

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



Mixed civic sites

Innovative approaches are needed to support Calgary's shift from building single-use civic facilities to more integrated facilities that combine multiple services in one location.

Integrated civic facilities make better use of city-owned land and resources—like combining a recreation centre and library or co-locating housing with a fire station.

How can zoning support flexible, Integrated civic facilities without requiring a customized Direct Control district?

Key ideas

There are several options that the new Zoning Bylaw is considering that could better support the development of Integrated civic facilities:

Create a new zone for integrated civic facilities

Creating a new zone specifically for Integrated civic facilities would require rezoning each time a new facility is proposed. This could add time, cost, and complexity.

Create a new use for integrated civic facilities

Adding a new defined use for integrated civic facility would create unnecessary complexity, because it's not possible to predict every possible future combination of public services.

Allow a variety of uses within existing zones

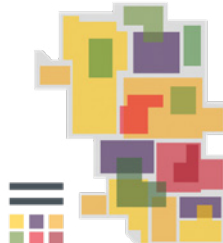
Allowing multiple types of civic uses within existing draft zones offers the greatest flexibility, avoids the need for rezoning, and allows for creative combinations of facilities as community needs evolve.

Concepts



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 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.



Direct Control

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

Connections to the Calgary Plan

Municipal civic facilities

Municipal civic facilities should be designed to fit within the surrounding area, considering the future context of scale, intensity and uses. Facilities should be co-located, either within a single building or site, with other complementary uses such as housing, childcare, parks and recreation amenities, commercial and institutional uses.

Read the Calgary Plan

Chapter 4: Growing Calgary

- 4.3 Municipal civic facilities

Learn more:

calgary.ca/citybuilding

Connections to other plans and strategies

- **Integrated Facilities Policy (2015):** Supports the mixing of facilities within sites or buildings, rather than developing only single-use standalone facilities.



Notes
