Calgary

DRAFT ZONING BYLAW | FALL 2024

Commercial Zones

Commercial zones guide retail-focused developments, from small local stores up to large regional malls and shopping centres. These zones also support some housing and enable limited industrial activities. Commercial zones are appropriate for areas where the intended use is primarily commercial, and developments may include internal roads, parking lots and walkways.

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Draft Zoning Bylaw Highlights and Changes

- **Consolidated Zones**: 11 districts have been simplified into 3 Commercial zones, aligning and simplifying existing rules for commercial areas and allowing development to respond to different contexts and sites. This reduces district overlap and overly-specific distinctions between commercial areas.
- **Simplified commercial uses**: similar commercial activities have been grouped together based on their needs and impacts. This supports successful commercial developments by making it easier for businesses to open, adapt and innovate.
- **Housing in all Commercial zones**: Housing and Supportive Housing is allowed in all commercial zones, providing an option to create more resilient developments. Housing options close to shops and services benefit both residents and businesses.
- **Including Industrial uses**: industrial activities with limited impacts are allowed in Commercial zones. This increases flexibility for businesses and offers more opportunities to adapt commercial space.

Connections: Calgary Plan and Street Manual

ALIGNS WITH THE PROPOSED CALGARY PLAN:

- Supporting businesses by streamlining start-up and change requirements.
- Including retail, commercial and employment opportunities in all communities.

THE STREET MANUAL CAN SUPPORT COMMERCIAL ZONES BY:

- Incorporating curb-space for activities to support parking for a variety of modes, patios, and loading.
- Creating a boulevard/public realm that accommodates walking, cycling and street trees.

Commercial Zones Summary

	(C-1) (C-1V) COMMERCIAL-COMMUNITY C-1 supports commercial or mixed-use developments near residential areas. C-1v accommodates drive throughs and vehicle services.	(C-2) COMMERCIAL-GENERAL C-2 supports commercial and mixed-use developments that primarily serve the surrounding communities and can act as a city-wide hub.	(C-3) COMMERCIAL-LARGE C-3 supports large-scale commercial or mixed-use developments, such as malls or power centres and act as a city-wide or regional hub
BUILT FORM SUMMARY	• Maximum parcel area is 1.2 hectares • Maximum height is 12 metres or a modifier • Maximum Floor Area Ratio is 1.5 • Maximum setback from street is 3.0 metres • Minimum façade width facing a street must be 80% of the property lines it faces	• Minimum parcel area is 1.0 hectare • Maximum parcel area is 8.0 hectares • Maximum height is a modifier • Maximum Floor Area Ratio is a modifier • Minimum setback from street is 3.0 metres	• No parcel area minimums or maximums • Maximum height is a modifier • Maximum Floor Area Ratio is a modifier • Minimum setback is 3.0 metres • Ground-floor homes must have separate, individual access to grade
EXAMPLES	• Small retail • Small restaurants • Strip Malls	• Neighbourhood shopping plazas	• Regional shopping malls • Power centres
PARKING	• Minimum bike parking requirements have increased and are based on gross floor area of a development • Of all commercial parking spaces, 20% must be Electric Vehicle Supply Equipment (EVSE) ready and 80% EVSE-capable • 100% of Housing parking space must be Electric Vehicle Supply Equipment (EVSE) ready		
LAND-SCAPING	• Landscaped islands and strips must be provided in parking areas with more than 30 stalls • MInimum 20% mature tree canopy coverage required in setback areas		
	• Minimum landscaping is 1 tree/10 metres in street-facing setbacks	• Minimum landscaping is 1 tree + 2 shrubs/30 square metres of setback area	
GREEN BUILDINGS	• Encourages High Performing Buildings via two tiers of exemptions allowing for increased gross floor area		
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		
EQUIVALENT LAND USE BYLAW 1P2007 DISTRICTS	• Commercial - Neighbourhood 1 (C-N1); Commercial-Neighbourhood 2 (C-N2)	• Commercial-Corridor 2 (C-COR2); Commercial – Community 1(C-C1); Commercial – Community 2 (C-C2); Commercial – Corridor 3 (C-COR3)	• Commercial – Regional 2 (C-R2); Commercial – Regional 3 (C-R3)

USES

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

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

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Commercial Zone Example Developments

(C-1) (C-1v)
Commercial-Community



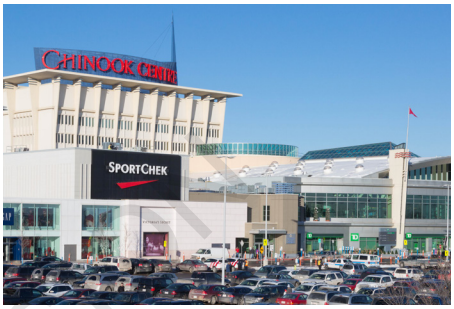


(C-2)
Commercial-General





(C-3)
Commercial-Large





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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