



We are excited to launch Phase 5 of the City Building Program engagement in May 2025. This toolkit is designed to provide you and your communities with information about the upcoming engagement and how your communities can get involved.

This toolkit provides you with key messages, upcoming engagement dates and other background program information, to make it easy to share engagement opportunities with your community members.

For this phase of engagement, we will be seeking feedback from all Calgarians to evolve the next draft of the new Zoning Bylaw and discuss connections to the Calgary Plan.

Information collected will also be used in the The Guide for Small Scale Housing: Rowhouse, Townhouse and Front-Back Semi-detached Development.

Engagement will run between **May 5 and May 31**.

Background

Since October 2023, the City Building Program team has been working with Calgarians to learn what they value and experience living in Calgary, and to plan for the future of how we move, build and use land across our fast-growing city.

This outcome of this work includes:

- **Calgary Plan** (merges, streamlines and updates the current Municipal Development Plan and Calgary Transportation Plan into one document). It is the highest level planning document-guiding future land use and growth.
- **Zoning Bylaw** (currently the Land Use Bylaw) regulates how and where buildings are developed.
- **Street Manual** (currently the Complete Streets Policy & Guide) guides how streets are designed to support safe travel options.

These documents have been drafted in reference to four phases of public engagement (including the public, interested parties, equity-denied groups and indigenous communities), and Council-approved policies and priorities.

While the Calgary Plan has been deferred until Q2 2026, The City continues to seek public feedback on the next draft of the new Zoning Bylaw and how it works together with the vision and policies from the Calgary Plan.

Continued public engagement plays a vital role in shaping the City Building Program. As we hear from Calgarians, feedback, around the alignment of policies and regulations, that highlights the need to adjust the Calgary Plan will be considered, with proposed amendments brought to Council in 2026.

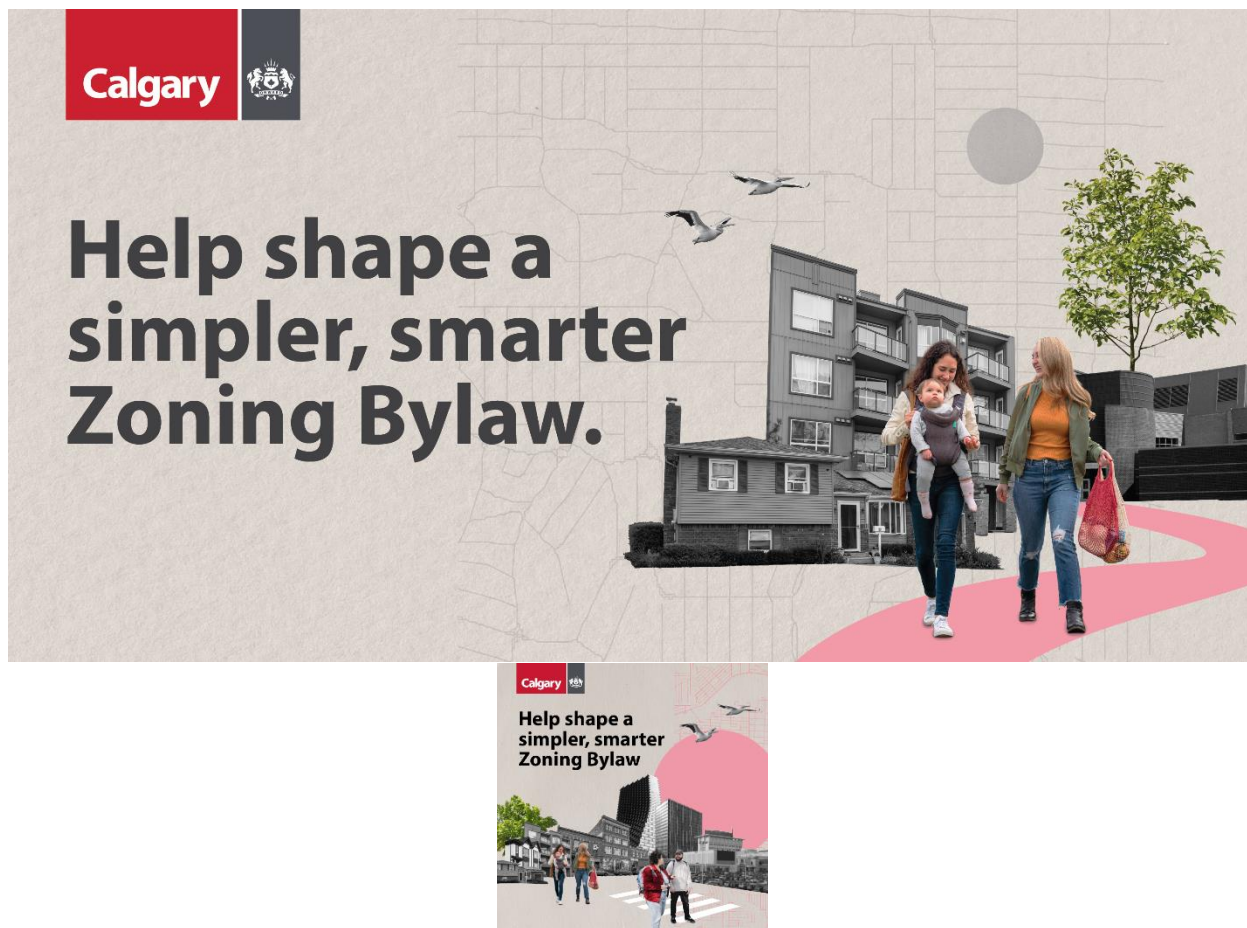
How you can help & who to contact

An important objective of this phase of engagement is to increase awareness and understanding of the City Building Program and specifically about what zoning is and how it affects Calgarians. The input we hear through this phase will be used to develop the next draft of the new Zoning Bylaw and help shape the future engagement and education opportunities over the next year.

If you have any questions or need further information, please contact the project team at citybuilding@calgary.ca.

Key messages & graphics

1. Below are some taglines to use in your communications:
 - Help shape a simpler, smarter Zoning Bylaw.
 - From May 5-31, The City will be seeking feedback from all Calgarians to evolve the next draft of the new Zoning Bylaw and discuss connections to the Calgary Plan.
 - Visit **calgary.ca/citybuilding** to share your ideas about the Zoning Bylaw by May 31, 2025
2. Please always include the “**calgary.ca/citybuilding**” URL in all outreach.
3. The Engage portal can be translated into multiple languages using the drop-down menu in the top right corner of the webpage.
4. Download graphics to share on social media, in community newsletters, or other outreach methods to your networks:



LEARN: Resource Library

A series of educational materials are now available for your use to learn and share information about the new Zoning Bylaw and the Calgary Plan. Visit calgary.ca/citybuilding to view and download the following resources:

Info Sheets: Pages summarizing the topics and ideas within each document:

- **Introduction to zoning - basics of zoning and how it shapes the city**
 - [How zoning shapes our neighbourhoods and city](#)
 - [How zoning processes work](#)
 - [Illustrated glossary](#)
- **Introduction to topics – key ideas currently being explored and considered**
 - [Housing in residential areas](#)
 - [Parking in residential areas](#)
 - [Business in residential areas](#)
 - [Mixed use areas](#)
 - [Large commercial sites](#)
 - [Industrial areas](#)
 - [Mixed civic sites](#)
 - [Starting, operating, and changing businesses](#)
 - [Parking for bikes, scooters, strollers and more](#)

- **Summaries of draft zones – at-a-glance highlights from the draft Zoning Bylaw**
 - [General regulations summary](#)
 - [Housing zones summary](#)
 - [Mixed use zones summary](#)
 - [Commercial zones summary](#)
 - [Downtown zones summary](#)
 - [Industrial zones summary](#)
 - [Special purpose zones summary](#)
 - [Parking requirements summary](#)
 - [All summaries combined PDF](#)
 - [Draft use Matrix](#)
- **Summaries – highlights from each chapter of the Calgary Plan**
 - [Chapter 1: Introducing the Calgary Plan](#)
 - [Chapter 2: Growing Calgary](#)
 - [Chapter 3: Connecting Calgary](#)
 - [Chapter 4: Delivering Calgary](#)
 - [Chapter 5: Implementing the Calgary Plan](#)
 - [Appendix A: The New Community Planning Guidebook](#)

[Annotated Draft Zoning Bylaw](#): For those interested in a deep dive, read the full, early draft. This document is a work in progress, which includes notes from the project team highlighting key considerations.

What We Heard Reports: The Zoning Bylaw builds off what we have heard from Calgarians throughout the previous City Building engagements. Summaries of these engagement are available on the Engage portal:

- [Phase 1 Public Engagement Report](#)
- [Phase 2 Public Engagement Report](#)
- [Phase 3 Calgary Plan Engagement Report](#)
- [Phase 1-2 Equity-Deserving Groups Engagement Report](#)
- [Phase 4 Zoning Bylaw Engagement Report](#)

For background on the entire City Building program and to find the webpages for past engagement, visit engage.calgary.ca/citybuilding.

SHARE: Engagement opportunities

Public engagement plays a vital role in shaping the City Building Program. This fifth phase of feedback is essential to share progress and seek input to evolve the next draft of the new Zoning Bylaw and discuss connections to the Calgary Plan.

We are encouraging Calgarians to do the following through this phase of engagement:

Share your input to help shape the new Zoning Bylaw:

- **“Ask-a-Planner” pop-up events** – Join the project team to discuss the options being explored in the new Zoning Bylaw, learn about connections to the Calgary Plan, and share your insights.
- **Virtual learning & workshop sessions** – Register for a session to learn more, ask questions, and share your ideas with the project team online or in-person.
- **Online survey** – Share your thoughts by visiting the Engage portal and filling out the survey. calgary.ca/citybuilding

The phase of engagement provides an opportunity to learn more about the new Zoning Bylaw, provide input on the proposed directions, and help shape future decisions.

Calgarians can share their ideas through the following ways:

Virtual Learning & Workshop Sessions: To learn more about the new Zoning Bylaw, join a 1-hour online information session featuring a presentation and group discussion, with more opportunities to share your feedback and hear from diverse perspectives. Register below.

General information sessions:

- Virtual, Monday, May 5, 7:00 - 8:00 pm [Register Here](#)
- Virtual, Thursday, May 15, 12:00 - 1:00 pm [Register Here](#)

Workshops (topic based):

- **Topic: Residential:** Focus on residential topics including housing, parking, and businesses in residential areas
 - Virtual, Tuesday, May 20, 1:00 – 3:00 pm, [Register Here](#)
 - Virtual, Monday, May 26, 6:00 – 8:00 pm [Register Here](#)
- **Topic: Mixed/Commercial:** Focus on mixed use, commercial streets, large commercial sites, and industrial areas.
 - Virtual, Thursday, May 22 6:00 – 8:00 pm [Register Here](#)
 - Virtual, Wednesday, May 28 1:00 – 3:00 pm [Register Here](#)

In-person “ask-a-Planner” pop ups: These informal drop-ins are a great opportunity to ask questions and help shape the bylaw. They are designed to be interactive, encouraging participants to provide input, ask questions, and share new ideas.

- Devonian Gardens, May 5, 11:00 am – 2:00 pm
- Brookfield Residential YMCA at Seton, May 10, 11:00 am – 2:00 pm

- MNP Community & Sports Centre, May 12, 4:00 pm – 8:00 pm
- Shane Homes YMCA at Rocky Ridge, May 14, 4:00 pm – 8:00 pm
- Vivo Centre, May 15, 4:00 pm – 8:00 pm
- Forest Lawn Library, May 16, 2:00 pm – 5:00 pm
- Genesis Centre, May 17, 11:00 am – 2:00 pm
- Melcor YMCA at Crowfoot, May 21, 9:00 am – 12:00 pm
- Signal Hill Library, May 21 2:30 pm – 6:30 pm
- Village Square Leisure Centre, May 22, 4:00 pm – 8:00 pm
- North Hill Centre, May 23, 12:00 pm – 3:00 pm
- Dalhousie Spring into Summer Market, May 24, 10:00 am – 3:00 pm
- Cardel Rec South, May 27, 4:00 pm – 8:00 pm
- Remington YMCA at Quarry Park, May 29, 4:00 pm – 8:00 pm
- Sunridge Mall, May 30, 12:00 pm – 3:00 pm
- Save-On-Foods Walden, May 31, 11:00 am – 2:00 pm

Online Survey: Share your ideas about the new Zoning Bylaw and help us shape our future education and engagement through the online survey. The survey will be open **May 5-31**, 2025. Visit calgary.ca/citybuilding to take the survey.

Email citybuilding@calgary.ca with any further questions or input.

ADDITIONAL INFORMATION

Program overview

- The City of Calgary is updating its citywide planning documents to create a concise 30-year vision and 10-year action plan for Calgary's future. The City Building Program's results in three planning tools: the Calgary Plan, the Zoning Bylaw, and the Street Manual.
- The three documents are:
 - **The Calgary Plan** merges, streamlines and updates the Municipal Development Plan with the Calgary Transportation Plan into one updated document. This plan will guide the way we move and use land across the city.
 - The new **Zoning Bylaw** (currently called the Land Use Bylaw 1P2007 and is currently in draft mode and seeking public input) aims to simplify the rules that govern the use of land and the form of building to effectively implement the goals of the Calgary Plan.
 - The new **Street Manual** (currently called the Complete Streets Policy & Guide) provides updated direction for the design of Calgary's streets to support safe travel options for all Calgarians.
- The City Building Program has completed four phases of engagement and the fifth is taking place from May 5-31, 2025.

Supporting Messages-The Zoning Bylaw

- **What is a zoning bylaw?**
 - A zoning bylaw directs the shape and size of buildings, and the uses (activities) allowed on a property.
- **What's new in the Zoning Bylaw (current Land Use Bylaw)?**
 - The new Zoning Bylaw will simplify zoning rules across the city. This means starting a business renovating your home, or building something new will be easier.
- **The new Zoning Bylaw will be simplified by:**
 - Adding common sense and flexibility to regulations
 - Reducing the number of zones
 - Simplifying the list of uses
 - Adding more graphics and plain language
- **What is a Zone?**
 - Zones identify appropriate places across the city for all types of buildings and uses, including housing, commercial and industrial development. This organizes the City's land into categories.
- **What is a Use?**
 - Each zone outlines the types of activities (or uses) that are:
 - Automatically allowed to take place
 - Allowed with approval from The City

- Not allowed
- **What are Rules?**
 - Rules for new buildings and uses, including maximum building height, setback difference from the street, parking and others.
- **The new Zoning Bylaw will align to the new Calgary Plan, helping deliver on that plan's visions for:**
 - Accommodates a growing city
 - Expanding housing choice and supply
 - Strengthen Calgary's economy
 - Protecting connecting, and integrating natural areas
 - Building a strong downtown
 - Creating inclusive, resilient and healthy communities
 - Building around transit
 - Connecting mobility networks
 - Achieving quality design outcomes
 - Align with the Streets Manual and other city plans to reduce duplication, improve consistency and development outcomes.
- **The new Zoning Bylaw's Guiding Principles:**
 - Simple, user-friendly and visual
 - Support housing supply in developing and redeveloping neighbourhoods
 - Reduce Direct Controls, redesignations, Change of Use permits, appeals and relaxations
 - Balance multiple perspectives
 - Address equity, climate and Truth & Reconciliation policies
- **The new Zoning Bylaw's Goals:**
 - Help implement the policies of the Calgary Plan
 - Reinforce guiding principles
 - Improve outcomes
 - Clarify grown priorities
 - Make it easy
- **Going from 200+ Uses to ~60 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
 - Simplifying use definitions
- **Going from 70 Districts to 22 Zones**
 - The main changes of the Zoning Bylaw focus on alignment and usability, including:
 - Consolidating zones to allow a greater range of uses and types of development within each
 - Simplifying the zones
 - Updating development regulations to match new and evolving needs

Supporting Messages-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 than the new Zoning Bylaw?**
 - Rezoning for Housing was focused on increasing housing supply and affordability. The project used the existing RC-G, R-G 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.
 - Like 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 communities.
 - 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.
- **Would a new zoning bylaw be required if rezoning was not implemented?**
 - Yes. This work was planned well before Rezoning for Housing as an update to Calgary's existing Land Use Bylaw (approved in 2021). In support of building a city for 2M people, this work would have proceeded regardless of the outcome of Rezoning for Housing.

Public Engagement

Public engagement, including Indigenous Peoples, equity-denied communities, interested parties and the general public were a key part of the first two phases of engagement where we focused on "Where are we going?" and "How are going to get there?". These phases helped drive and shape the direction and content of the first drafts of all three documents.

- Phase 1 of public engagement ran from October 23 to December 3, 2023, and included an online survey, 16 pop-up events, City Engage page and a webpage.
- Phase 2 of public engagement ran from January 29 to March 3, 2024, and included an online survey, six open houses, two webinars, City Engage page and a webpage.
- Phase 3 of public engagement, What comes next for The Calgary Plan, focused on reviewing and validating the proposed direction for Calgary's future. This phase ran June 24

to July 21, 2024, and included an online survey, 14 pop-up events, City Engage page and a webpage.

- Phase 4 of public engagement, What comes next for the Zoning Bylaw and Street Manual, focused on sharing and providing education opportunities on the current draft Zoning Bylaw and getting Calgarians' feedback on the document. This phase ran September 23 to October 20, 2024, and included an online survey, 14 pop-up events, City Engage page and a webpage.
- **Phase 1: Where are we going?** October 23- December 3, 2023
 - Learn about the City Building program
 - Share your values and experience of living in Calgary
- **Phase 2: How are we going to get there?** January 29-March 3, 2024
 - Engage on specific City Building topics
- **Phase 3: What comes next for the Calgary Plan?** June 24-July 21, 2024
 - Review the proposed direction of The Calgary Plan
- **Phase 4: What comes next for the Zoning Bylaw and Street Manual?** September 23-October 20, 2024
 - Learn and share feedback about the draft zoning concepts
 - Learn about the progress on the Street Manual

Who are we engaging in this process?

- **General public:** Engagement with the public will occur through three phases. We want to gather input from Calgarians through a variety of online and in-person opportunities across the city, including surveys, community pop-ups, drop-in events, webinars, interactive displays and other activities.
- **Equity-deserving communities:** Engagement with equity-deserving communities in Calgary will focus on under-represented and historically marginalized populations to build trust, understand lived experiences, and ideate solutions. We want to understand the ways our current policies have affected Calgarians living with vulnerabilities, the implications of implementing changes to these policies and how best to prioritize these changes.
- **Indigenous Peoples:** Engagement with Indigenous communities, including the Blackfoot Nations of Siksika, Piikani, and Kainai, the Stoney Nakoda First Nations tribes of Chiniki, Bearspaw, and Wesley, the Tsuut'ina First Nation, and the Métis Nation of Alberta, Regions 5 & 6. This strengthens relationships, reflects community priorities, and incorporates Indigenous knowledge.
- **Interested parties:** Engagement with organizations and representatives (such as the development and building industry, community groups, and non-profit organizations) expressing specific interest in one or more aspects of the project. These entities are providing valuable subject matter expertise into the City Building program.

- **Internal City staff:** Engagement with City of Calgary employees and partners who will play a role in influencing and utilizing the deliverables from the City Building program. This stream ensures internal alignment and collaboration.

How will public input be used to inform the plans?

During project engagement, the Engage Resource Unit (ERU) works to create transparency by ensuring that Calgarians involved in the process understand why they're being engaged, what will be done with their feedback, and when they can expect to see how their feedback was incorporated. If changes are made to the engagement program once underway, Calgarians involved are informed of the reason for this change, and how it will impact scope and timelines. In subsequent phases of engagement, or at the end of a single-phase engagement program, we communicate to Calgarians how their feedback was used, as well as reasons for which certain feedback could not be incorporated. When combined, these efforts provide clarity and transparency for Calgarians throughout an engagement process.

What is the budget for this program?

The program budget was council-approved at the [2023 – 2026 Service Plans and Budget](#). The program budget is \$17-million dollars that is funded through taxes and fees. The budget funds the work for these plans, which includes engagement activities, research, outreach and writing the updates to these three documents. This program was approved to implement Council direction.

How does the City Building program align with other City plans and projects underway?

We're planning and building our city to ensure it is sustainable, diverse, accessible, equitable and livable. Some current initiatives underway work together to achieve this vision.

[Home is Here: The City of Calgary's Housing Strategy](#)

This strategy aspires to ensure that everyone living in Calgary has an affordable place to call home.

City Building and Housing Strategy teams will be working together to keep each other informed of progress, major decisions, and opportunities for the public to receive information and provide feedback.

Some of the Housing Strategy actions approved by Council will fall into the scope of the City Building program, including:

- residential parking requirements
- exploring more permitted housing uses in new districts
- making non-market housing easier to build
- improving policies and land use districts to increase affordable housing supply and housing choice in every community

The City Building team will be updating policy and all zoning regulations (including all residential zones). Changes proposed through City Building will be part of the education and engagement campaigns for the program.

Rezoning for Housing and [The Guide for Small Scale Housing: Rowhouse, Townhouse and Front-Back Semi-detached Development](#)

Feedback collected through City Building Program engagement on the new Zoning Bylaw will be used to inform the Guide. The Guide is being created to provide clarity and help enhance the design of rowhouse, townhouse and front-back semi-detached housing in Calgary's developed residential areas.

It will emphasize improving site layout, building design, landscape design and amenity space to create high-quality and sustainable living environments. This project was directed by Council as one of the citywide rezoning motions.

For additional information about the Guide or Rezoning for Housing visit <http://calgary.ca/rezoning>.

[Local Area Plan Program](#)

Local area plans provide area-specific direction on redevelopment and reinvestment that will guide livable, equitable and diverse growth in our communities over the next 30 years.

We are collaborating and getting feedback from other internal projects and departments to ensure we have alignment and coordination between other bodies of work. Visit [Local Area Planning in Calgary](#) for more information about completed plans and plans currently underway.

[Calgary River Valleys Project](#)

Directs land use policies and building regulations in flood hazard areas to guide how we plan and develop in river communities to make them more resilient.

As our city continues to grow and the information available about flood risk evolves, it is important that we continue to revisit our land use policies and building regulations in flood hazard areas to guide how we plan and develop in river communities to make them more resilient.

Key outcomes of the Calgary River Valleys Project include adding updated river valley and flood hazard policy content in the Calgary Plan and updating Flood Hazard Area regulations in the updated Land Use (Zoning) Bylaw.

[Calgary Climate Strategy](#)

The City Building team will incorporate the relevant policies and actions from Calgary's Climate Strategy.

- In general, housing development initiatives that provide densification in established areas and are oriented around public and active transit opportunities are in alignment with Calgary's Climate Strategy.
- Housing development initiatives, however, should all consider building energy performance, as building performance needs to improve rapidly to hit our emissions targets.
- Housing development initiatives should also incorporate climate resilience measures to reduce climate risk and susceptibility to increasing extreme weather events.