Calgary

DRAFT ZONING BYLAW | FALL 2024

Mixed Use Zones

Mixed Use zones allow for a mix of housing and commercial uses within the same building or along the same street. Built forms range in scale from six-storey low rise buildings to high-rise towers. The Mixed Use zones are intended to support high activity streets with higher levels of transit service, often identified as main streets.

DRAFT FOR DISCUSSION

Draft Zoning Bylaw Highlights and Changes

- **Consolidated Zones**: the three new Mixed Use zones group together current mixed use districts, mixed use multi-residential districts and the pedestrian corridor commercial district. This reduces overlap between the current districts and makes uses and rules consistent, making it more straightforward to build mixed use developments on high-activity streets.
- **New Mixed Use – High-Rise Zone**: the three Mixed Use zones support development at low, medium and high scales. Each of these development scales has specific built-form needs based on their different heights. The new high-rise zone includes design rules to reduce the massing of taller buildings by requiring more slender towers for upper storeys.
- **Minimum ceiling height on the ground floor**: commercial uses often need taller ceilings than residential uses. The minimum 4 metre ceiling height in mixed use zones fits a range of commercial uses, allowing the ground floor to transition between commercial or housing uses for improved adaptability over a building's lifespan.
- **Modifier for street-level retail uses**: Mixed Use zones modified with a "c" require that street-level units have commercial uses. This ensures new development activates the street in key locations, like transit station areas.
- **Added minimum densities**: higher scale Mixed Use zones have minimum densities to ensure higher intensity development occurs where appropriate.

Connections: Calgary Plan and Street Manual

ALIGNS WITH THE PROPOSED CALGARY PLAN:

- Ensuring all communities have essential services such as employment opportunities, healthy food, amenities, childcare, and personal services within walking distance.
- Creating walkable and complete communities by enabling more shops, services, employment and other daily amenities to be located near housing.
- Strengthening Calgary's economy by promoting services like childcare, that support people to work or attend post-secondary schools.

THE STREET MANUAL CAN SUPPORT MIXED USE ZONES BY:

- Designing low speed streets with safe places for walking and wheeling and maximizing space for urban tree canopy.
- Incorporating curb-space for activities to support parking for a variety of modes, patios, and loading and a boulevard/public realm that accommodates walking, cycling and street trees.

Mixed Use Zones Summary

	(MU-1)(MU-1c) **MIXED USE- LOW RISE** MU-1 supports low-scale mixed use or residential developments. MU-1c requires commercial at grade.	(MU-2) (MU-2c) **MIXED USE- MID RISE** MU-2 supports mid scale mixed-use or residential developments. MU-2c requires commercial at grade	(MU-3)(MU-3c) **MIXED USE- HIGH RISE** MU-3 supports high scale high-density mixed use or residential developments. MU-3c requires commercial at grade
BUILT FORM SUMMARY	• Maximum building height is 22 metres • Maximum Floor Area Ratio is 3.5 • Ground floor units with street facing entrances • Mix of housing, commercial, and institutional uses either within a building or on the same site • Street-facing institutional and commercial uses serving surrounding communities • Housing and Supportive Housing uses are discretionary when new buildings are proposed in a heritage guideline area	• Maximum building height is 36 metres • Maximum Floor Area Ratio is 5.0 • Minimum density of 150 units per hectare • Ground floor units with street facing entrances • Mix of housing, commercial, and institutional uses either within a building or on the same site • Street-facing institutional, commercial, and light industrial uses	• Maximum building height set by a modifier • Maximum Floor Area Ratio is 7.0 • Minimum density of 250 units per hectare • Ground floor units with street facing entrances • Mix of housing, commercial, and institutional uses either within a building or on the same site • Street-facing institutional, commercial, and light industrial uses
EXAMPLES	• 5-storey residential building with retail at base	• Site that includes a supermarket, liquor store, and a 10-storey residential building • 10-storey residential building with retail at base	• 20 storey residential tower with retail at base and offices on second floor
PARKING	• Open Option Parking: Amount of on-site stalls to be determined by the applicant. See Parking Restrictions summary for more details • Minimum bike parking requirements have increased and are based on gross floor area • Minimum 20% of parking spaces for commercial uses must be Electric Vehicle Supply Equipment (EVSE) ready • 100% of parking spaces for Housing uses must be EVSE ready		
LAND-SCAPING	• Tree planting is prioritized in street-facing setback areas • All outdoor areas not used for pedestrian or vehicle access must be landscaped		
GREEN BUILDINGS	• Encourages High Performing Buildings via two tiers of exemptions allowing for increased gross floor area		
ACCESSIBLE DESIGN	• Accessible dwelling units do not count towards the floor area ratio calculation up to 20% if meeting accessible design standards		
URBAN DESIGN	• When commercial units have windows facing streets or public spaces, ensure that 65% of the window area between 0.6m and 2.4m is unobscured glass, allowing clear views into the indoor space • Distinguish the base of buildings taller than 20m within 6m of a street with features like façade articulation, textures, or a 2m horizontal setback		
EQUIVALENT LAND USE BYLAW 1P2007 DISTRICTS	• Mixed Use - General District (MU-1); Mixed Use – Active Frontage District (MU-2); Multi-Residential – Low Profile Support Commercial District (M-X1)	• Mixed Use - General District (MU-1); Mixed Use – Active Frontage District (MU-2); Multi-Residential – High Density Low Rise District (M-H1); Multi-Residential – Medium Profile Support Commercial District (M-X2)	• Mixed Use - General District (MU-1); Multi-Residential – High Density Medium Rise District (M-H2), Multi-Residential – High Density High Rise District (M-H3)

USES

P Permitted — D Discretionary — E Permitted in existing buildings

		MU-1 MU-1c	MU-2 MU-2c	MU-3 MU-3c
RESIDENTIAL	Home Business	D	D	D
	Housing	P	D	D
	Supportive Housing	P	D	D
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	D/E
	Health Care Service	D/E	D/E	D/E
	Hotel	D	D	D
	Indoor Sales & Service	D/E	D/E	D/E
	Minor Indoor Entertainment	D/E	D/E	D/E
	Major Indoor Entertainment			
	Neighbourhood Store			
	Office	D/E	D/E	D/E
	Outdoor Café	D	D	D
	Outdoor Entertainment			
	Outdoor Sales & Service			
	Parking Facility	D	D	D
	Recreation Facility	D/E	D/E	D/E
	Self Storage Facility	D	D	D
	Small-Scale Manufacturing	D	D	D
	Supermarket	D	D	D
	Temporary Sales Centre	D/E	D/E	D/E
	Vehicle Service			
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			
	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	D	D	D
	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/E	D/E	D/E
	Sign Class D	P	P	P
	Sign Class E	D/E	D/E	D/E
	Sign Class F			
	Sign Class G			

DRAFT FOR DISCUSSION

Mixed Use Zone Example Developments

(MU-1)(MU-1c)
Mixed Use - Low-Rise





(MU-2)(MU-2c)
Mixed Use - Mid-Rise





(MU-3)(MU-3c)
Mixed Use - High-Rise





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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