DRAFT ZONING BYLAW | FALL 2024

General Regulations

In addition to new zones and uses, the draft Zoning Bylaw includes updates to the Zoning Bylaw's General Regulations. The following table summarizes key changes.

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Draft Zoning Bylaw Highlights and Changes

NAMING	• From "Land Use Bylaw" to "Zoning Bylaw" • New name is more plain language • Consistent with other municipalities	
ORGANIZATION	Bylaw organization follows the development review process: • Part 1: Overview • Part 2: Zones • Part 3: General Regulations • Part 4: Use Specific Regulations	• Part 5: Signs • Part 6: Use and Definitions • Part 7: Administration • Part 8: Schedules
USES	• Consolidating uses based on development impacts • Removing the need for Change of Use applications for uses with similar impacts • Relocating regulations from use definitions to Bylaw regulations, which can be relaxed	• Increasing the number of uses allowed in each zone through the consolidation of current uses • Increasing permitted uses to reduce barriers for development
ZONES	• Consolidating zones to reduce overlap: 70 districts to 21 zones.	
INCENTIVES	• Encouraging green buildings, retention of heritage buildings and accessible housing through incentives embedded in zones and general regulations	• Aligning development standards to City-wide priorities
KEY UPDATES	• Removing references to Developed and Developing Areas, consistent with the Calgary Plan. • Removing contextual regulations and uses • Including accessory dwelling units in density calculations	• Eliminating minimum parking requirements • Allowing some modifiers to be relaxed and introducing density minimums • Updating landscape requirements, including measuring mature tree canopy • Adding electric vehicle charging requirements

Draft Zoning Bylaw Highlights and Changes

ACCESSIBLE DESIGN	• Allows for additional site coverage where accessible design features are included in low density housing. Accessible units in medium and high density developments are exempt from the Floor Area Ratio measurement. Accessible design incentives were included based on feedback from public engagement and to advance the Housing Strategy • Measurements are based on the numbers and components in The City's Access Design Standards
GREEN BUILDINGS	• Buildings must meet certain energy performance standards to qualify for an exception to the maximum gross floor area that applies within the applicable H-3, Mixed Use, Commercial and Industrial zones • A specific, allowable increase to maximum gross floor area to compensate for loss of floor area to thicker walls, as well as providing an incentive by allowing more sellable floor space to offset additional costs associated with improvements
HERITAGE	• Created a new "historic resource or pre-war home" definition which grants additional development rights in the H-1 and H-2 zoning districts • If an owner plans to use these incentives, the Heritage team in City & Regional Planning will determine whether a building qualifies as a historic resource or pre-war home • The incentives allow 20% more parcel coverage and four additional discretionary commercial uses which may only be granted if they're located in a historic resource or pre-war home
BICYCLE PARKING	• New requirements added for minimum horizontal (ground-mounted) long-term bicycle parking spaces, minimum inclusive bicycle (e.g. cargo bike) parking spaces, and bicycle facilities (e.g. showers, bicycle maintenance), ensures accessible high quality bike parking facilities • Change of terminology from "Class 1" and "Class 2" to "Long-Term" and "Short-Term", respectively

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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