

## City Building Program

### 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](https://calgary.ca/citybuilding)



# Businesses in residential areas

Integrating small businesses—like offices and artist studios, or corner stores, personal services and cafés—into residential areas can enhance community vibrancy and convenience. The new Zoning Bylaw explores ways to bring appropriate businesses closer to home.

**Considering both benefits and trade-offs, how should zoning balance enabling neighbourhood businesses while keeping impacts on residents appropriate?**

## Key ideas

### Accessing businesses close to home

Introduce or expand shops and services allowed in residential areas to support local needs and vibrant, walkable communities.

### Flexible home-based business regulations

Update zones to allow a broader range of home-based businesses, supporting entrepreneurship while limiting neighbourhood impacts.

### Neighbourhood services

A new use called Neighbourhood Store has been added to the H-2 and H-3 zones to allow more local employment opportunities.

### Considerations

- **Convenience and context:** Allowing businesses in neighbourhoods increases local amenities but may raise concerns about noise, traffic, parking and privacy.
- **Economic opportunities and regulation:** Easing restrictions and clearly outlining the opportunities possible within neighbourhoods can encourage and support local businesses. Equally important, appropriate regulations are necessary to mitigate potential disturbances.

## Connections to the Calgary Plan

### Growth and city structure

- A broad range of mixing of uses are supported citywide, however the Greater Downtown and Neighbourhood–High Activity areas provide the greatest opportunity for the mixing of uses compared to other areas. More modest mixing of uses are supported in lower activity areas.

### Connections to other plans and strategies

- **Climate Strategy:** Reducing the need for residents to travel for goods and services aligns with environmental sustainability objectives.
- **Local Area Planning:** Development in Neighbourhood Connector areas may include local commercial uses such as cafés, corner stores, retail, personal services, live-work units, or home-based businesses that serve nearby residents.
- **Calgary in the New Economy:** Calgary's economic action plan includes the goal of becoming Canada's most business-friendly city. As a key performance indicator, it seeks to decrease the number of business-related City regulations and thereby strengthen economic competitiveness.

#### Read the Calgary Plan

Chapter 2: Growing Calgary

- 2.1 Growth

- 2.2 City structure

Learn more:

[calgary.ca/citybuilding](https://calgary.ca/citybuilding)