

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



Housing in residential areas

As Calgary grows, we need more housing—and a variety of options so people can choose the type of home that fits their needs and that they can afford. The new Zoning Bylaw builds on existing direction to provide simpler, clearer rules for different types of housing in all neighbourhoods.

How should zoning support housing choice and supply while respecting different neighbourhood contexts?

Key ideas

Zoning simplification

Reduce 26 residential districts to 4 housing zones—with one unified “housing” use—enabling more housing options within communities while providing clearer rules and more predictable outcomes.

New housing zones

Introduce four new zones with predictable rules for different types of housing:

- **H-1I Housing - Small Scale Infill:** Low-density residential developments and home businesses in evolving neighbourhoods.
- **H-1G/H-1Gm Housing - Small Scale General:** Low-density residential developments and home businesses in newly built communities or larger, comprehensive redevelopments in existing communities.
- **H-2 Housing - Middle Scale:** Low- or medium-density residential developments.
- **H-3 Housing - Multi-Residential:** Medium-density residential developments.

Development standards

Set clear rules for building size, height, and placement on a lot, as well as outdoor space to ensure good housing design.

Considerations

- **Housing choice, supply and affordability:** Reducing zoning barriers that prevent housing from being built can increase the housing supply and choice, while making it possible to build housing at a wider range of affordability levels. However, making it easier to build housing may result in some communities changing faster than others where demand for housing is the highest.
- **Responding to changing needs:** More inclusive and flexible zones help the housing market adapt to evolving needs—such as smaller households, aging populations, or multi-generational living—while maintaining rules that support safety and livability. However, more flexible zoning may mean fewer opportunities for neighbourhood-specific input on individual developments.
- **Balancing building form and fit:** Zones have rules that set things like building height and location, outdoor space, and landscaping. These rules help manage trade-offs like privacy, sunlight, and how homes fit together on a site or within a neighbourhood.

Concepts



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.



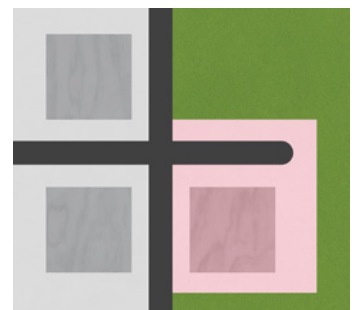
Secondary suite

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



Density

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



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.

Connections to the Calgary Plan

Growth and city structure

- The Calgary Plan supports sustainable and financially responsible growth and housing choice through a diversity of housing types in all neighbourhoods.

Further planning

- The Calgary Plan supports better use of existing infrastructure capacity, while also effectively planning for future upgrades and operations. It promotes minimum densities in new communities and sets up Local Area Plans to address nuances in the local context.

Read the Calgary Plan

Chapter 2: Growing Calgary

- 2.1 Growth

- 2.2 City structure

Chapter 5: Implementing the Calgary Plan

- 5.1 Further planning

Learn more:

calgary.ca/citybuilding



Connections to other plans and strategies

Concurrent projects

- **Infill Fast Track Program:** Builds on our existing processes, aiming to accelerate the development of infills by streamlining the review and approval stages with current zoning rules.
- **The Guide for Small Scale Housing – Rowhouse, Townhouse and Front-Back Semi-detached Developments:** This Guide is being created to help enhance the design of rowhouses, townhouses and some semi-detached houses being built as infills. It will provide guidance on site layout and building design to create high-quality developments. The Guide is not a bylaw, rather it will help builders meet the rules and use best practices in their designs.
- **Rezoning for Housing:** This initiative focused on increasing housing supply and affordability, using the existing **R-CG**, **R-G** and **H-GO** districts of the current Land Use Bylaw. The RC-G and R-G designations allow for a range of home types including Single Detached, Semi-detached, Rowhouses, Townhouses, Secondary Suites and Backyard Suites. H-GO provides an option of higher intensity redevelopment than that of R-CG, allowing for Townhouses, but still maintains direct ground-level access for all homes (i.e. no apartment/condominium forms). The new Zoning Bylaw is simultaneously in the process of developing new zoning districts and replacing R-CG, R-G and H-GO.

Other documents

- **Housing Strategy (*Home is Here*):** Direction to increasing the supply of housing to meet demand and improve affordability.
- **Climate Strategy:** Denser housing near transit and amenities promotes the reduction of emissions.
- **Local Area Plans:** These community-level plans guide future growth and change. Each Local Area Plan can support more housing choice by identifying where different types of housing are appropriate within a neighbourhood.
- **Building Code:** Impacts the form of buildings, along with the Zoning Bylaw.

Other zoning subjects

- **Parking in Residential Areas:** Parking rules impact the cost and design of housing that is built, the overall supply of housing, and its location.

