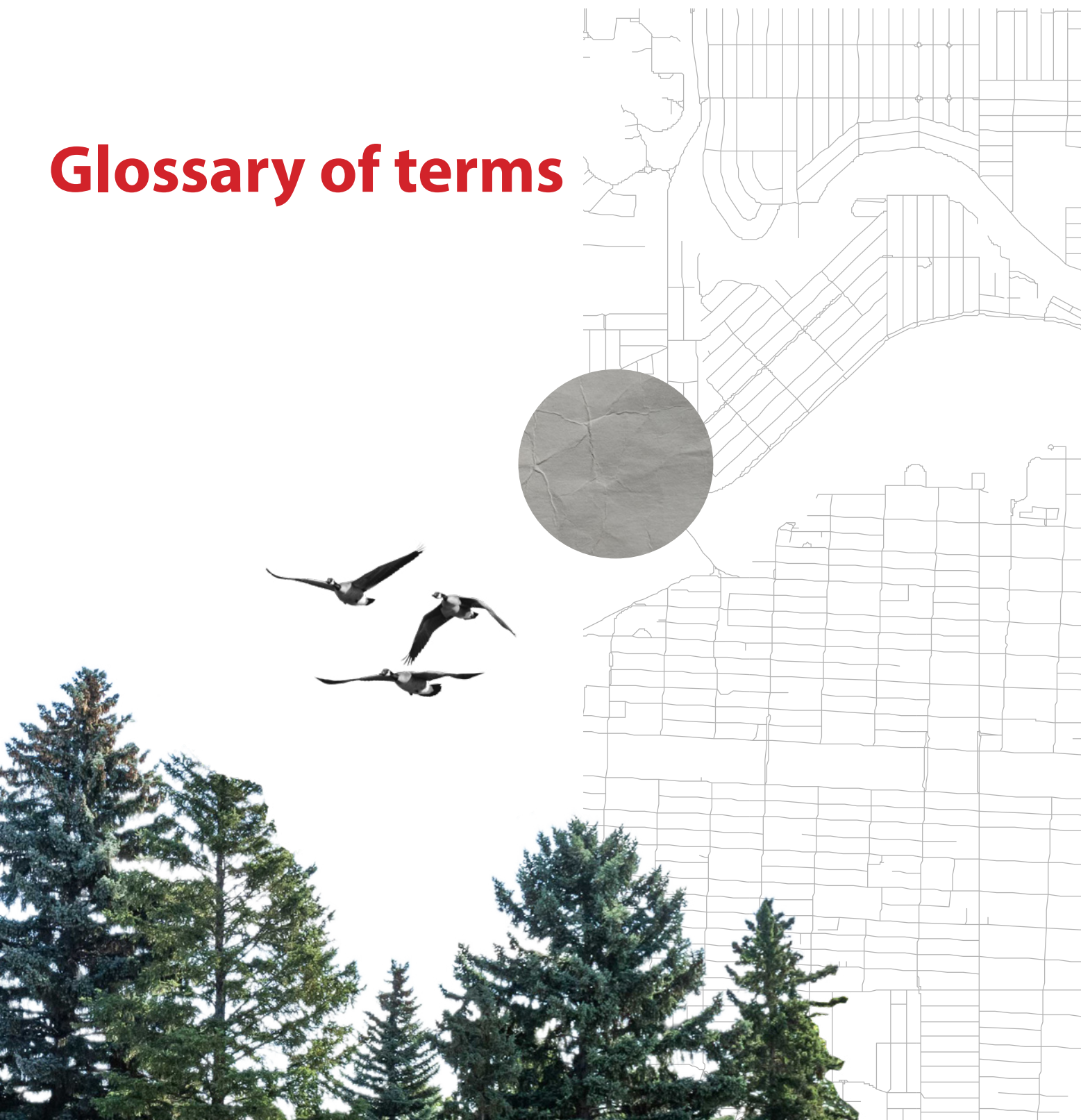


DRAFT ZONING BYLAW | SPRING 2025

The new Zoning Bylaw is currently under development to replace the existing Land Use Bylaw 1P2007.

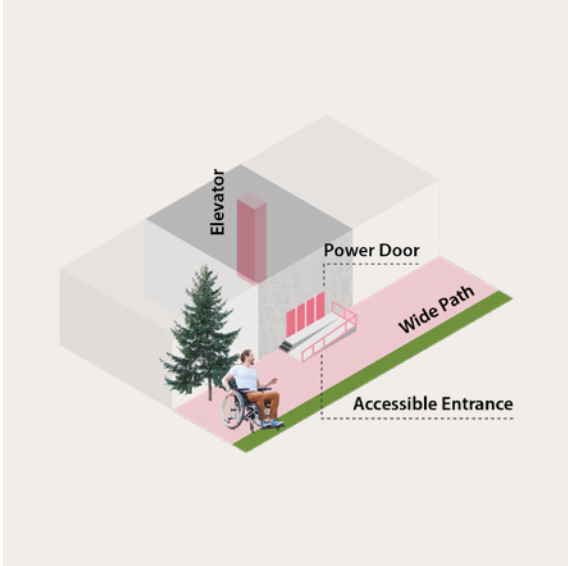
It will simplify the rules that determine how land is used and the form of buildings in Calgary. Learn more: calgary.ca/citybuilding

Glossary of terms



Accessible design

Design that makes spaces and buildings functional and inclusive for all people to easily use and navigate. Some of the features may include wide walkways, ramps, braille, power-operated doors, and/or elevators. Accessible design considers a variety of disabilities.



Bicycle parking

A designated area with fixtures to securely park and lock a bicycle. It must be anchored to a hard surface or fixed structure and allow the bike frame and both wheels to be secured.



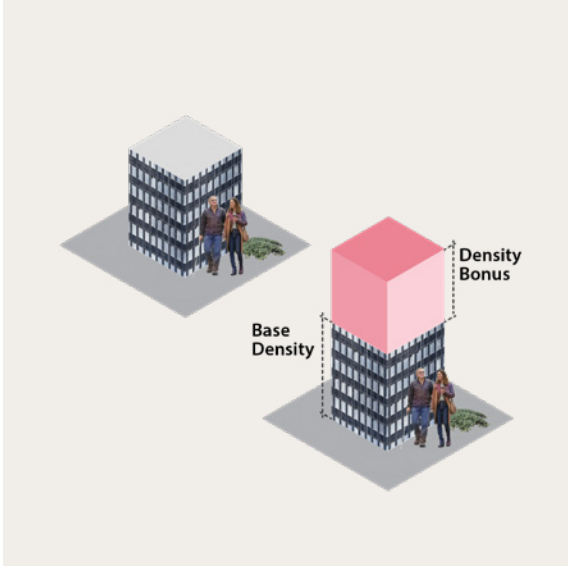
Density

The number of units, both primary units and secondary suites, included in a development. It is calculated in dwelling units per hectare.



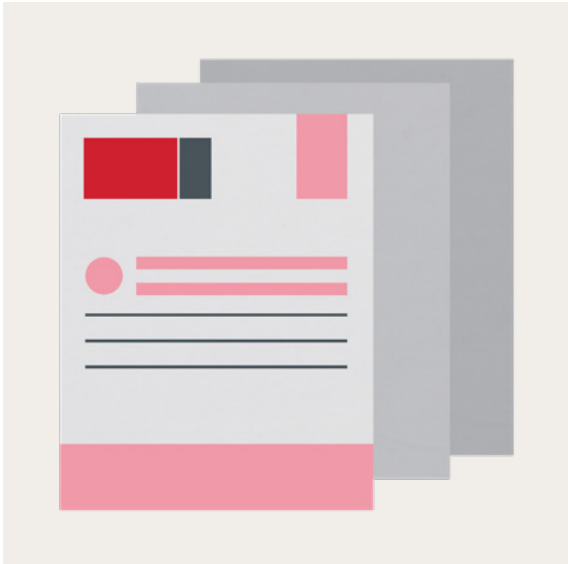
Density bonusing

A system that allows developers to build larger or more dense buildings above a base density in exchange for community benefits like affordable housing, public spaces, or infrastructure improvements. Applies only in the Greater Downtown.



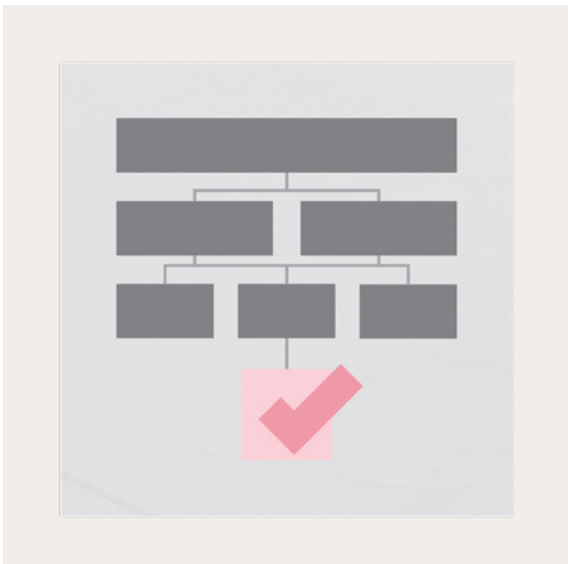
Direct Control

A zoning classification used for accommodating developments that need site-specific rules not available in standard zones.



Discretionary use

A type of land use or building that may be allowed in a zone, but requires review and approval by The City.



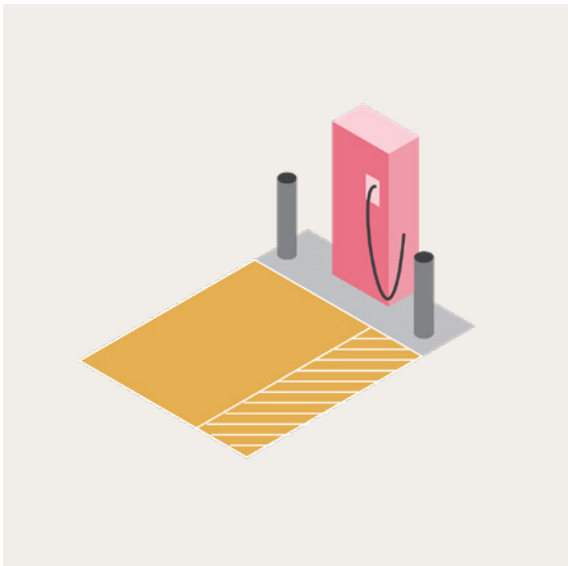
Electric vehicle (EV)

A vehicle that is propelled by an electric motor. It can use an external source of electricity to charge the vehicle's battery. Includes pure battery electric vehicles and plug-in hybrid electric vehicles.



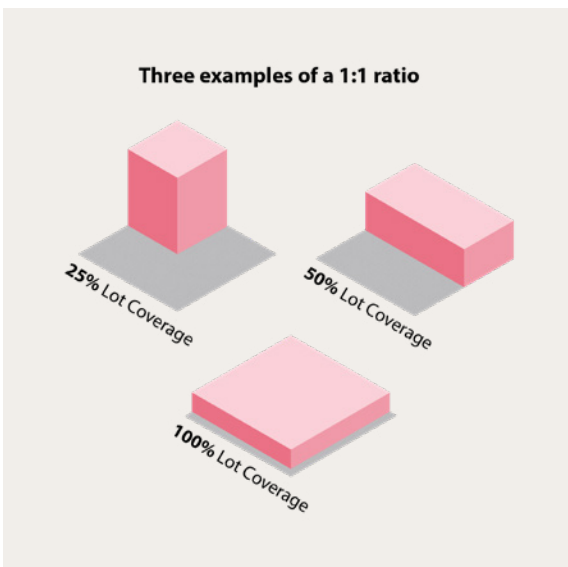
Electric vehicle supply equipment

Also referred to as a charging station, this is a complete assembly of cables, connectors, devices, apparatus, and fittings that are installed for charging electric vehicles.



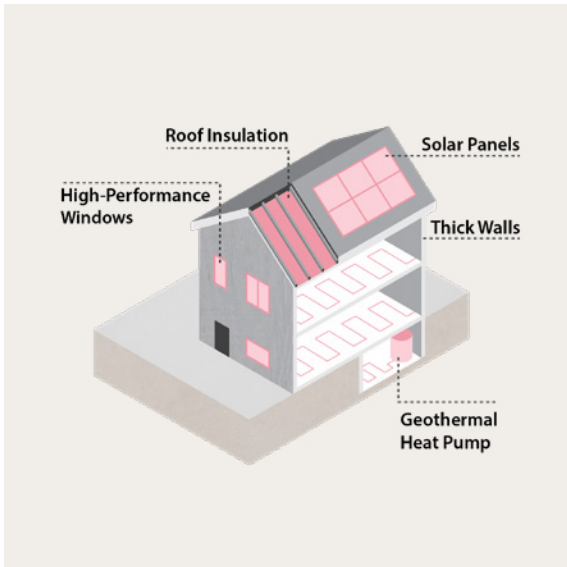
Floor area ratio (FAR)

A measurement that determines the maximum building size allowed on a given parcel of land. It's the ratio of a building's Gross Floor Area in relation to the parcel area.



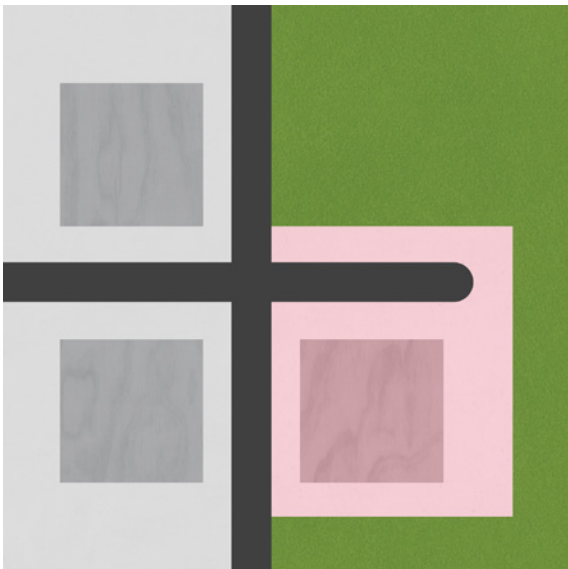
Green building

A building designed to use substantially less energy for heating, cooling, and other purposes through energy efficiency measures, incorporate climate-resilient materials, and produce renewable energy. A green building has features like better insulation, high-performance windows, air or ground source heat pumps, solar power, and/or hail-resistant shingles.



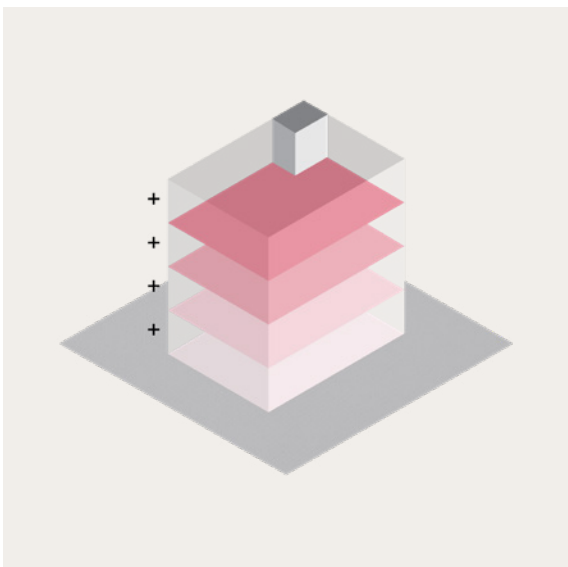
Greenfield development

Development on previously undeveloped land, often found on the edges of the city. This is in contrast to infill development where development occurs on previously developed lands.



Gross floor area (GFA)

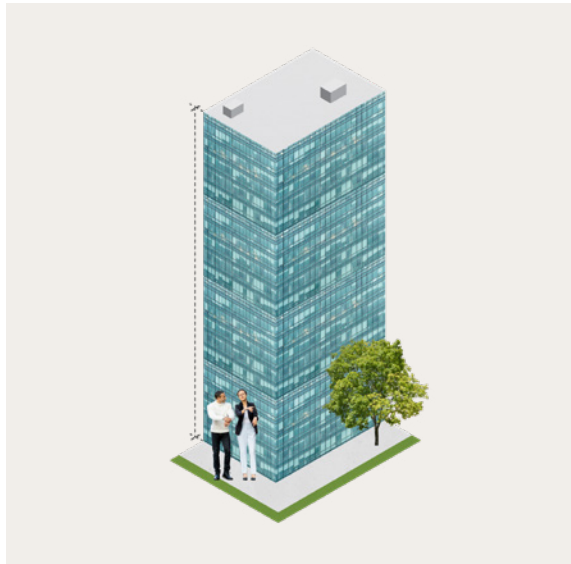
The total interior floor space of a building, measured from the exterior walls. Includes all levels and usable areas.





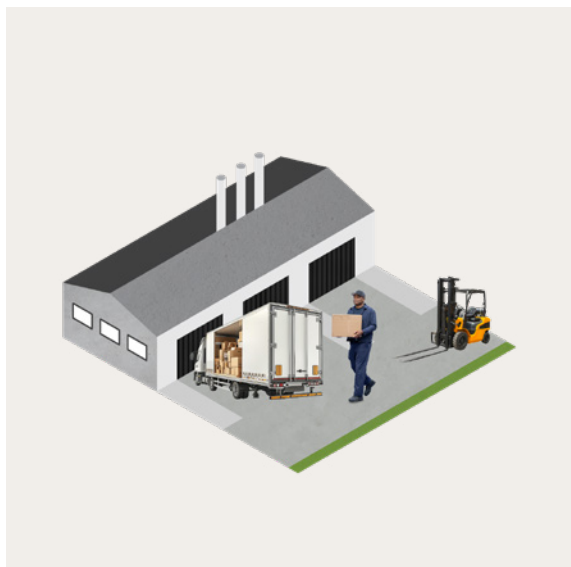
Heritage resource

Includes historic buildings, bridges, engineering works and other structures; cultural landscapes such as historic parks, gardens or streetscapes, culturally significant areas, Indigenous traditional use areas and sites with archaeological or palaeontological resources. These can be managed by municipal, provincial or federal authorities.



High-rise building

A building that is 26 storeys or less and over 38 metres tall. The exact height allowed depends on a site-specific modifier (an added rule).

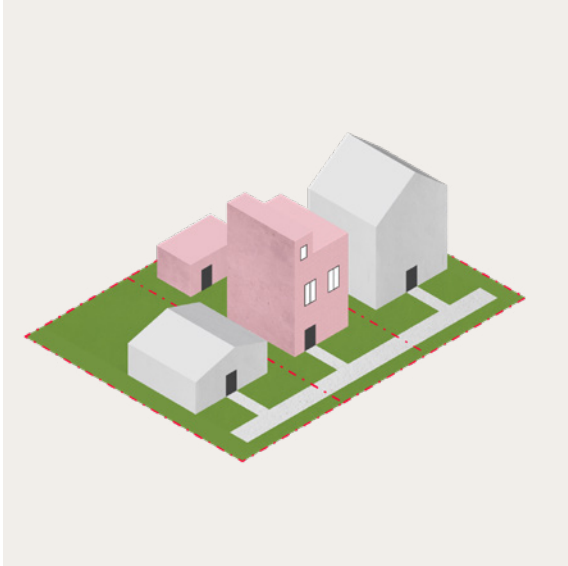


Industrial area

An area primarily intended for industrial activities, like manufacturing or warehousing, supporting jobs and economic growth.

Infill development

Development on previously developed land, typically within existing communities. This is in contrast to greenfield development where development occurs on previously undeveloped land.



Integrated civic facility

Also known as a Mixed Civic Site. A development that combines multiple public services—like recreation centres, libraries, fire stations, housing, or parks—into a single building or site to better serve communities and make efficient use of land and resources.



Land use

A defined activity that occurs on a site or within a building.





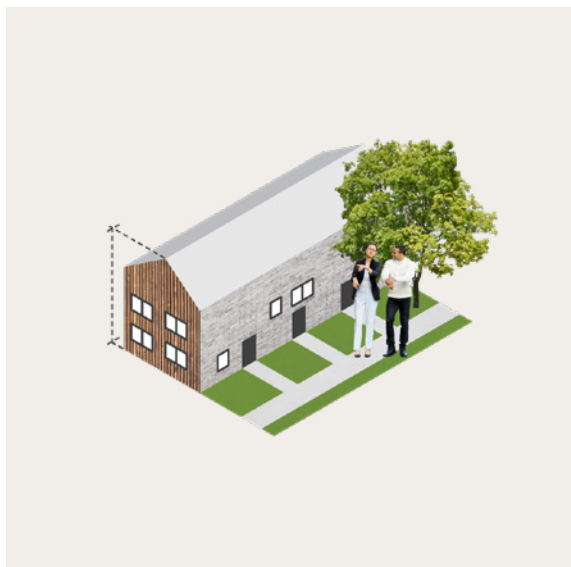
Land use impact

Any negative effect caused by a land use activity—such as loud noise, dust, or odours—that can affect neighbouring properties.



Land use zone

Defines what can be built on a property and how it can be used—for example, housing, shops, parks, or industry. The Zoning Bylaw is divided into different zones, each with its own rules for building types, sizes, and land use. Every parcel in Calgary is designated by a specific zone.



Low-rise building

A building that is 6 storeys or less and up to 24 metres tall.

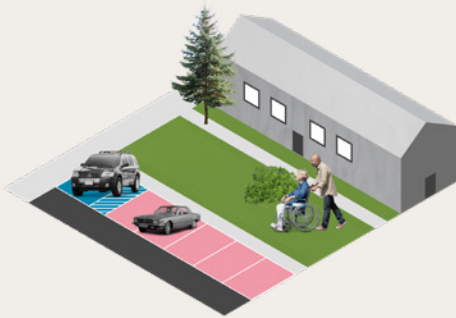
Market housing

Rental or for-sale housing provided by the private market.



Maximum parking requirements

An approach to regulating parking that limits the amount of parking for different types of buildings by specifying a maximum number of parking spaces per home or per square foot.



Mid-rise building

A building that is 12 storeys or less and up to 38 metres tall.



Minimum parking requirements

An approach to regulating parking that sets a baseline amount of parking for different types of buildings by specifying a minimum number of parking spaces per home or per square foot.



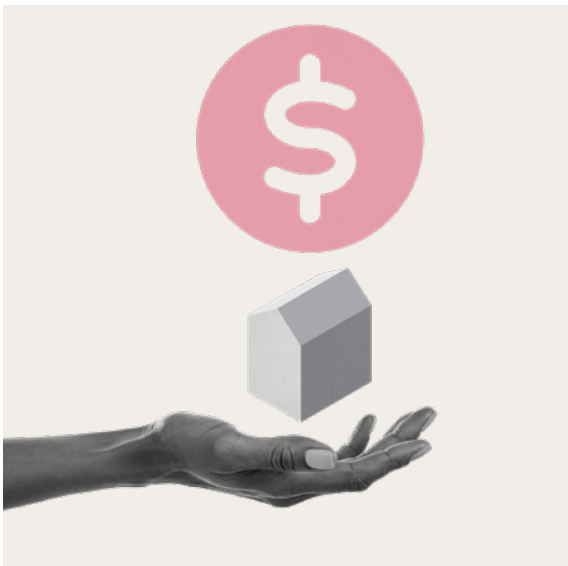
Mixed use area

An area that allows a mix of uses such as housing, offices, retail, and sometimes industrial uses. This promotes a combination of living, working, and recreation spaces.



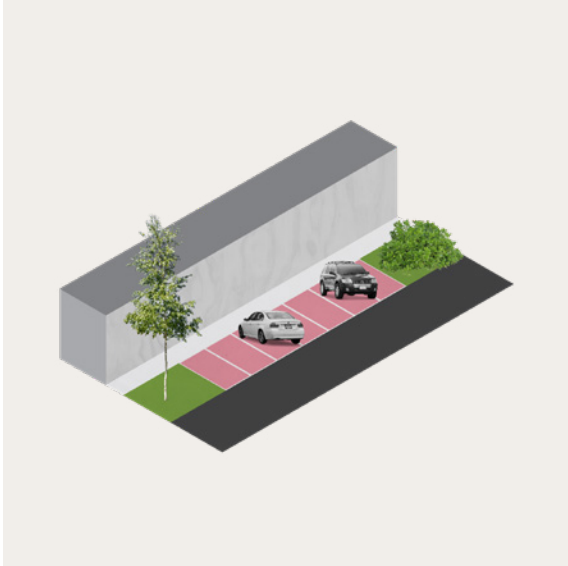
Non-market housing

Rental or for-sale housing provided for income groups not served by the private market. It is typically made affordable through public and/or non-profit ownership of housing units, or through rent supplements that allow low-income households to access housing in the private market.



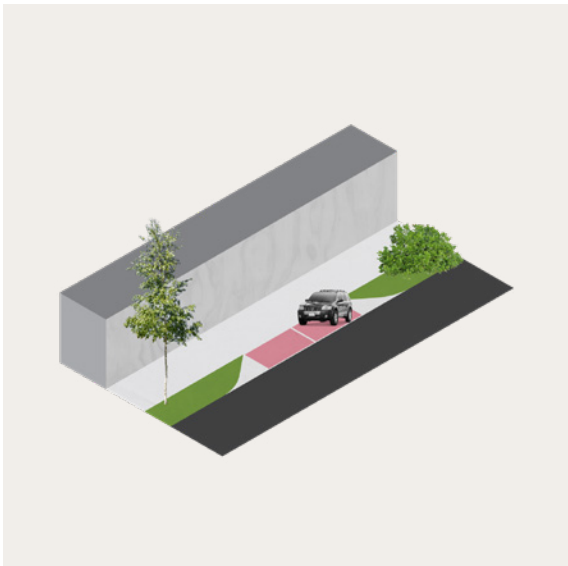
Off-street parking

Parking spaces located within a designated parking lot or garage.



On-street parking

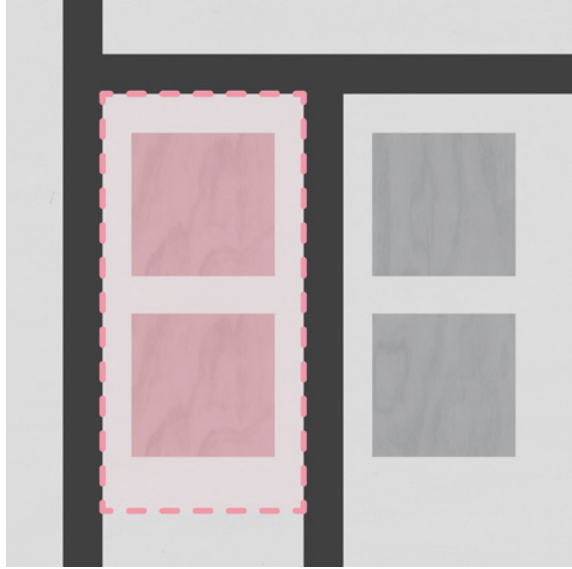
Parking vehicles on the side of a public road.



Open option parking

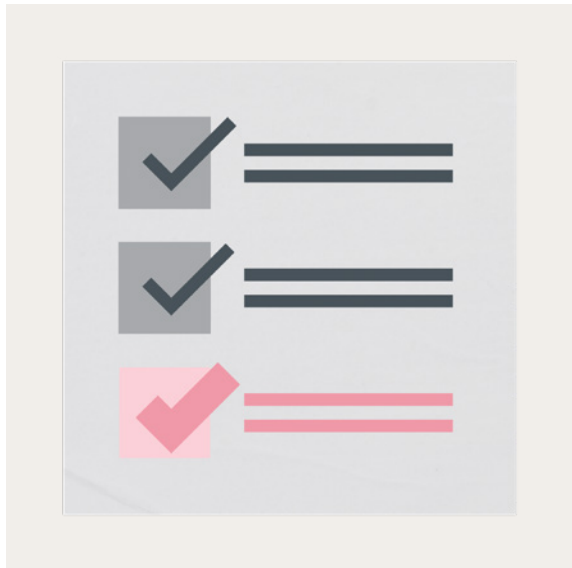
An approach to regulating parking in which land owners decide how much parking to provide based on their needs. Calgary uses this approach for non-residential parking.





Parcel

A legally defined piece of land described in a land title. A parcel may include one or more areas of land grouped under a single title.



Permitted use

A type of land use or building that is allowed in a zone, as listed in the Zoning Bylaw.

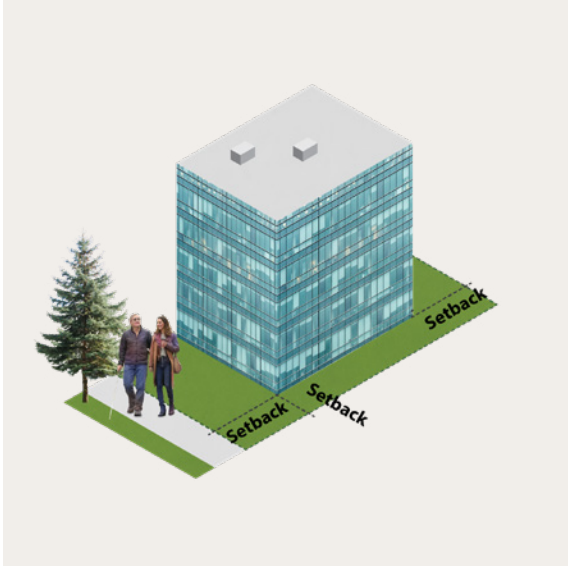


Secondary suite

A private living space within a home or on the same property, such as a basement apartment or backyard suite.

Setback

The minimum space between a property line and a building, as required by zoning rules. Setbacks help determine where buildings can be placed on a parcel.



Supportive housing

A building (or part of one) that provides housing with on-site services—such as social, physical, or mental health supports—for five or more residents.



Urban design

The design and arrangement of buildings, public spaces, mobility systems, and services to entire neighbourhoods and the city as a whole.



Zoning Bylaw

A set of rules established by the City of Calgary that guides urban growth and development by regulating land use, lot sizes, and building forms.

