

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



Large commercial sites

Large commercial sites serve communities around the city, providing amenities and services for residents. These developments occur on larger sites and can integrate with surrounding areas in different ways.

The new Zoning Bylaw aims to support the development of large commercial sites so that it is easy, safe and efficient for people to travel to, and within, these sites by walking and other ways to get around like transit, cycling or driving.

How should zoning accommodate the mixing of large parking areas with pedestrians?

Key ideas

Large commercial site redevelopment

New rules for pedestrian-friendly design, landscaping, and better parking integration.

Street design and mobility

Update rules that shape the layout of parking areas and strengthen the pedestrian experience, encouraging a 'park once and walk' approach within large commercial sites.

Housing in the mix

Enabling housing on large commercial sites makes these centres more active and increases opportunities to provide more housing in central locations close to services and mobility options.

Considerations

- **Walkability and parking lots:** Large parking areas provide better access for people driving but can make it harder and less safe to walk around and through a site.
- **Site entrances:** Sites should connect with public sidewalks, transit and surrounding areas however businesses often face inwards towards on-site parking, impacting how easy a site is to access by walking.
- **Housing in commercial areas:** The addition of housing allows for the intensification of these sites over time, however the needs of today and the future have to be balanced through site planning and phasing.

Concepts



Urban design

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



Off-street parking

Parking spaces located within a designated parking lot or garage.



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.

Connections to the Calgary Plan

Site design

- The Calgary Plan supports economic growth. The policies related to site design call for small block sizes to improve walking and wheeling connections, direct connections to adjacent streets, and parking lots that are safe and accessible.
- Site design considerations should interface comfortably with the public realm and align with the future vision of the larger area's planned context while offering opportunities to integrate nature, private amenity space, and climate resiliency measures.

Read the Calgary Plan

Chapter 2: Growing Calgary

- 2.3 Urban form

Learn more:

calgary.ca/citybuilding

Connections to other plans and strategies

- **Climate Strategy:** Enhances landscaping and public spaces to mitigate urban heat islands and improve walkability.



Notes
