by allowing for increased site coverage if accessible building criteria is met • Allows an accessible unit to be stacked below another unit		
URBAN DESIGN	• Where there are 3 or more dwelllings, main entrances to dwelling units must incorporate covered or recessed porches, entrances or awnings		
EQUIVALENT LAND USE BYLAW 1P2007 DISTRICTS	Residential – Grade-Oriented Infill District (R-CG); Residential – Low Density Mixed Housing District (R-G)	Housing – Grade Oriented District (H-GO)	Multi-Residential Districts

USES

P Permitted **D** Discretionary **E** Permitted in existing buildings

		(H-1)	(H-2)	(H-3)
RESIDENTIAL	Home Business	D	D	D
	Housing	P	P	P
	Supportive Housing	P	P	P
COMMERCIAL	Cannabis Store			
	Child Care Service	D	D	D
	Distillery			
	Drive Through			
	Food & Beverage Service			D/E
	Health Care Service			D/E
	Hotel			
	Indoor Sales & Service			D/E
	Minor Indoor Entertainment			D/E
	Major Indoor Entertainment			
	Neighbourhood Store		D	
	Office			D/E
	Outdoor Café		D	D
	Outdoor Entertainment			
	Outdoor Sales & Service			
	Parking Facility			
	Recreation Facility			
	Self Storage Facility			
	Small-Scale Manufacturing			
	Supermarket			
	Temporary Sales Centre	D	D	D
	Vehicle Service			
INDUSTRIAL	Crematorium			
	Industrial			
	Heavy Industrial			
	Outdoor Storage			
INSTITUTIONAL	Cemetery			
	Community Service	D	D	D/E
	Funeral Service			
	Health Care Facility			
	Library			D/E
	Major Utility			
	Minor Utility	P	P	P
	Natural Area			
	Outdoor Recreation			
	Park			
	Protective & Emergency Service	P	P	P
	Recycling Drop-Off Depot			
	Religious Facility	D	D	D
	School			
	Special Event			
AGRICULTURAL	Agriculture			
	Urban Agriculture	P	P	P
SIGNS	Sign Class A	P	P	P
	Sign Class B	P	P	P
	Sign Class C	D	D	D
	Sign Class D			D
	Sign Class E	D	D	D
	Sign Class F			
	Sign Class G			

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Housing Zone Example Developments

(H-1)
Housing-Small Scale



(H-2)
Housing-Middle Scale



(H-3)
Housing-Multi-Residential



Rezoning for Housing

In September 2023, City Council acted on addressing the housing crisis confronting Calgarians by directing Administration to rezone low-density residential properties to the R-CG district as recommended in the Home is Here: The City of Calgary's Housing Strategy. After a public hearing, on May 14, 2024, City Council approved citywide rezoning with amendments.

Zoning changes now in effect include:

- R-CG as the citywide base low density residential zone in developed communities.
- R-G as the base low density residential zone in developing communities.
- H-GO in areas identified in approved Local Area Plans.

How is Rezoning for housing different from the Zoning Bylaw

Rezoning for Housing was focused on increasing housing supply and affordability. This project used the existing R-CG and H-GO districts of Land Use Bylaw 1P2007. The new Zoning Bylaw is simultaneously in the process of developing new zoning districts and replacing R-CG, R-G and H-GO.

- Similar to R-CG, the H-1 Zone is being developed to regulate and enable the development of a wide variety of low density, 1 to 3 storey housing forms such as single-detached homes, semi-detached homes, basement suites, backyard suites, rowhomes, and townhomes. It would apply to all of Calgary's developed and developing residential neighborhoods.
- The H-GO District is intended to be replaced by the H-2 Zone. The H-2 zone will regulate and enable the development of the same housing forms as the H-1 Zone, but with a height allowance of up to 12 metres.

Timeline

Through 2025 the Zoning Bylaw team will continue to work on developing the Housing zones, based on feedback from the public, City Council and technical working groups. The changes proposed at this early stage are:

- As directed by City Council from the Rezoning for Housing initiative (suites and density, new community permit exemptions) or Housing Strategy (permitted uses)
- Exploring incentives in housing for heritage preservation, energy efficiency and accessibility
- Amendments to align with the overall new Zoning Bylaw (use rules, parking, landscaping)
- Amendments to fix known technical issues (such as childcare uses)

The final Zoning Bylaw will be presented to City Council for approval in 2026 and is intended to be applied to all parcels of land in Calgary in 2027.

This rewrite will input City Council direction, public engagement feedback and knowledge from development applications. The goal is to create less complex, more user-friendly Housing Zones that advances the direction of the Calgary Plan, Housing Strategy, Climate Strategy and other policies.

Learn more about the proposed Housing zones by reading the Housing zone summary or Draft Zoning Bylaw.

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Help shape a simpler, smarter zoning bylaw

Now is a great time to get involved and share your ideas about the Zoning Bylaw. Your experience of the city—and of zoning—will help us make decisions about the Bylaw's development. As the project takes shape in the coming years, we will continue to check-in with Calgarians, ensuring that the new Zoning Bylaw helps build a city of opportunity and choice.

Visit **calgary.ca/citybuilding** to learn more, share your input, and sign-up for email updates.

This current phase of engagement closes October 20, 2024.

SCAN ME