

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 use areas

As Calgary grows, commercial and mixed use areas—including Calgary's Greater Downtown Area—must balance many different interests, providing services and amenities for people locally and from across the city.

In areas of higher activity, such as downtown and on high-activity streets, the new Zoning Bylaw aims to allow buildings to have a range of uses within them to support local and citywide needs.

How should zoning shape vibrant, people-friendly places that serve residents and businesses?

Key ideas

Simplified zones

Simplify and align three downtown zones and three mixed use zones, making it easier to build buildings with a mix of shops, services, jobs and homes.

Public realm and street activation

The design of buildings, sidewalks, and landscaping work together to make attractive places for people to walk. Shops, services and restaurants along the sidewalk create interest and give people a purpose for visiting.

Business-friendly

Make it easier for a variety of businesses to locate within buildings and support a variety of businesses along the street.

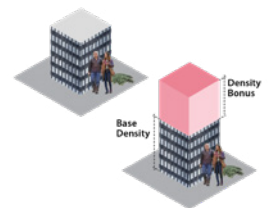
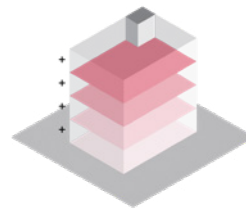
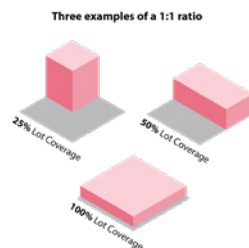
Downtown revitalization

Updates to density bonusing, street walls, floor plate maximums, building separation requirements and active frontages to support economic growth and housing, and to provide consistent development regulations across the Greater Downtown neighbourhoods.

Considerations

- **Development flexibility and public realm design:** Reducing zoning barriers supports economic growth, while strong urban design rules ensure attractive, walkable spaces.
- **Increased density and public benefit:** Public amenities, like plazas and landscaping, provided through density bonusing, can resonate with public desire for community improvement, while also being financially viable for builders.

Concepts



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.

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.

Gross floor area (GFA)

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

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.

Connections to the Calgary Plan

Economic growth and participation

- Calgary Plan policies aim to enable a range of businesses at different scales to participate in local, national and global economies.

City structure

- Policies encourage retail, commercial and employment uses in all Neighbourhood Areas in support of local commercial growth, particularly around rapid transit stations, on the Primary Transit Network and in areas where there is a shortage of retail and services.
- The Calgary Plan includes policies for High-Activity areas that support density and a mix of uses around the Primary Transit Network. Greater Downtown policies support a diverse mix of uses, including housing.

Read the Calgary Plan

Chapter 2: Growing Calgary

- 2.1 Growth

- 2.2 City structure

Learn more:

calgary.ca/citybuilding

Connections to other plans and strategies

- **Greater Downtown Plan:** Providing regulatory clarity, flexibility, incentives and a collaborative environment, businesses, builders and investors are enticed to Greater Downtown.
- **Climate Strategy:** Enhances landscaping and public spaces to mitigate urban heat islands and improve walkability.



Notes
