DRAFT ZONING BYLAW | FALL 2024

City Building Program

The City of Calgary is updating its citywide planning documents to work together seamlessly, creating a concise 30-year vision and 10-year action plan for Calgary's future. The City Building Program results in three planning tools: the Calgary Plan, the Zoning Bylaw, and the Street Manual.

Program Overview

THE CITY BUILDING PROGRAM WILL PRODUCE THE FOLLOWING DELIVERABLES BY THE END OF 2026

1 - CALGARY PLAN	2 - ZONING BYLAW	3 - STREET MANUAL
Will merge the Municipal Development Plan with the Calgary Transportation Plan	Currently called the Land Use Bylaw 1P2007	Currently called the Complete Streets Policy & Guide

The City Building Program is currently engaging on an early draft of the new Zoning Bylaw. This series of information sheets summarizes the key changes and drivers shaping the draft.

DRAFT FOR DISCUSSION

What is a Zoning Bylaw?

A Zoning Bylaw directs the shape and size of buildings and the uses (activities) allowed on a property.

ZONES	Zones identify appropriate places across the city for all types of buildings and uses, including housing, commercial and industrial developments. This organizes land in the city into categories.
USES	Each zone outlines the types of activities (or "uses") that are: • Automatically allowed to take place • Allowed with approval from The City • Not allowed
RULES	Rules for new buildings and uses, including maximum building height, setback distance from the street, parking and others.

The Zoning Bylaw

The Zoning Bylaw will align to the new Calgary Plan, helping deliver on that plan's vision for:

- Improved housing choice
- Great transit
- A vibrant downtown
- Walkable, mixed-use communities
- It will also align to the new Street Manual, ensuring that the way we use land and the way we get around are all part of the same strategy
- Aligning the Zoning Bylaw with other City plans makes achieving Calgary's goals easier, cuts red tape, and adds certainty for local builders and residents

City Building Program

Guiding Principles: Major changes to the Zoning Bylaw were guided by the need to better align the Bylaw with The City's priorities and desired outcomes while making it easier to use the document. The changes and new approaches proposed in the first draft are guided by these principles.

Vision: The new Zoning Bylaw will effectively implement the vision of our long-range planning policies and simplify the rules that govern land use and building forms in the city.

Goals

ALIGN PLANS AND TOOLS TO ACHIEVE TARGETS	Strengthen the alignment between the Calgary Plan, Street Manual and the Zoning Bylaw to achieve Calgary Plan targets.
REINFORCE KEY PRINCIPLES	Reinforce key principles of equity, climate change adaptation and mitigation, economic resilience and Truth and Reconciliation through the Calgary Plan and incorporate them within all deliverables.
IMPROVE OUTCOMES	Strengthen policies and regulations to improve equitable development outcomes that promote quality, are people-centric and future-focused.
CLARIFY GROWTH PRIORITIES	Clarify where, why and how growth is to occur over the next 10 years and position Calgary to meet 10-, 30- and 60-year targets.
MAKE IT EASY	Make our policy and regulation easy to access, use, understand and implement.

What's new in the Zoning Bylaw?

The new Zoning Bylaw will simplify zoning rules across the city. This means that starting a business, renovating your home, or building something new would be easier.

The simplified bylaw will:

- Add common-sense and flexibility to regulations
- Reduce the number of zones
- Simplify the list of uses
- Add more graphics and plain language

Other Key Zoning Terms

TERM	DEFINITION
FLOOR AREA RATIO (FAR)	FAR is the ratio of a building's gross floor area above grade to the total area of the parcel it's on, calculated by dividing the gross floor area by the parcel area.
SETBACK	Setback refers to the minimum distance that a building or structure must be positioned away from property lines, streets, or other structures.
PERMITTED USE	A proposed use of land that is allowed in a zone.
DISCRETIONARY USE	A proposed use of land that may be allowed in a zone after due consideration by The CIty.

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Summary Sheets

EXPLORE THE SUMMARY SHEETS TO LEARN MORE



HOUSING ZONES

Housing zones set the rules for housing and residential areas throughout the city, including: single detached homes, semi-detached homes, rowhouses, accessory dwelling units, and multi-residential buildings.



MIXED USE ZONES

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



GREATER DOWNTOWN ZONES

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



COMMERCIAL ZONES

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



INDUSTRIAL ZONES

Industrial zones are for places that Calgarians work in manufacturing, warehousing and other industrial businesses. These areas also have places like microbreweries, restaurants, large fitness and recreation facilities, large religious facilities, and building supply stores.



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 publicly available spaces. There are also zones that allow for government service hubs, infrastructure and utilities, like maintenance yards, water treatment plants and major roadways. There is also a zone for land set aside for urban development in the future.

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Rezoning for Housing

In September 2023, City Council acted on addressing the housing crisis confronting Calgarians by directing Administration to rezone low-density residential properties to the R-CG district as recommended in the Home is Here: The City of Calgary's Housing Strategy. After a public hearing, on May 14, 2024, City Council approved citywide rezoning with amendments.

Zoning changes now in effect include:

- R-CG as the citywide base low density residential zone in developed communities.
- R-G as the base low density residential zone in developing communities.
- H-GO in areas identified in approved Local Area Plans.

How is Rezoning for housing different from the Zoning Bylaw

Rezoning for Housing was focused on increasing housing supply and affordability. This project used the existing R-CG and H-GO districts of Land Use Bylaw 1P2007. The new Zoning Bylaw is simultaneously in the process of developing new zoning districts and replacing R-CG, R-G and H-GO.

- Similar to R-CG, the H-1 Zone is being developed to regulate and enable the development of a wide variety of low density, 1 to 3 storey housing forms such as single-detached homes, semi-detached homes, basement suites, backyard suites, rowhomes, and townhomes. It would apply to all of Calgary's developed and developing residential neighborhoods.
- The H-GO District is intended to be replaced by the H-2 Zone. The H-2 zone will regulate and enable the development of the same housing forms as the H-1 Zone, but with a height allowance of up to 12 metres.

Timeline

Through 2025 the Zoning Bylaw team will continue to work on developing the Housing zones, based on feedback from the public, City Council and technical working groups. The changes proposed at this early stage are:

- As directed by City Council from the Rezoning for Housing initiative (suites and density, new community permit exemptions) or Housing Strategy (permitted uses).
- Exploring incentives in housing for heritage preservation, energy efficiency and accessibility.
- Amendments to align with the overall new Zoning Bylaw (use rules, parking, landscaping).
- Amendments to fix known technical issues (such as childcare uses).

The final Zoning Bylaw will be presented to City Council in 2026 and is intended to be applied to all parcels of land in Calgary in 2027. This rewrite will input City Council direction, public engagement feedback and knowledge from development applications. The goal is to create less complex, more user-friendly Housing Zones which advances the direction of the Calgary Plan, Housing Strategy, Climate Strategy and other policies.

Learn more about the proposed Housing zones by reading the Housing zone summary or Draft Zoning Bylaw.

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.

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This current phase of engagement closes October 20, 2024.

SCAN ME

DRAFT ZONING BYLAW | FALL 2024

Housing Zones

Housing zones set the rules for housing and residential areas throughout the city. These zones support single detached homes, semi-detached homes, rowhouses, accessory dwelling units, and multi-residential buildings.

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Draft Zoning Bylaw Highlights and Changes

- **Consolidated zones:** 26 residential districts have been simplified to 3 new housing zones. This grouping seeks similar housing outcomes and more housing options throughout the city. It also eliminates complicated distinctions between housing areas, reducing unnecessary rezoning and barriers to building housing.
- **Simplified housing uses:** 19 housing uses have been grouped into two: Housing and Supportive Housing. This treats housing forms more fairly, helping to realize equity and affordability outcomes from the Housing Strategy.
- **Permitted Uses:** Housing is proposed to be a permitted use in all of the Housing zones. This aligns with the Housing Strategy, which aims to increase housing supply to better meet demand and improve affordability. It also builds on the success of permitted contextual housing forms and permitted housing in the current H-GO district in Land Use Bylaw 1P2007. The permitted use approach will be refined by further public engagement, testing and monitoring new development outcomes following the implementation of Rezoning for Housing.
- **Counting secondary suites as units in density calculations:** establishes greater transparency about the number of homes being built, meeting Council direction.
- **Incentives for heritage preservation, energy efficiency and accessibility**: the Housing zones add additional built forms and uses to preserve heritage buildings and encourage more efficient and accessible housing. These incentives encourage reducing greenhouse gas emissions from homes, retaining valued heritage homes and increasing the mix of uses in housing areas. The accessible unit incentives encourage adding more housing options for older adults and people with disabilities.
- **Childcare businesses in all housing areas:** expands the areas where childcare businesses can operate and reduces the cost and timeline for approval. This supports increased access to childcare for Calgarians.

Connections: Calgary Plan and Street Manual

ALIGNS WITH THE PROPOSED CALGARY PLAN:

- Expanding housing choice and increasing supply.
- Achieving quality design outcomes.
- Enabling a diversity of housing types in all neighbourhoods, including market and non-market housing.
- Incentivizing more energy efficient housing.

THE STREET MANUAL CAN SUPPORT HOUSING ZONES BY:

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

Housing Zones Summary

	(H-1) Housing- Small Scale H-1 supports low-density residential developments and home businesses.	(H-2) Housing- Middle Scale H-2 supports low- or medium-density residential developments.	(H-3) Housing- Multi-Residential H-3 supports medium- or high-density residential developments.
BUILT FORM SUMMARY	• Maximum building height is 11 metres for buildings in the front and 8.6 metres for buildings in rear yard • Height transition rules for contextual fit • Individual entrances with direct access to grade • Maximum building length 30 metres • 3 metres front setback, 1.2 metres side/rear typical • Housing and Supportive Housing uses are discretionary when new buildings are proposed in a heritage guideline area • Health Care Service, Indoor Sales & Service, Neighbourhood Store and Office uses are discretionary when located entirely within a historic resource or pre-war home	• Maximum building height is 12 metres • Maximum Floor Area Ratio is 1.5 • Individual entrances with direct access to grade • 3 metres front setback, 1.2 metres side/rear typical • Housing and Supportive Housing uses are discretionary when new buildings are proposed in a heritage guideline area • Health Care Service, Office and Indoor Sales & Service uses discretionary when located entirely within a historic resource or pre-war home	• Maximum building height is 22 metres • Maximum Floor Area Ratio is 2.5, except where it is applied by a modifier "f<" on zoning maps • Maximum building length 60 metres • 3 metres front setback—range of side/rear setbacks • Housing and Supportive Housing uses are discretionary when new buildings are proposed in a heritage guideline area
EXAMPLES	• Single detached home • Semi-detached home • Rowhouse • Accessory dwelling units • Backyard suites	• Rowhouse • Accessory dwelling units • Stacked townhomes • Limited neighbourhood commercial uses	• Multi-residential apartment buildings • Comprehensive townhouse developments • Townhomes with apartments above • Local commercial uses
PARKING	• Open Option Parking: Amount of on-site stalls to be determined by the applicant. See Parking Restrictions summary for more details		
LANDSCAPE	• Minimum mature tree canopy coverage must be 10% of the total parcel area • On parcels with three or more homes, a minimum of 15% of the parcel area must be a soft landscape area • 1 tree must be provided for every 160 square metres of parcel area • 1 shrub must be provided for every 40 square metres of parcel area		• A minimum of 30% of the parcel area must be a landscaped area • A minimum of 15 % of the parcel area must be soft landscape area • The minimum number of trees in any setback area adjoining a street is 1 tree per 10 linear metres • The minimum number of trees along the length of an internal walkway is 1 tree per 10 linear metres
GREEN BUILDINGS	• Encourages High Performing Buildings via two tiers of exemptions allowing increased building height and parcel coverage and reduced rear setback • Requires new singles, semi-detached, rowhouse & unstacked townhomes to have conduit allowing future solar panel installation		
ACCESSIBLE DESIGN	• Encourages accessible housing by allowing for increased site coverage if accessible building criteria is met • Allows an accessible unit to be stacked below another unit		
URBAN DESIGN	• Where there are 3 or more dwelllings, main entrances to dwelling units must incorporate covered or recessed porches, entrances or awnings		
EQUIVALENT LAND USE BYLAW 1P2007 DISTRICTS	Residential – Grade-Oriented Infill District (R-CG); Residential – Low Density Mixed Housing District (R-G)	Housing – Grade Oriented District (H-GO)	Multi-Residential Districts

USES

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

		(H-1)	(H-2)	(H-3)
RESIDENTIAL	Home Business	D	D	D
	Housing	P	P	P
	Supportive Housing	P	P	P
COMMERCIAL	Cannabis Store			
	Child Care Service	D	D	D
	Distillery			
	Drive Through			
	Food & Beverage Service			D/E
	Health Care Service			D/E
	Hotel			
	Indoor Sales & Service			D/E
	Minor Indoor Entertainment			D/E
	Major Indoor Entertainment			
	Neighbourhood Store		D	
	Office			D/E
	Outdoor Café		D	D
	Outdoor Entertainment			
	Outdoor Sales & Service			
	Parking Facility			
	Recreation Facility			
	Self Storage Facility			
	Small-Scale Manufacturing			
	Supermarket			
	Temporary Sales Centre	D	D	D
	Vehicle Service			
INDUSTRIAL	Crematorium			
	Industrial			
	Heavy Industrial			
	Outdoor Storage			
INSTITUTIONAL	Cemetery			
	Community Service	D	D	D/E
	Funeral Service			
	Health Care Facility			
	Library			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			
	Special Event			
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
	Sign Class E	D	D	D
	Sign Class F			
	Sign Class G			

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Housing Zone Example Developments

(H-1)
Housing-Small Scale



(H-2)
Housing-Middle Scale



(H-3)
Housing-Multi-Residential



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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.

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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			

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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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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.

DRAFT FOR DISCUSSION

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			

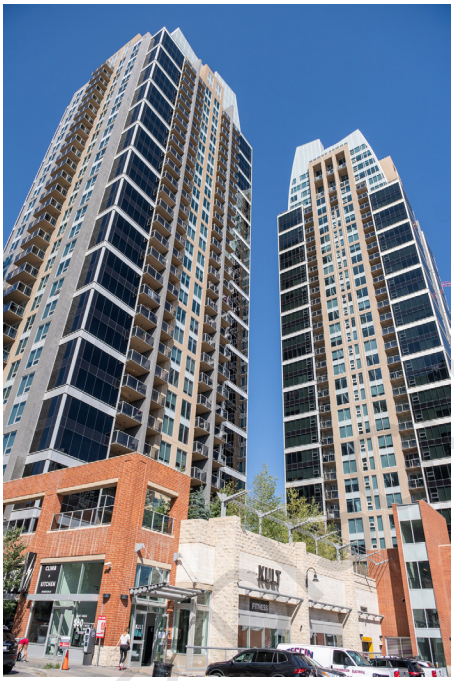
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Downtown Zone Example Developments

(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

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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.

DRAFT FOR DISCUSSION

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



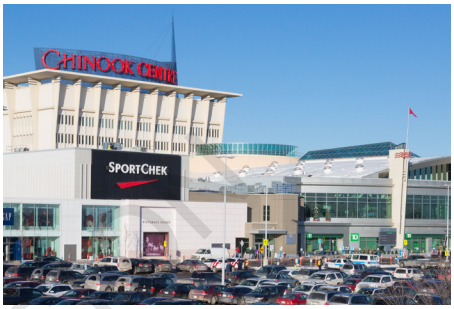


(C-2)
Commercial-General





(C-3)
Commercial-Large





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DRAFT ZONING BYLAW | FALL 2024

Industrial Zones

Industrial zones support manufacturing, warehousing and other industrial businesses. They also create space for places like microbreweries, restaurants, large fitness and recreation facilities, large religious facilities, and building supply stores.

DRAFT FOR DISCUSSION

Draft Zoning Bylaw Highlights and Changes

- **Consolidated zones:** 7 industrial districts have been simplified into 3 industrial zones. This reduces overlap and duplication between the zones and reduces the need to rezone indsutrial land to achieve similar development outcomes.
- **New Industrial Flex (I-F) Zone:** Supports a mix of industrial and commercial uses, providing flexibility for a wide variety of activities. Acts as a transitional area between more intensive industrial zones and commercial or housing zones.
- **Commercial support uses in the Industrial General zone:** Commercial and institutional uses are allowed on smaller parcels located on transit routes or near transit stations. This reduces unnecessary rezoning, allows supporting uses to locate where more people work and travel, and limits conflicts for industrial operations in core industrial areas.
- **A broader and more inclusive industrial use category:** Consolidated industrial uses make it easier to start, adapt and innovate industrial businesses.

Connections: Calgary Plan and Street Manual

ALIGNS WITH THE PROPOSED CALGARY PLAN:

- Maintaining and protecting a strong industrial land supply.
- Supporting businesses of all sizes and stages.
- Building around transit.

THE STREET MANUAL CAN SUPPORT INDUSTRIAL ZONES BY:

- Incorporating connections to transit through walking and wheeling infrastructure on both sides of the street.
- Designing streets that accommodate large commercial vehicles.
- Incorporating curb-space for activities to support parking for a variety of modes, patios, and loading.

Industrial Zones Summary

	(I-F) **Industrial-Flex**	(I-G) **Industrial-General**	(I-H) **Industrial-Heavy**
	I-F supports a mix of light industrial and commercial activities, and transition between industrial and non-industrial zones. Parcels are located close to major transit service.	I-G supports light to medium industrial activities, and covers most industrial land. Limited commercial and institutional uses are allowed on properties close to major transit service.	I-H supports heavy industrial activities located away from residential uses. Typically close to highways and railways for access to the goods movement network
BUILT FORM SUMMARY	• Industrial activities are fully contained within a building • Outdoor storage is screened from adjacent parcels • Commercial uses with street facing public entrances • No off-site impacts • Mix of uses either within a building or on the same site	• Industrial activities either inside or outside a building • Outdoor storage is screened from view of non-industrial parcels • Moderate off-site impacts, industrial activities may be heard	• Industrial activities either inside or outside a building • Outdoor storage is screened from view of non-industrial parcels • Major land use impacts to surrounding properties
EXAMPLES	• Multi-bay buildings • Warehouses • Strip Malls	• Warehouses • Storage yards	• Chemical processing plants • Refinery plants • Large scale manufacturing operations • Hazardous material storage
PARKING	• Minimum bike parking requirements have increased and are based on gross floor area • Minimum of 5% of parking spaces for industrial uses must be Electric Vehicle Supply Equipment (EVSE) ready		
LAND-SCAPING	• MInimum 20% mature tree canopy coverage required in setback areas • Landscaped islands and strips must be provided in parking areas with more than 30 stalls		
ACCESSIBLE DESIGN	• Accessible design for industrial zones determined by Alberta Building Code		
URBAN DESIGN	• Commercial uses with a window facing a street or public space must 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	• Industrial-Commercial District (I-C); Industrial-Edge District (I-E)	• Industrial-General District (I-G); Industrial-Business District (I-B); Industrial - Outdoor District (I-O); Industrial-Redevelopment District (I-R); Industrial-Commercial District (I-C)	• Industrial-Heavy District (I-H)

USES

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

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

DRAFT FOR DISCUSSION

Industrial Zone Example Developments

(I-F)
Industrial-Flex





(I-G)
Industrial-General





(I-H)
Industrial-Heavy





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Help shape a simpler, smarter zoning bylaw

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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



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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

DRAFT FOR DISCUSSION

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This current phase of engagement closes October 20, 2024.

SCAN ME

DRAFT ZONING BYLAW | FALL 2024

Parking Requirements

DRAFT FOR DISCUSSION

How is parking currently regulated?

	BUSINESS	RESIDENTIAL
AMOUNT OF PARKING REQUIRED	Open Option	0.3-2.0 Stalls per unit

- Businesses can provide the amount of parking that meets their customers' and employees' needs.
- New residential developments must provide between 0.3 and 2.0 parking stalls per unit, depending on the type of new housing and its location in the city.
- City Planners and Engineers frequently allow for more flexibility in meeting current parking requirements.

What are the proposed changes?

	BUSINESS	RESIDENTIAL
AMOUNT OF PARKING REQUIRED	Open Option	Open Option

- The new Zoning Bylaw is proposing an Open Option parking approach for all land uses.
- This means that both business and residential property owners would decide how much parking is required to serve customers, employees and resident's needs. Accessible parking stalls are still required.

Why are these changes being proposed?

Research shows that requiring new homes to provide the bylaw minimum parking requirement has negative impacts on housing affordability[1][2][3][4][5], greenhouse gas emissions, pollution[6][7][8], and public health[9][10].

Policy from the City of Calgary's Housing Strategy and Climate Strategy recommend that minimum parking requirements be reduced or removed. This aligns with the goals of the Calgary Plan, including encouraging growth in all communities.

Public Engagement on the new Zoning Bylaw has been on-going since October 2023. The project team has heard from thousands of Calgarians through in-person conversations, focused workshops and online surveys. Though this engagement Calgarians have expressed a desire for the City to prioritize housing affordability, economic growth and climate action when writing the new Zoning Bylaw.

Background - Parking requirements were first introduced in Calgary in 1957, but over the past 20 years have been continuously simplified and reduced. In 2019 the City of Calgary adopted an Open Option parking approach for all new non-residential developments. In 2022, requirements for Multi-Residential Development were significantly reduced. Adopting a full Open Option parking approach aligns Calgary with the most up-to-date method of regulating on-site parking.

How do other cities in Canada regulate parking in their Zoning Bylaws?

Most major Canadian cities have either adopted or are in the process of adopting an Open Option Parking approach for new developments.

	EDMONTON	TORONTO	VANCOUVER	SASKATOON	MONTREAL	OTTAWA
AMOUNT OF PARKING REQUIRED	Open Option	Open Option	Open Option	Open Option	Open Option	Open Option
YEAR OF CHANGE	2020	2021	2024	2024	Proposed for 2025	Proposed for 2025

Does an Open Option Parking approach mean there will be no parking constructed?

In cities that have moved towards an Open Option parking approach, the amount of parking built after the rule change is similar. For example, in 2022, the City of Calgary reduced minimum parking requirements for apartment buildings from 1.25 stalls per unit to 0.6 stalls per unit. New apartment buildings which are not located close to transit still build approximately 1 stall per unit - despite not being required to do so. With an Open Option approach, new homes built closer to transit may build less parking. This results in lower-cost homes which meet the needs of a growing number of households. Open Option Parking allows Calgarians to have more flexibility. This makes development approval timelines faster and removes a barrier to new housing supply.

Does an Open Option Parking approach mean more people will park on my street?

Street parking in the Calgary is a regulated public amenity, not an exclusive amenity for the occupant of a home. Current minimum parking requirements do not prevent residents from parking on the public street. Proactive parking management through permitting programs, time restrictions, enforcement or permit pricing is a direct solution to the challenge of parking congestion. Because parking is a valued amenity in Calgary, new developments will continue to provide parking for customers, employees, visitors, new owners and tenants.

DRAFT FOR DISCUSSION

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