DRAFT ZONING BYLAW | FALL 2024

Downtown Zones

The Greater Downtown area is Calgary's primary place for commerce, entertainment, culture, arts and urban living. It includes mixed-use neighbourhoods that are highly walkable and connected to regional mobility networks and transit. Downtown zones allow for street-oriented medium- and high-intensity commercial, residential and mixed-use developments in the Greater Downtown area.

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Draft Zoning Bylaw Highlights and Changes

- **Consolidated zones:** 11 downtown districts have been simplifed into three Greater Downtown zones. These new zones better align rules across the downtown and reduce overlap and duplication.
- **Updated density bonusing system:** The density bonusing system has been updated into a single consolidated system for the entire greater downtown. This streamlines similar bonusing items and betters aligns bonusing with City priorities.
- **Broader and more inclusive uses:** The Greater Downtown zones support a wider variety of land uses, making it easier for businesses to adapt and innovate. More local shopping, service and food uses provide additional amenity and opportunity for both businesses and residents.

Connections: Calgary Plan and Street Manual

ALIGNS WITH THE PROPOSED CALGARY PLAN:

- Fostering a vibrant downtown that integrates a mix of commercial, institutional, arts and culture and residential uses to foster a dynamic urban environment.
- Achieving compact growth focused on the primary transit network that makes efficient use of land and infrastructure.
- Increasing housing choice and supply in all areas of Calgary, with highest concentrations around the primary transit network.
- Ensuring all communities have essential services such as employment opportunities, healthy food, amenities, childcare, and personal services within walking distance.

THE STREET MANUAL CAN SUPPORT DOWNTOWN ZONES BY:

- Incorporating curb-space for activities to support parking for a variety of modes, patios, and loading
- A boulevard/public realm that accommodates walking, cycling and street trees.
- Incorporating unique design solutions to Transit Priority streets where transit loading and raised cycletracks interact.

Downtown Zones Summary

	(GD-1) GREATER DOWNTOWN – HOUSING GD-1 supports medium to high density residential developments, with some local commercial uses.	(GD-2) GREATER DOWNTOWN – MIXED USE GD-2 supports medium to high density mixed-use developments, with active uses required at-grade on some streets.	(GD-3) GREATER DOWNTOWN – CORE GD-3 Supports high density mixed-use and Office development in the greater downtown core.
BUILT FORM SUMMARY	• No maximum height • Building forms that are street-oriented at grade • Development intensity that is measured by Floor Area Ratio • Commercial and office uses limited to the first two storeys	• No maximum height • Building forms that are characterized by storefronts along a continuous block face • Development intensity that is measured by Floor Area Ratio • Active uses at-grade required on some streets	• No maximum height • Building forms that are street-oriented at grade • Development intensity that is measured by Floor Area Ratio • Commercial and office uses at grade and residential, commercial, and office on upper floors
EXAMPLES	• Tall residential developments with street-oriented housing with direct access at-grade and a residential tower above	• Tall mixed-use developments with active commercial uses at-grade, such as restaurants and/or cafes, and a residential tower above	• Tall mixed-use developments with office lobbies and/or commercial uses at-grade and an office or residential tower above
PARKING	• Open Option Parking: Amount of on-site stalls to be determined by the applicant, except where maximums apply. See Parking Restrictions summary for more details • Minimum bike parking requirements have increased and are based on gross floor area, except for in the Downtown Restricted Parking Area • Minimum 20% of parking spaces for commercial uses must be Electric Vehicle Supply Equipment (EVSE) ready • 100% of Housing parking space must be Electric Vehicle Supply Equipment (EVSE) ready		
GREEN BUILDINGS	• Additional bonus floor area available where district energy connection and/or on-site co-generation facility is provided • Floor area exemption provided where future district energy connection is provided		
BONUSING	• Mostly maintains the existing bonusing requirements • Reduced number of public amenity items available for density bonusing • Density bonusing only applied to the Greater Downtown Zones		
URBAN DESIGN	• Smaller floor plates required above 25 metres • For buildings over 25m within 6m of a street, provide two features like massing, façade articulation, textures, materials, or a 2m horizontal separation • For buildings over 50m, provide a 2m separation and one feature like massing or materials, extending 9m–18m from grade		• Smaller floor plates required above 36 metres • For buildings over 36m within 6m of a street, provide two features like massing, façade articulation, textures, materials, or a 3m horizontal separation. Features must extend 9m–24m from grade
EQUIVALENT LAND USE BYLAW 1P2007 DISTRICTS	• Centre City Multi-Residential High Rise District (CC-MH), Centre City Multi-Residential High Rise Support Commercial District (CC-MHx), Centre City East Village Primarily Residential District (CC-EPR)	• Centre City Mixed Use District (CC-X); Centre City Commercial Corridor District (CC-COR); Centre City East Village Mixed Use District (CC-EMU); Centre City East Village Transition District (CC-ET)	• Commercial Residential District (CR-20)

USES

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

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

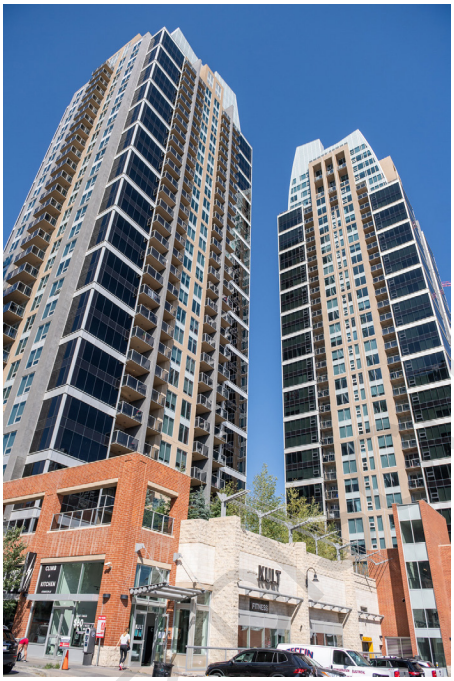
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Downtown Zone Example Developments

(GD-1)
Greater Downtown – Housing



(GD-2)
Greater Downtown – Mixed Use



(GD-3)
Greater Downtown – Core



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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