

## 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)



# How zoning shapes our neighbourhoods and city

Zoning determines the shape and size of buildings and the uses allowed on a property. It also influences the mobility and housing options available to Calgarians.

The new Zoning Bylaw is being developed to replace the current Land Use Bylaw. It will respond to the city's evolving growth and add clarity and make it easier to use, supporting the vision set out in the Calgary Plan.

## Key ideas

### Support housing choice

Enable a wider range of housing types in more areas to increase the supply and diversity of housing.

### Streamline development approvals

Reduce complexity and uncertainty for builders and residents and foster a supportive environment for businesses.

### Encourage complete, mixed-use communities

Allow housing, businesses, and services to co-exist in more areas, allowing Calgarians better access to jobs, services, and amenities they enjoy.

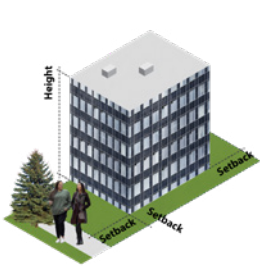
### Improve sustainability and mobility

Align zoning with the public transit network and active mobility infrastructure, so that Calgarians have sustainable choices to get around.

## Considerations

- **Flexibility and certainty:** Clear rules help ensure predictable outcomes, while some flexibility is needed to adapt to changing needs.
- **Affordability and design standards:** Higher quality urban design improves neighbourhoods but may increase construction costs.
- **Growth and change:** Adding more housing and business opportunities to an area can increase the amount of choice available for residents to live, shop and access services. However, meeting the needs of a growing population can result in changes that may be challenging for current residents.
- **Parking and walkability:** Allowing homeowners and businesses to choose how much on-site parking to provide supports choice and affordability where mobility options exist and allows parking where Calgarians rely on cars.
- **Public and private interests:** Zoning rules must balance land owner rights with citywide goals for housing, mobility, and sustainability.

## Concepts



### Zoning Bylaw

A set of rules established by the City of Calgary that guides urban growth and development by regulating land use, lot sizes, and building forms.



### Land use

A defined activity that occurs on a site or within a building.



### 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.



### Urban design

Urban design involves the arrangement and design of buildings, public spaces, mobility systems, and services to entire neighbourhoods and the city itself.

# Connections to the Calgary Plan

## Guiding policy framework

- The Calgary Plan is The City's highest level planning document outlining a plan for Calgary's growth and change over the coming decades. It guides how we use land and move within the city and directs more detailed City plans and strategies. The Zoning Bylaw is an important tool to realize the vision and direction of the Calgary Plan.

### Read the Calgary Plan

Chapter 1: Introducing the Calgary Plan

Learn more:

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

## Plan evolution

- The Calgary Plan is a streamlined document that merges the Municipal Development Plan with the Calgary Transportation Plan. It builds on engagement and learning from Calgary's current long-range growth and mobility plans.
- The Calgary Plan identifies goals and directions to maintain a high standard of livability while ensuring Calgary remains competitive.



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