DRAFT ZONING BYLAW | FALL 2024

Special Purpose Zones

Special Purpose zones identify areas of land for people to use, gather, recreate and enjoy. They protect natural areas and set aside land for parks, schools, community centres and similar public spaces. These zones also support government service hubs, infrastructure and utilities, maintenance yards, water treatment plants and major roadways. There is also a zone for land set aside for future urban development.

DRAFT FOR DISCUSSION

Draft Zoning Bylaw Highlights and Changes

- **Consolidated Zones**: 9 special purpose districts have been simplified into 6 Special Purpose zones. This removes districts that previously applied to very specific geographic areas.
- **Housing on civic sites**: the proposed zones allows for a mix of uses, including housing, in the Special Purpose – Public Facilities and Infrastructure (S-PI) Zone. This supports mixed use civic facilities, such as a firehall and housing on the same site. It makes more efficient use of City-owned land while increasing housing supply and other services to Calgarians.

Connections: Calgary Plan and Street Manual

ALIGNS WITH THE PROPOSED CALGARY PLAN:

- Placing limits on development in zones where parks and natural areas are the intended use.
- Protecting, connecting, and enhancing the ecological network .
- Improving access to parks and natural areas with direct walking and wheeling connections.
- Creating naturalized spaces within existing parks and open areas, especially in places with limited access to nature, and a healthy, locally-suited tree canopy enhances urban environments.

THE STREET MANUAL CAN SUPPORT SPECIAL PURPOSE ZONES BY:

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

Special Purpose Zones Summary

	(S-NA) SPECIAL PURPOSE - NATURAL AREA For land dedicated as environmental and conservation reserve. Limits development and protects natural areas	(S-PS) SPECIAL PURPOSE - PUBLIC PARKS AND SCHOOLS For publicly accessible land dedicated as school, community or public reserve	(S-RC) SPECIAL PURPOSE - RECREATION AND COMMUNITY For private schools, parks and recreation facilities	(S-PI) SPECIAL PURPOSE – PUBLIC FACILITIES AND INFRASTRUCTURE For government operated uses as well as infrastructure, community and utility facilities	(S-TC) SPECIAL PURPOSE – TRANSPORTATION CORRIDOR For land within the provincial transportation and utility corridor	(S-FD) SPECIAL PURPOSE – FUTURE DEVELOPMENT For protecting lands awaiting urban development and utility servicing
BUILT FORM SUMMARY	• Natural areas • Only minor utility, if necessary, and signage	• Schools, indoor and outdoor recreation facilities, community services • Mix of outdoor and indoor uses together on a site	• Schools, indoor and outdoor recreation facilities, community services • Mix of outdoor and indoor uses together on a site	• Mix of indoor and outdoor uses ranging in scale depending on use and context • Allows co-locating civic facilities and housing or supportive housing • Work depots, utility buildings, vehicle maintenance, training centres, utility facilities	• Temporary and removable • Food and Beverage and Sales and Services must be in conjunction with Outdoor Recreation or Park uses	• Temporary and removable • 12 metres maximum height for Housing • Existing housing is allowed • New development must be temporary and easily removed • Agricultural operations
EXAMPLES	• Naturalized Areas • Wetlands	• Public Schools • Recreation Centres • Community Centres	• Private Schools • Recreation Centres • Community Centres	• Bus maintenance facility • Fire Hall	• Deerfoot Trail	• Farm land • Outdoor Storage
PARKING	• Open Option Parking: Amount of on-site stalls to be determined by the applicant. See Parking Restrictions summary for more details • Institutional uses of Health Care Facility, Library, Protective and Emergency Services, Religious Facility and School require: 5% Electric Vehicle Supply Equipment (EVSE) installed, 10% EVSE ready and 85% EVSE capable					
LAND-SCAPING	• Focused on preserving, or restoring, the native species and landscape	• 55 trees per hectare required, calculated based on total area, excluding building footprints and sports fields				
GREEN BUILDINGS		• Encourages High Performing Buildings via two tiers of exemptions allowing for increase gross floor area				
ACCESSIBLE DESIGN				• Accessible Design Incentives may be utilized		
EQUIVALENT LAND USE BYLAW 1P2007 DISTRICTS	• Special Purpose – Urban Nature District (S-UN)	• Special Purpose – School, Park and Community Reserve District (S-SPR)	• Special Purpose – Community Service District (S-CS); Special Purpose – Recreation District (S-R); Special Purpose – Community Institution District (S-CI)	• Special Purpose – City and Regional Infrastructure District (S-CRI)	• Special Purpose – Transportation and Utility Corridor District (S-TUC)	• Special Purpose – University Research Park District (S-URP); Special Purpose – Future Urban Development District (S-FUD)

USES

P Permitted — D Discretionary — E Permitted in existing buildings

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

DRAFT FOR DISCUSSION

Special Purpose Zone Example Developments

(S-NA)
Special Purpose - Natural Area



(S-PS)
Special Purpose - Public Parks and Schools



(S-RC)
Special Purpose - Recreation and Community



(S-PI)
Special Purpose – Public Facilities and Infrastructure



(S-TC)
Special Purpose – Transportation Corridor



(S-FD)
Special Purpose – Future Development



DRAFT FOR DISCUSSION

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