

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

General Regulations

In addition to new zones and uses, the draft Zoning Bylaw includes updates to the General Regulations. The following table summarizes key changes.

Draft Zoning Bylaw Highlights and Changes

NAMING	<ul style="list-style-type: none"> From “Land Use Bylaw” to “Zoning Bylaw” New name is more plain language Consistent with other municipalities
ORGANIZATION	<p>Bylaw organization follows the development review process:</p> <ul style="list-style-type: none"> Part 1: Overview Part 2: Zones Part 3: General Regulations Part 4: Use Specific Regulations Part 5: Signs Part 6: Uses and Definitions Part 7: Administration Part 8: Schedules
USES	<ul style="list-style-type: none"> Consolidating uses based on development impacts Removing the need for Change of Use applications for uses with similar impacts Relocating regulations from use definitions to Bylaw regulations, which can be relaxed Increasing the number of uses allowed in each zone through the consolidation of current uses Increasing permitted uses to reduce barriers for development
ZONES	<ul style="list-style-type: none"> Consolidating zones to reduce overlap: 70 districts to 22 zones.
INCENTIVES	<ul style="list-style-type: none"> Encouraging green buildings, retention of heritage buildings and accessible housing through incentives embedded in zones and general regulations Aligning development standards to City-wide priorities

Draft Zoning Bylaw Highlights and Changes

KEY UPDATES	<ul style="list-style-type: none">• Removing references to Developed and Developing Areas, consistent with the Calgary Plan.• Removing contextual regulations and uses• Including accessory dwelling units in density calculations• Eliminating minimum parking requirements for residential uses, building from current regulations for all non-residential uses.• Allowing some modifiers to be relaxed and introducing density minimums• Updating landscape requirements, to support the urban tree canopy and prioritizing plantings along street frontages.• Adding electric vehicle charging requirements
ACCESSIBLE DESIGN	<ul style="list-style-type: none">• Allows for additional site coverage where accessible design features are included in low density housing. Accessible units in medium and high density developments are exempt from the Floor Area Ratio measurement. Accessible design incentives were included based on feedback from public engagement and to advance the Housing Strategy• Measurements are based on the numbers and components in The City's Access Design Standards
GREEN BUILDINGS	<ul style="list-style-type: none">• Buildings must meet certain energy performance standards to qualify for an exception to the maximum gross floor area that applies within the applicable H-3, Mixed Use, Commercial and Industrial zones• A specific, allowable increase to maximum gross floor area to compensate for loss of floor area to thicker walls, as well as providing an incentive by allowing more sellable floor space to offset additional costs associated with improvements
HERITAGE	<ul style="list-style-type: none">• Created a new "historic resource or pre-war home" definition which grants additional development rights in the H-11 and H-2 zoning districts• If an owner plans to use these incentives, the Heritage team in City & Regional Planning will determine whether a building qualifies as a historic resource or pre-war home• The incentives allow 20% more parcel coverage and four additional discretionary commercial uses which may only be granted if they're located in a historic resource or pre-war home
BICYCLE PARKING	<ul style="list-style-type: none">• New requirements added for minimum horizontal (ground-mounted) long-term bicycle parking spaces, minimum inclusive bicycle (e.g. cargo bike) parking spaces, and bicycle facilities (e.g. showers, bicycle maintenance), ensures accessible high quality bike parking facilities• Change of terminology from "Class 1" and "Class 2" to "Long-Term" and "Short-Term", respectively
PEDESTRIAN CONNECTIVITY	<ul style="list-style-type: none">• Included regulations to direct when and how pedestrian connectivity should be provided with development.
LANDSCAPING	<ul style="list-style-type: none">• Prioritizing tree planting along the street frontage, where possible, to provide highest community benefit.• New requirement to provide mulch for plantings to support lower water use and tree and plant health.• Updates to regulations for landscaping in planting areas to better support plant and tree health and survivability.
PROJECTIONS	<ul style="list-style-type: none">• Minor changes to allowable projections, given removal of contextual regulations.
WASTE & RECYCLING	<ul style="list-style-type: none">• Rules for storage of waste, recycling and organics have been consolidated from all zones into general regulations and allow for innovative solutions like molok bins.

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Housing Zones

Housing zones set the rules for housing and residential areas throughout the city. These zones support single detached homes, semi-detached homes, rowhouses, accessory dwelling units, and multi-residential buildings.

Draft Zoning Bylaw Highlights and Changes

- **Consolidated zones:** 26 residential districts have been simplified to 4 new Housing zones. This grouping seeks similar housing outcomes and more housing options throughout the city. It also eliminates complicated distinctions between housing areas, reducing unnecessary rezoning and barriers to building housing.
- **Simplified housing uses:** 19 housing uses have been grouped into two: Housing and Supportive Housing. This treats housing forms more fairly, helping to realize equity and affordability outcomes from the Housing Strategy.
- **Permitted Uses:** Housing is proposed to be a permitted use in all of the Housing zones. This aligns with the Housing Strategy, which aims to increase housing supply to better meet demand and improve affordability. It also builds on the success of permitted contextual housing forms and permitted housing in the current H-GO district in Land Use Bylaw 1P2007. The permitted use approach will be refined by further public engagement, testing and monitoring new development outcomes following the implementation of Rezoning for Housing.
- **Counting secondary suites as units in density calculations:** establishes greater transparency about the number of homes being built, meeting Council direction.
- **Incentives for heritage preservation, energy efficiency and accessibility:** the Housing zones add additional built forms and uses to preserve heritage buildings and encourage more efficient and accessible housing. These incentives encourage reducing greenhouse gas emissions from homes, retaining valued heritage homes and increasing the mix of uses in residential areas. The accessible unit incentives encourage adding more housing options for older adults and people with disabilities.
- **Childcare businesses in all housing areas:** expands the areas where childcare businesses can operate and reduces the cost and timeline for approval. This supports increased access to childcare for Calgarians.
- **Creation of a new Housing - Small Scale General zone (H-1G) (H-1GM)** for small-scale greenfield development.

Residential Zones Summary

	(H-1I) Housing - Small Scale Infill	(H-1G) (H-1Gm) Housing - Small Scale General	(H-2) Housing - Middle Scale	(H-3) Housing- Multi-Residential
	H-1I supports low-density residential developments and home businesses in evolving neighbourhoods	H-1G supports low-density residential developments and home businesses in newly built communities or larger, comprehensive redevelopments in existing communities. H-1Gm is a variation of this zone that supports more intense development in the form of semi-detached and rowhouse housing types on small lots.	H-2 supports low- or medium-density residential developments	H-3 supports medium or high-density residential developments
BUILT FORM SUMMARY	<ul style="list-style-type: none">Maximum building height is 11 metresHeight transition rules for contextual fitIndividual entrances with direct access to gradeMaximum building length 30 metres3 metres front setback, 1.2 metres side/rear typicalHousing and Supportive Housing uses are discretionary when new buildings are proposed in a heritage guideline areaHealth Care Service, Indoor Sales & Service, Neighbourhood Store and Office uses are discretionary when located entirely within a historic resource or pre-war home	<ul style="list-style-type: none">Maximum building height is 12 metres for H-1GMaximum building height is 13 metres for H-1GmMaximum height of a backyard suite is 10 metresH-1G allows a 1 metre front setback, 7.5 metres for rear and 1.2 metres for side typicalH-1Gm allows a 1 metre front setback, 0.6 metre rear setback and 1.2 metre side setback.There is no maximum parcel coverage for parcels designated H-1Gm.	<ul style="list-style-type: none">Maximum building height is 12 metresMaximum Floor Area Ratio is 1.5Individual entrances with direct access to grade3 metres front setback, 1.2 metres side/rear typicalHousing and Supportive Housing uses are discretionary when new buildings are proposed in a heritage guideline areaHealth Care Service, Office and Indoor Sales & Service uses discretionary when located entirely within a historic resource or pre-war home	<ul style="list-style-type: none">Maximum building height is 24 metres or can be set lower using a height modifierMaximum Floor Area Ratio is 3.5, except where it is applied by a modifier “f<” on zoning mapsMinimum density of 120 units per hectareMaximum building length 60 metres3 metres front setback—range of side/rear setbacksHousing and Supportive Housing uses are discretionary when new buildings are proposed in a heritage guideline area and on sites larger than 1 hectare.
EXAMPLES	<ul style="list-style-type: none">Single detached homeSemi-detached homeRowhouseAccessory dwelling unitsBackyard suites	<ul style="list-style-type: none">Single detached homeSemi detached homeDuplex HomesRowhouseSingle detached buildings are not permitted in H-1Gm zone	<ul style="list-style-type: none">RowhouseAccessory dwelling unitsStacked townhomesLimited neighbourhood commercial uses	<ul style="list-style-type: none">Multi-residential apartment buildingsNeighbourhood Store commercial use
PARKING	<ul style="list-style-type: none">Open Option Parking: Amount of on-site stalls to be determined by the applicant. See Parking Restrictions summary for more details			
LANDSCAPE	<ul style="list-style-type: none">On parcels with three or more homes, a minimum of 15% of the parcel area must be a soft landscape area1 tree must be provided for every 160.0 square metres of parcel areaThe minimum mature crown projection is 10.0 per cent of the total parcel area.	<ul style="list-style-type: none">On parcels with three or more homes, a minimum of 15% of the parcel area must be a soft landscape area2 trees must be provided per primary dwelling unit.	<ul style="list-style-type: none">On parcels with three or more homes, a minimum of 15% of the parcel area must be a soft landscape area1 tree must be provided for every 160.0 square metres of parcel areaThe minimum mature crown projection is 10.0 per cent of the total parcel area.	<ul style="list-style-type: none">A minimum of 30% of the parcel area must be a landscaped areaA minimum of 15% of the parcel area must be soft landscape areaThe minimum number of trees in any setback area adjoining a street is 1 tree per 10 linear metresThe minimum number of trees along the length of an internal walkway is 1 tree per 10 linear metres
GREEN BUILDINGS	<ul style="list-style-type: none">Encourages High Performing Buildings via two tiers of exemptions allowing increased building height and parcel coverage and reduced rear setbackRequires new singles, semi-detached, rowhouse & unstacked townhomes to have conduit allowing future solar panel installation			
ACCESSIBLE DESIGN	<ul style="list-style-type: none">Encourages accessible housing by allowing for increased site coverage if accessible building criteria is metAllows an accessible unit to be stacked below another unit			
URBAN DESIGN	<ul style="list-style-type: none">Where there are 3 or more dwellings, main entrances to dwelling units must incorporate covered or recessed porches, entrances or awnings			<ul style="list-style-type: none">Distinguish the base of buildings taller than 18 metres within 6 metres of a street with features like facade articulation, textures or a 2 metre setback
EQUIVALENT LAND USE BYLAW 1P2007 DISTRICTS	<ul style="list-style-type: none">Residential – Grade-Oriented Infill District (R-CG)Residential – Low Density Mixed Housing District (R-G)	<ul style="list-style-type: none">Residential - Low Density Mixed Housing (R-G) (R-Gm) District	<ul style="list-style-type: none">Housing – Grade Oriented District (H-GO)	<ul style="list-style-type: none">Multi-Residential Districts

USES

P	Permitted	D	Discretionary	E	Permitted in existing buildings
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	(H-1I)	(H-1G)	(H-2)	(H-3)
RESIDENTIAL	Home Business	D	D	D
	Housing	P	P	P
	Supportive Housing	P	P	P
COMMERCIAL	Cannabis Store			
	Child Care Service	D	D	D
	Distillery			
	Drive Through			
	Food & Beverage Service			
	Funeral Service			
	Health Care Service	D	D	
	Hotel			
	Indoor Sales & Service		D	
	Kennel			
	Major Indoor Entertainment			
	Neighbourhood Store	D	D	D
	Office	D	D	
	Outdoor Patio		D	D
	Outdoor Entertainment			
	Outdoor Sales & Service			
	Parking Facility			
	Recreation Facility			
	Recycling Depot			
	Self Storage Facility			
	Temporary Sales Centre	D	D	D
	Vehicle Service			
INDUSTRIAL	Crematorium			
	Heavy Industrial			
	Industrial			
	Outdoor Storage			
	Small-Scale Manufacturing			
INSTITUTIONAL	Cemetery			
	Community Service	D	D	D
	Health Care Facility			
	Library			D/E
	Major Utility			
	Minor Utility	P	P	P
	Natural Area			
	Outdoor Recreation			
	Park			
	Protective & Emergency Service	P	P	P
AGRICULTURAL	Religious Facility	D	D	D
	School			
	Special Event	P	P	P
SIGNS	Agriculture			
	Urban Agriculture	P	P	P
	Sign Class A	P	P	P
	Sign Class B	P	P	P
	Sign Class C	D	D	D
	Sign Class D			D
	Sign Class E	D	D	D
	Sign Class F			
	Sign Class G			

Housing Zones: Example Developments

(H-1I)
Housing -
Small Scale Infill



(H-1G)(H-1Gm)
Housing -
Small Scale General



(H-2)
Housing -
Middle Scale



(H-3)
Housing-
Multi-Residential



Rezoning for Housing

In September 2023, City Council acted on addressing the housing crisis confronting Calgarians by directing Administration to rezone low-density residential properties to the R-CG district as recommended in the Home is Here: The City of Calgary’s Housing Strategy. After a public hearing, on May 14, 2024, City Council approved citywide rezoning with amendments. Zoning changes now in effect include:

- R-CG as the citywide base low density residential zone in developed communities.
- R-G as the base low density residential zone in developing communities.
- H-GO in areas identified in approved Local Area Plans.

How is Rezoning for Housing different from the Zoning Bylaw

Rezoning for Housing was focused on increasing housing supply and affordability. This project used the existing R-CG and H-GO districts of Land Use Bylaw 1P2007. The new Zoning Bylaw is simultaneously in the process of developing new zoning districts and replacing R-CG, R-G and H-GO.

- Similar to R-CG, the H-1I Zone is being developed to regulate and enable the development of a wide variety of low density, 1 to 3 storey housing forms such as single-detached homes, semi-detached homes, basement suites, backyard suites, rowhomes, and townhomes. It would apply to all of Calgary’s developed and developing residential neighborhoods.
- The H-GO District is intended to be replaced by the H-2 Zone. The H-2 zone will regulate and enable the development of the same housing forms as the H-1I Zone, but with a height allowance of up to 12 metres.

Timeline

Through 2025 the Zoning Bylaw team will continue to work on developing the Residential zones, based on feedback from the public, City Council and technical working groups. The changes proposed at this early stage are:

- As directed by City Council from the Rezoning for Housing initiative (suites and density, new community permit exemptions) or Housing Strategy (permitted uses)
- Exploring incentives in housing for heritage preservation, energy efficiency and accessibility
- Amendments to align with the overall new Zoning Bylaw (use rules, parking, landscaping)
- Amendments to fix known technical issues (such as childcare uses)

The Zoning Bylaw will be presented to City Council in 2026 and is intended to be applied to all parcels of land in Calgary in 2027.

Connections: Calgary Plan and Street Manual

ALIGNS WITH THE PROPOSED CALGARY PLAN:

- Expanding housing choice and increasing supply.
- Achieving quality design outcomes.
- Enabling a diversity of residential types in all neighbourhoods, including market and non-market housing.
- Incentivizing more energy efficient housing.

THE STREET MANUAL CAN SUPPORT RESIDENTIAL ZONES BY:

- Designing low speed streets with safe places for walking and wheeling and maximizing space for urban tree canopy.

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Mixed Use Zones

Mixed Use zones allow for a mix of housing and commercial uses within the same building or on the same site. Built forms range in scale from six-storey mid-rise buildings to high-rise towers. The Mixed Use zones are intended to group uses together to create complete communities and support high activity areas and main streets.

Draft Zoning Bylaw Highlights and Changes

- **Consolidated Zones:** the three new Mixed Use zones group together current mixed use districts, mixed use multi-residential districts and the pedestrian corridor commercial district. This reduces overlap between the current districts and makes uses and rules consistent, making it more straightforward to build mixed use developments on high-activity streets.
- **New Mixed Use – High-Rise Zone:** the three Mixed Use zones support development at medium and high scales. Each of these development scales has specific built-form needs based on their different heights. The new high-rise zone includes design rules to reduce the massing of taller buildings by requiring more slender towers for upper storeys.
- **Minimum ceiling height on the ground floor:** commercial uses often need taller ceilings than residential uses. The minimum 4 metre ceiling height in mixed use zones fits a range of commercial uses, allowing the ground floor to transition between commercial or housing uses for improved adaptability over a building's lifespan.
- **Modifier for street-level retail uses:** Mixed Use zones modified with a “c” require that street-level units have commercial uses. This ensures new development activates the street in key locations, like transit station areas and main streets.
- **Added minimum densities:** Mixed Use zones have minimum densities to ensure higher intensity development occurs where appropriate.

Mixed Use Zones Summary

	(MU-1)(MU-1c) MIXED USE- LOW RISE MU-1 supports mid-rise mixed use or residential developments. MU-1c requires commercial at grade.	(MU-2) (MU-2c) MIXED USE- MID RISE MU-2 supports mid-rise mixed-use or residential developments. MU-2c requires commercial at grade	(MU-3)(MU-3c) MIXED USE- HIGH RISE MU-3 supports high scale high-density mixed use or residential developments. MU-3c requires commercial at grade
BUILT FORM SUMMARY	<ul style="list-style-type: none">Maximum building height is 24 metres or can be set lower using a height modifierMaximum Floor Area Ratio is 3.5Minimum density of 120 units per hectareMix of housing, commercial, and institutional uses either within a building or on the same siteStreet-facing institutional and commercial uses serving surrounding communitiesHousing and Supportive Housing uses are permitted, except when proposed in a heritage guideline area or on a site larger than 1 hectare	<ul style="list-style-type: none">Maximum building height is 38 metres or can be set lower using a height modifierMaximum Floor Area Ratio is 5.0Minimum density of 150 units per hectareGround floor units with street facing entrancesMix of housing, commercial, and institutional uses either within a building or on the same siteStreet-facing institutional, commercial, and light industrial uses	<ul style="list-style-type: none">Maximum building height set by a modifier (site-by-site)Maximum Floor Area Ratio is 7.0Minimum density of 250 units per hectareGround floor units with street facing entrancesMix of housing, commercial, and institutional uses either within a building or on the same siteStreet-facing institutional, commercial, and light industrial uses
EXAMPLES	<ul style="list-style-type: none">6-storey residential building with retail at the base	<ul style="list-style-type: none">12-storey residential building with a hairdresser, restaurant and gym at the base	<ul style="list-style-type: none">20-storey residential tower with retail at base and offices on second floor
PARKING	<ul style="list-style-type: none">Open Option Parking: Amount of on-site stalls to be determined by the applicant. See Parking Restrictions summary for more detailsMinimum bike parking requirements have increased and are based on gross floor areaMinimum 20% of parking spaces for commercial uses must be Electric Vehicle Supply Equipment (EVSE) ready100% of parking spaces for Housing uses must be EVSE ready		
LAND-SCAPING	<ul style="list-style-type: none">Tree planting is prioritized in street-facing setback areasAll outdoor areas not used for pedestrian or vehicle access must be landscaped		
GREEN BUILDINGS	<ul style="list-style-type: none">Encourages High Performing Buildings via two tiers of exemptions allowing for increased gross floor area		
ACCESSIBLE DESIGN	<ul style="list-style-type: none">Accessible dwelling units do not count towards the floor area ratio calculation up to 20% if meeting accessible design standards		
URBAN DESIGN	<ul style="list-style-type: none">When commercial units have windows facing streets or public spaces, ensure that 65% of the window area between 0.6m and 2.4m is unobscured glass, allowing clear views into the indoor spaceDistinguish the base of buildings taller than 18m within 6m of a street with features like façade articulation, textures, or a 2m horizontal setback		
EQUIVALENT LAND USE BYLAW 1P2007 DISTRICTS	<ul style="list-style-type: none">Mixed Use - General District (MU-1)Mixed Use – Active Frontage District (MU-2)Multi-Residential – Low Profile Support Commercial District (M-X1)Commercial - Corridor 1 District (C-COR1)	<ul style="list-style-type: none">Mixed Use - General District (MU-1)Mixed Use – Active Frontage District (MU-2)Multi-Residential – High Density Low Rise District (M-H1)Multi-Residential – Medium Profile Support Commercial District (M-X2)Commercial - Corridor 1 District (C-COR1)	<ul style="list-style-type: none">Mixed Use - General District (MU-1)Multi-Residential – High Density Medium Rise District (M-H2)Multi-Residential – High Density High Rise District (M-H3)Commercial - Corridor 1 District (C-COR1)

USES

P	Permitted	D	Discretionary	E	Permitted in existing buildings
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		MU-1 MU-1c	MU-2 MU-2c	MU-3 MU-3c
RESIDENTIAL	Home Business	D	D	D
	Housing	P	D	D
	Supportive Housing	P	D	D
	Cannabis Store	D	D	D
	Child Care Service	D	D	D
	Distillery	D	D	D
	Drive Through			
	Food & Beverage Service	D/E	D/E	D/E
	Funeral Service			
	Health Care Service	D/E	D/E	D/E
COMMERCIAL	Hotel	D	D	D
	Indoor Sales & Service	D/E	D/E	D/E
	Kennel			
	Major Indoor Entertainment			
	Neighbourhood Store			
	Office	D/E	D/E	D/E
	Outdoor Patio	D	D	D
	Outdoor Entertainment			
	Outdoor Sales & Service			
	Parking Facility	D	D	D
	Recreation Facility	D/E	D/E	D/E
	Recycling Depot			
	Self Storage Facility	D	D	D
	Temporary Sales Centre	D/E	D/E	D/E
	Vehicle Service			
INDUSTRIAL	Crematorium			
	Heavy Industrial			
	Industrial			
	Outdoor Storage			
	Small-Scale Manufacturing	D	D	D
INSTITUTIONAL	Cemetery			
	Community Service	D/E	D/E	D/E
	Health Care Facility			
	Library	D/E	D/E	D/E
	Major Utility			
	Minor Utility	P	P	P
	Natural Area			
	Outdoor Recreation			
	Park			
	Protective & Emergency Service	P	P	P
	Religious Facility	D	D	D
AGRICULTURAL	School	D	D	D
	Special Event	P	P	P
	Agriculture			
	Urban Agriculture	P	P	P
SIGNS	Sign Class A	P	P	P
	Sign Class B	P	P	P
	Sign Class C	D	D	D
	Sign Class D	P	P	P
	Sign Class E	D	D	D
	Sign Class F			
	Sign Class G			

Mixed Use Zones: Example Developments

(MU-1)(MU-1c) Mixed Use - Low-Rise



(MU-2)(MU-2c) Mixed Use - Mid-Rise



(MU-3)(MU-3c) Mixed Use - High-Rise



Connections: Calgary Plan and Street Manual

ALIGNS WITH THE PROPOSED CALGARY PLAN:

- Ensuring all communities have essential services such as employment opportunities, healthy food options, amenities, childcare, and personal services within walking distance.
- Creating walkable and complete communities by enabling more shops, services, employment and other daily amenities to be located near housing.
- Strengthening Calgary's economy by promoting services like childcare, that support people to work or attend post-secondary schools.

THE STREET MANUAL CAN SUPPORT MIXED USE ZONES BY:

- Designing low speed streets with safe places for walking and wheeling and maximizing space for urban tree canopy.
- Incorporating enough curb-space to accommodate parking for a variety of active transportation modes, patios, and loading.
- Creating a boulevard/public realm that accommodates walking, cycling and street trees.

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Commercial Zones

Commercial zones guide retail-focused developments, from small local stores up to large regional malls and shopping centres. These zones also support some housing and enable limited industrial activities. Commercial zones are appropriate for areas where the intended use is primarily commercial, and developments may include internal roads, parking lots and walkways.

Draft Zoning Bylaw Highlights and Changes

- **Consolidated Zones:** Eleven districts have been simplified into 3 Commercial zones, aligning and simplifying existing rules for commercial areas and allowing development to respond to different contexts and sites. This reduces district overlap and overly-specific distinctions between commercial areas.
- **Simplified commercial uses:** similar commercial activities have been grouped together based on their needs and impacts. This supports successful commercial developments by making it easier for businesses to open, adapt and innovate.
- **Housing in all Commercial zones:** Housing and Supportive Housing is allowed in all commercial zones, providing an option to create more resilient developments. Housing options close to shops and services benefit both residents and businesses.
- **Small-scale manufacturing:** light industrial activities with limited impacts are allowed in Commercial zones. This increases flexibility for businesses and offers more opportunities to adapt commercial space.

Commercial Zones Summary

	(C-1) (C-1v) COMMERCIAL- COMMUNITY	(C-2) COMMERCIAL- GENERAL	(C-3) COMMERCIAL- LARGE FORMAT
	C-1 supports commercial or mixed-use developments near residential areas. C-1v accommodates drive throughs and vehicle services.	C-2 supports commercial and mixed-use developments that primarily serve the surrounding communities and can act as a city-wide hub.	C-3 supports large-scale commercial or mixed-use developments, such as malls or power centres and act as a city-wide or regional hub
BUILT FORM SUMMARY	<ul style="list-style-type: none">Maximum parcel area is 1.2 hectaresMaximum height is 12 metres or a modifierMaximum Floor Area Ratio is 1.5Maximum setback from street is 3.0 metresMinimum façade width facing a street must be 80% of the property lines it faces	<ul style="list-style-type: none">Minimum parcel area is 1.0 hectareMaximum parcel area is 8.0 hectaresMaximum height is a modifierMaximum Floor Area Ratio is a modifierMinimum setback from street is 3.0 metres	<ul style="list-style-type: none">Intended for sites larger than 6 hectares and can contain multiple parcelsMaximum height is a modifierMaximum Floor Area Ratio is a modifierMinimum setback is 3.0 metresGround-floor homes must have separate, individual access to grade
EXAMPLES	<ul style="list-style-type: none">Small retailSmall restaurantsStrip Malls	<ul style="list-style-type: none">Neighbourhood shopping plazas	<ul style="list-style-type: none">Regional shopping mallsPower centres
PARKING	<ul style="list-style-type: none">Minimum bike parking requirements have increased and are based on gross floor area of a developmentOf all commercial parking spaces, 20% must be Electric Vehicle Supply Equipment (EVSE) ready and 80% EVSE-capable100% of Housing parking space must be Electric Vehicle Supply Equipment (EVSE) ready		
LAND-SCAPING	<ul style="list-style-type: none">Landscaped islands and strips must be provided in parking areas with more than 60 stalls		
	<ul style="list-style-type: none">Minimum 20% mature tree canopy coverage required in setback areas		
	<ul style="list-style-type: none">Minimum landscaping is 1 tree/10 metres in street-facing setbacks	<ul style="list-style-type: none">Minimum landscaping is 1 tree + 2 shrubs/30 square metres of setback area	
GREEN BUILDINGS	<ul style="list-style-type: none">Encourages High Performing Buildings via two tiers of exemptions allowing for increased gross floor area		
URBAN DESIGN	<ul style="list-style-type: none">When commercial units have windows facing streets or public spaces, ensure that 65% of the window area between 0.6m and 2.4m is unobscured glass, allowing clear views into the indoor space		
EQUIVALENT LAND USE BYLAW 1P2007 DISTRICTS	<ul style="list-style-type: none">Commercial - Neighbourhood 1 (C-N1)Commercial-Neighbourhood 2 (C-N2)	<ul style="list-style-type: none">Commercial-Corridor 2 (C-COR2)Commercial – Community 1(C-C1)Commercial – Community 2 (C-C2)Commercial – Corridor 3 (C-COR3)	<ul style="list-style-type: none">Commercial – Regional 2 (C-R2)Commercial – Regional 3 (C-R3)

USES

P	Permitted	D	Discretionary	E	Permitted in existing buildings
		C-1	C-1v	C-2	C-3
RESIDENTIAL	Home Business	D	D	D	D
	Housing	D/E	D/E	D	D
	Supportive Housing	D/E	D/E	D	D
COMMERCIAL	Cannabis Store	D	D	D	D
	Child Care Service	D	D	D	D
	Distillery	D	D	D	D
	Drive Through		D	D	D
	Food & Beverage Service	D/E	D/E	D/E	D/E
	Funeral Service	D/E	D/E	D/E	D/E
	Health Care Service	D/E	D/E	D/E	D/E
	Hotel			D	D
	Indoor Sales & Service	D/E	D/E	D/E	D/E
	Kennel			D	D
	Major Indoor Entertainment			D	D
	Neighbourhood Store				
	Office	D/E	D/E	D/E	D/E
	Outdoor Patio	D	D	D	D
	Outdoor Entertainment			D	D
	Outdoor Sales & Service				D
	Parking Facility			D	D
	Recreation Facility	D/E	D/E	D/E	D/E
	Recycling Depot			D	D/E
	Self Storage Facility			D	D
	Temporary Sales Centre	P	P	P	P
	Vehicle Service		D	D	D
	Crematorium				
	Heavy Industrial				
	Industrial				
	Outdoor Storage				
	Small-Scale Manufacturing	D	D	D	D
	INSTITUTIONAL	Cemetery			
Community Service		D/E	D/E	D/E	D/E
Health Care Facility					
Library		D/E	D/E	D/E	D/E
Major Utility				D	D
Minor Utility		P	P	P	P
Natural Area					
Outdoor Recreation		D	D	D	D
Park					
Protective & Emergency Service		P	P	P	P
Religious Facility		D/E	D/E	D/E	D/E
School		D/E	D/E	D/E	D/E
Special Event		P	P	P	P
AGRICULTURAL	Agriculture				
	Urban Agriculture	P	P	P	P
SIGNS	Sign Class A	P	P	P	P
	Sign Class B	P	P	P	P
	Sign Class C	D	D	D	D
	Sign Class D	P	P	P	P
	Sign Class E	D	D	D	D
	Sign Class F				D
	Sign Class G				D

Commercial Zones: Example Developments

(C-1) (C-1v)

Commercial-Community



(C-2)

Commercial-General



(C-3)

Commercial-Large Format



Connections: Calgary Plan and Street Manual

ALIGNS WITH THE PROPOSED CALGARY PLAN:

- Supporting businesses by streamlining start-up and change requirements.
- Including retail, commercial and employment opportunities in all communities.

THE STREET MANUAL CAN SUPPORT COMMERCIAL ZONES BY:

- Incorporating enough curb-space to accommodate parking for a variety of active transportation modes, patios, and loading.
- Creating a boulevard/public realm that accommodates walking, cycling and street trees.

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

Downtown Zones

The Greater Downtown area is Calgary's primary place for commerce, entertainment, culture, arts and urban living. It includes mixed-use neighbourhoods that are highly walkable and connected to regional mobility networks and transit. Downtown zones allow for street-oriented medium and high-intensity commercial, residential and mixed-use developments in the Greater Downtown area.

Draft Zoning Bylaw Highlights and Changes

- **Consolidated zones:** Eleven downtown districts have been simplified into three Greater Downtown zones. These new zones better align rules across the downtown and reduce overlap and duplication.
- **Updated density bonusing system:** The density bonusing system has been updated into a single consolidated system for the entire greater downtown. This streamlines similar bonusing items and better aligns bonusing with City priorities.
- **Broader and more inclusive uses:** The Greater Downtown zones support a wider variety of land uses, making it easier for businesses to adapt and innovate. More local shopping, service and food uses provide additional amenity and opportunity for both businesses and residents.
- **Built-form rule adjustment:** Built form regulations have been refined and adjusted to achieve consistent and cohesive development outcomes across the greater downtown communities. The draft rules propose a uniform approach to building massing, street walls, and use regulations.

Downtown Zones Summary

	(GD-1) GREATER DOWNTOWN – HOUSING	(GD-2) GREATER DOWNTOWN – MIXED USE	(GD-3) GREATER DOWNTOWN – CORE
	GD-1 supports medium to high density residential developments, with some local commercial uses.	GD-2 supports medium to high density mixed-use developments, with active uses required at-grade on some streets.	GD-3 Supports high density mixed-use and Office development in the greater downtown core.
BUILT FORM SUMMARY	<ul style="list-style-type: none">No maximum heightBuilding forms that are street-oriented at gradeDevelopment intensity that is measured by Floor Area RatioCommercial and office uses limited to the first two storeys	<ul style="list-style-type: none">No maximum heightBuilding forms that are characterized by storefronts along a continuous block faceDevelopment intensity that is measured by Floor Area RatioActive uses at-grade required on some streets	<ul style="list-style-type: none">No maximum heightBuilding forms that are street-oriented at gradeDevelopment intensity that is measured by Floor Area RatioCommercial and office uses at grade and residential, commercial, and office on upper floors
EXAMPLES	<ul style="list-style-type: none">Tall residential developments with street-oriented housing with direct access at-grade and a residential tower above	<ul style="list-style-type: none">Tall mixed-use developments with active commercial uses at-grade, such as restaurants and/or cafes, and a residential tower above	<ul style="list-style-type: none">Tall mixed-use developments with office lobbies and/or commercial uses at-grade and an office or residential tower above
PARKING	<ul style="list-style-type: none">Open Option Parking: Amount of on-site stalls to be determined by the applicant, except where maximums apply. See Parking Restrictions summary for more detailsMinimum bike parking requirements have increased and are based on gross floor area, except for in the Downtown Restricted Parking AreaMinimum 20% of parking spaces for commercial uses must be Electric Vehicle Supply Equipment (EVSE) ready100% of Housing parking space must be Electric Vehicle Supply Equipment (EVSE) ready		
GREEN BUILDINGS	<ul style="list-style-type: none">Additional bonus floor area available where district energy connection and/or on-site co-generation facility is providedFloor area exemption provided where future district energy connection is provided		
BONUSING	<ul style="list-style-type: none">Mostly maintains the existing bonusing requirementsReduced number of public amenity items available for density bonusingDensity bonusing only applied to the Greater Downtown Zones		
URBAN DESIGN	<ul style="list-style-type: none">Smaller floor plates required above 25 metresFor buildings over 25m within 6m of a street, provide two features like massing, façade articulation, textures, materials, or a 2m horizontal separationFor buildings over 50m, provide a 2m separation and one feature like massing or materials, extending 9m–18m from grade		<ul style="list-style-type: none">Smaller floor plates required above 36 metresFor buildings over 36m within 6m of a street, provide two features like massing, façade articulation, textures, materials, or a 3m horizontal separation. Features must extend 9m–24m from grade
EQUIVALENT LAND USE BYLAW 1P2007 DISTRICTS	<ul style="list-style-type: none">Centre City Multi-Residential High Rise District (CC-MH)Centre City Multi-Residential High Rise Support Commercial District (CC-MHX)Centre City East Village Primarily Residential District (CC-EPR)	<ul style="list-style-type: none">Centre City Mixed Use District (CC-X)Centre City Commercial Corridor District (CC-COR)Centre City East Village Mixed Use District (CC-EMU)Centre City East Village Transition District (CC-ET)	<ul style="list-style-type: none">Commercial Residential District (CR20)

USES

P	Permitted	D	Discretionary	E	Permitted in existing buildings
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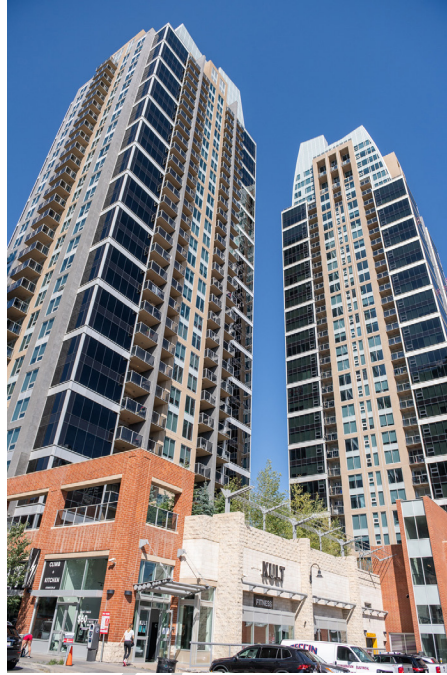
		GD-1	GD-2	GD-3
RESIDENTIAL	Home Business	D	D	D
	Housing	D/E	D/E	D/E
	Supportive Housing	D/E	D/E	D/E
COMMERCIAL	Cannabis Store	D	D	D
	Child Care Service	D	D	D
	Distillery	D	D	D
	Drive Through			
	Food & Beverage Service	D	D/E	D/E
	Funeral			
	Health Care Service	D/E	D/E	D/E
	Hotel	D	D/E	D/E
	Indoor Sales & Service	D/E	D/E	D/E
	Kennel		D	D
	Major Indoor Entertainment	D	D	D
	Neighbourhood Store			
	Office	D/E	D/E	D/E
	Outdoor Patio	D	D	D
	Outdoor Entertainment			
	Outdoor Sales & Service			
	Parking Facility		D	D
INDUSTRIAL	Recreation Facility	D/E	D/E	D/E
	Recycling Depot		D	D
	Self Storage Facility		D/E	D/E
	Temporary Sales Centre	D/E	D/E	D/E
	Vehicle Service			D
	Crematorium			
	Heavy Industrial			
	Industrial			
	Outdoor Storage			
	Small-Scale Manufacturing		D/E	D/E
INSTITUTIONAL	Cemetery			
	Community Service	D/E	D/E	D/E
	Health Care Facility			
	Library	D/E	D/E	D/E
	Major Utility	D	D	D
	Minor Utility	P	P	P
	Natural Area			
	Outdoor Recreation	D	D	D
	Park			
	Protective & Emergency Service	P	P	P
	Religious Facility	D/E	D/E	D
AGRICULTURAL	School	D/E	D/E	D/E
	Special Event	P	P	P
	Agriculture			
	Urban Agriculture	P	P	P
SIGNS	Sign Class A	P	P	P
	Sign Class B	P	P	P
	Sign Class C	D	D	D
	Sign Class D	D	D	P
	Sign Class E	D	D	D
	Sign Class F			D
	Sign Class G			

Downtown Zones: Example Developments

(GD-1) Greater Downtown – Housing



(GD-2) Greater Downtown – Mixed Use



(GD-3) Greater Downtown – Core



Connections: Calgary Plan and Street Manual

ALIGNS WITH THE PROPOSED CALGARY PLAN:

- Fostering a vibrant downtown that integrates a mix of commercial, institutional, arts and culture and residential uses to foster a dynamic urban environment.
- Achieving compact growth focused on the primary transit network that makes efficient use of land and infrastructure.
- Increasing housing choice and supply in all areas of Calgary, with highest concentrations around the primary transit network.
- Ensuring all communities have essential services such as employment opportunities, healthy food, amenities, childcare, and personal services within walking distance.

THE STREET MANUAL CAN SUPPORT DOWNTOWN ZONES BY:

- Incorporating enough curb-space to accommodate parking for a variety of active transportation modes, patios, and loading.
- Create a boulevard/public realm that accommodates walking, cycling and street trees.
- Incorporating unique design solutions to Transit Priority streets where transit loading and raised cycletracks interact.

DRAFT ZONING BYLAW | SPRING 2025

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It will simplify the rules that determine how land is used and the form of buildings in Calgary. Learn more: calgary.ca/citybuilding

Industrial Zones

Industrial zones support manufacturing, warehousing and other industrial businesses. They also create space for places like microbreweries, restaurants, large fitness and recreation facilities, large religious facilities, and building supply stores.

Draft Zoning Bylaw Highlights and Changes

- **Consolidated zones:** 7 industrial districts have been simplified into 3 industrial zones. This reduces overlap and duplication between the zones and reduces the need to rezone industrial land to achieve similar development outcomes.
- **New Industrial Flex (I-F) Zone:** Supports a mix of industrial and commercial uses, providing flexibility for a wide variety of activities. Acts as a transitional area between more intensive industrial zones and commercial or housing zones.
- **Commercial support uses in the Industrial General zone:** Commercial and institutional uses are allowed on smaller parcels located on transit routes or near transit stations. This reduces unnecessary rezoning, allows supporting uses to locate where more people work and travel, and limits conflicts for industrial operations in core industrial areas.
- **A broader and more inclusive industrial use category:** Consolidated industrial uses make it easier to start, adapt and innovate industrial businesses.

Industrial Zones Summary

	(I-F) Industrial-Flex	(I-G) Industrial-General	(I-H) Industrial-Heavy
	I-F supports a mix of light industrial and commercial activities, and transitions between industrial and non-industrial zones. Parcels are located close to major transit service.	I-G supports light to medium industrial activities, and covers most industrial land. Limited commercial and institutional uses are allowed on properties close to major transit service.	I-H supports heavy industrial activities located away from residential uses. Typically close to highways and railways for access to the goods movement network
BUILT FORM SUMMARY	<ul style="list-style-type: none">Industrial activities are fully contained within a buildingOutdoor storage is screened from adjacent parcelsCommercial uses with street facing public entrancesNo off-site impactsMix of uses either within a building or on the same site	<ul style="list-style-type: none">Industrial activities either inside or outside a buildingOutdoor storage is screened from view of non-industrial parcelsModerate off-site impacts, industrial activities may be heard	<ul style="list-style-type: none">Industrial activities either inside or outside a buildingOutdoor storage is screened from view of non-industrial parcelsMajor land use impacts to surrounding properties
EXAMPLES	<ul style="list-style-type: none">Multi-bay buildingsWarehousesStrip Malls	<ul style="list-style-type: none">WarehousesStorage yards	<ul style="list-style-type: none">Chemical processing plantsRefinery plantsLarge scale manufacturing operationsHazardous material storage
PARKING	<ul style="list-style-type: none">Minimum bike parking requirements have increased and are based on gross floor areaMinimum of 5% of parking spaces for industrial uses must be Electric Vehicle Supply Equipment (EVSE) ready		
LAND-SCAPING	<ul style="list-style-type: none">Minimum 20% mature tree canopy coverage required in setback areas		
ACCESSIBLE DESIGN	<ul style="list-style-type: none">Accessible design for industrial zones determined by Alberta Building Code		
URBAN DESIGN	<ul style="list-style-type: none">Urban design rules are being developed		
EQUIVALENT LAND USE BYLAW 1P2007 DISTRICTS	<ul style="list-style-type: none">Industrial-Commercial District (I-C)Industrial-Edge District (I-E)Industrial-Business (I-B)	<ul style="list-style-type: none">Industrial-General District (I-G)Industrial-Business District (I-B)Industrial - Outdoor District (I-O)Industrial-Redevelopment District (I-R)Industrial-Commercial District (I-C)	<ul style="list-style-type: none">Industrial-Heavy District (I-H)

USES

		P	D	E
		Permitted	Discretionary	Permitted in existing buildings
RESIDENTIAL		I-F	I-G	I-H
	Home Business			
	Housing			
	Supportive Housing			
	Cannabis Store	D	D	
	Child Care Service	D	D	
	Distillery	D	D	D
	Drive Through	D	D	
	Food & Beverage Service	D/E	D/E	
	Funeral Service			
COMMERCIAL	Health Care Service	D/E	D/E	
	Hotel	D	D	
	Indoor Sales & Service	D/E	D/E	
	Kennel		D	
	Major Indoor Entertainment			
	Neighbourhood Store			
	Office	D/E	D	
	Outdoor Patio	D	D	
	Outdoor Entertainment		D	
	Outdoor Sales & Service	D	D	
	Parking Facility		D	
	Recreation Facility	D/E	D	
	Recycling Depot	D	D	
	Self Storage Facility	D	D	
	Temporary Sales Centre	D/E	D/E	
INDUSTRIAL	Vehicle Service	D/E	P	
	Crematorium		P	
	Heavy Industrial			D
	Industrial	D/E	P	D
	Outdoor Storage		P	D
INSTITUTIONAL	Small-Scale Manufacturing	P		
	Cemetery			
	Community Service	D/E	D/E	
	Health Care Facility			
	Library			
	Major Utility		D	D
	Minor Utility	P	P	P
	Natural Area			
	Outdoor Recreation			
	Park			
	Protective & Emergency Service	P	P	
	Religious Facility	D/E	D	
	School	D		
	Special Event	P	P	
AGRICULTURAL	Agriculture			
	Urban Agriculture	P	P	
SIGNS	Sign Class A	P	P	P
	Sign Class B	P	P	P
	Sign Class C	D	P	P
	Sign Class D	P	P	P
	Sign Class E	D	D	D
	Sign Class F	D	D	D
	Sign Class G	D	D	D

Industrial Zones: Example Developments

(I-F)
Industrial-Flex



(I-G)
Industrial-General



(I-H)
Industrial-Heavy



Connections: Calgary Plan and Street Manual

ALIGNS WITH THE PROPOSED CALGARY PLAN:

- Maintaining and protecting a strong industrial land supply.
- Supporting businesses of all sizes and stages.
- Building around transit.

THE STREET MANUAL CAN SUPPORT INDUSTRIAL ZONES BY:

- Incorporating connections to transit through walking and wheeling infrastructure on both sides of the street.
- Designing streets that accommodate large commercial vehicles.
- Incorporating enough curb-space to accommodate parking for a variety of active transportation modes, patios, and loading

DRAFT ZONING BYLAW | SPRING 2025

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Special Purpose Zones

Special Purpose zones identify areas of land for people to use, gather, recreate and enjoy. They protect natural areas and set aside land for parks, schools, community centres and similar public spaces. These zones also support government service hubs, infrastructure and utilities, maintenance yards, water treatment plants and major roadways. There is also a zone for land set aside for future urban development.

Draft Zoning Bylaw Highlights and Changes

- **Consolidated zones:** Nine special purpose districts have been simplified into 6 Special Purpose zones. This removes districts that previously applied to very specific geographic areas.
- **Housing on civic sites:** the proposed zones allows for a mix of uses, including housing, in the Special Purpose – Public Facilities and Infrastructure (S-PI) Zone. This supports mixed use civic facilities, such as a firehall and housing on the same site. It makes more efficient use of City-owned land while increasing housing supply and other services to Calgarians. Housing is not proposed in the Special Purpose - Natural Area, Special Purpose - Public Parks and Schools, Special Purpose - Recreation and Community or Special Purpose – Transportation Corridor.

Special Purpose Zones Summary

	(S-NA) SPECIAL PURPOSE - NATURAL AREAS	(S-PS) SPECIAL PURPOSE - PUBLIC PARKS AND SCHOOLS	(S-RC) SPECIAL PURPOSE - RECREATION AND COMMUNITY	(S-PI) SPECIAL PURPOSE – PUBLIC FACILITIES AND INFRASTRUCTURE	(S-TC) SPECIAL PURPOSE – TRANSPORTATION CORRIDOR	(S-FD) SPECIAL PURPOSE – FUTURE DEVELOPMENT
	For land dedicated as environmental and conservation reserve. Limits development and protects natural areas	For publicly accessible land dedicated as school, community or public reserve	For private schools, parks and recreation facilities	For government operated uses as well as infrastructure, community and utility facilities	For land within the provincial transportation and utility corridor	For protecting lands awaiting urban development and utility servicing
BUILT FORM SUMMARY	<ul style="list-style-type: none">Natural areasOnly minor utility, if necessary, and signage	<ul style="list-style-type: none">Schools, indoor and outdoor recreation facilities, community servicesMix of outdoor and indoor uses together on a site	<ul style="list-style-type: none">Schools, indoor and outdoor recreation facilities, community servicesMix of outdoor and indoor uses together on a site	<ul style="list-style-type: none">Mix of indoor and outdoor uses ranging in scale depending on use and contextAllows co-locating civic facilities and housing or supportive housingWork depots, utility buildings, vehicle maintenance, training centres, utility facilities	<ul style="list-style-type: none">Temporary and removableFood and Beverage and Sales and Services must be in conjunction with Outdoor Recreation or Park uses	<ul style="list-style-type: none">Temporary and removable12 metres maximum height for HousingExisting housing is allowedNew development must be temporary and easily removedAgricultural operations
EXAMPLES	<ul style="list-style-type: none">Naturalized AreasWetlands	<ul style="list-style-type: none">Public SchoolsRecreation CentresCommunity Centres	<ul style="list-style-type: none">Private SchoolsRecreation CentresCommunity Centres	<ul style="list-style-type: none">Bus maintenance facilityFire Hall	<ul style="list-style-type: none">Stoney Trail Corridor	<ul style="list-style-type: none">Farm landOutdoor Storage
<ul style="list-style-type: none">Open Option Parking: Amount of on-site stalls to be determined by the applicant. See Parking Restrictions summary for more details						
PARKING		<ul style="list-style-type: none">Institutional uses of Health Care Facility, Library, Protective and Emergency Services, Religious Facility and School require: 5% Electric Vehicle Supply Equipment (EVSE) installed, 10% EVSE ready and 85% EVSE capable				
LAND-SCAPING	<ul style="list-style-type: none">Focused on preserving, or restoring, the native species and landscape	<ul style="list-style-type: none">55 trees per hectare required, calculated based on total area, excluding building footprints and sports fields				
GREEN BUILDINGS		<ul style="list-style-type: none">Encourages High Performing Buildings via two tiers of exemptions allowing for increase gross floor area				
ACCESSIBLE DESIGN				<ul style="list-style-type: none">Accessible Design Incentives may be utilized		
EQUIVALENT LAND USE BYLAW 1P2007 DISTRICTS	<ul style="list-style-type: none">Special Purpose – Urban Nature District (S-UN)	<ul style="list-style-type: none">Special Purpose – School, Park and Community Reserve District (S-SPR)	<ul style="list-style-type: none">Special Purpose – Community Service District (S-CS); Special Purpose – Recreation District (S-R); Special Purpose – Community Institution District (S-CI)	<ul style="list-style-type: none">Special Purpose – City and Regional Infrastructure District (S-CRI)	<ul style="list-style-type: none">Special Purpose – Transportation and Utility Corridor District (S-TUC)	<ul style="list-style-type: none">Special Purpose – University Research Park District (S-URP); Special Purpose – Future Urban Development District (S-FUD)
HOUSING	<ul style="list-style-type: none">Not allowed	<ul style="list-style-type: none">Not allowed	<ul style="list-style-type: none">Allowed to be co-located with civic facilities	<ul style="list-style-type: none">Allowed	<ul style="list-style-type: none">Existing housing allowed	

USES

P	Permitted	D	Discretionary	E	Permitted in existing buildings
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		S-NA	S-PS	S-RC	S-PI	S-TC	S-FD
RESIDENTIAL	Home Business				D		D
	Housing				D		D
	Supportive Housing				D		D
COMMERCIAL	Cannabis Store						
	Child Care Service		D	D			
	Distillery						
	Drive Through						
	Food & Beverage Service		D	D/E		D	
	Funeral Service						
	Health Care Service			D/E			
	Hotel						
	Indoor Sales & Service			D		D	
	Kennel						
	Major Indoor Entertainment			D			
	Neighbourhood Store						
	Office				D/E		
	Outdoor Patio		D	D		D	
	Outdoor Entertainment			D			
	Outdoor Sales & Service						
	Parking Facility				D		
	Recreation Facility		D	P	D/E		
	Recycling Depot						
	Self Storage Facility						
	Temporary Sales Centre						
INDUSTRIAL	Vehicle Service				D		
	Crematorium				P		
	Heavy Industrial					D	
	Industrial				D	D	
INSTITUTIONAL	Outdoor Storage				D	D	D
	Small-Scale Manufacturing						
	Cemetery				P		
	Community Service		D	D/E	P		
	Health Care Facility				D		
	Library		D	P	P		
	Major Utility			D	P	D	D
	Minor Utility	D	P	P	P	P	P
	Natural Area	P	P	P	P	P	P
	Outdoor Recreation			P	D	D	D
	Park		P	P	P	P	
	Protective & Emergency Service		P	P	P		P
	Religious Facility			D			
	School		P	P			
	Special Event		P	P	P	P	P
AGRICULTURAL	Agriculture					P	P
	Urban Agriculture		P	P	P	P	P
SIGNS	Sign Class A	P	P	P	P	P	P
	Sign Class B	D	P	P	P	P	P
	Sign Class C	D	D	D	D	D	D
	Sign Class D	D	D	D	P	P	P
	Sign Class E		D	D	D		
	Sign Class F				D		D
	Sign Class G				D		D

Special Purpose Zones: Example Developments

(S-NA)

Special Purpose - Natural Areas



(S-PS)

Special Purpose - Public Parks and Schools



(S-RC)

Special Purpose - Recreation and Community



(S-PI)

Special Purpose – Public Facilities and Infrastructure



(S-TC)

Special Purpose – Transportation Corridor



(S-FD)

Special Purpose – Future Development



Connections: Calgary Plan and Street Manual

ALIGNS WITH THE PROPOSED CALGARY PLAN:

- Placing limits on development in zones where parks and natural areas are the intended use.
- Protecting, connecting, and enhancing the ecological network.
- Improving access to parks and natural areas with direct walking and wheeling connections.
- Creating naturalized spaces within existing parks and open areas, especially in places with limited access to nature.

THE STREET MANUAL CAN SUPPORT SPECIAL PURPOSE ZONES BY:

- Designing low speed streets with safe places for walking and wheeling and maximizing space for urban tree canopy.

DRAFT ZONING BYLAW | SPRING 2025

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Parking Requirements

How is parking currently regulated?

	BUSINESS	RESIDENTIAL
AMOUNT OF PARKING REQUIRED	Open Option	0.3-2.0 Stalls per unit

- Businesses can provide the amount of parking that meets their customers’ and employees’ needs.
- New residential developments must provide between 0.3 and 2.0 parking stalls per unit, depending on the type of new housing and its location in the city.
- City Planners and Engineers frequently allow for more flexibility in meeting current parking requirements.

What are the proposed changes?

	BUSINESS	RESIDENTIAL
AMOUNT OF PARKING REQUIRED	Open Option	Open Option

- The new Zoning Bylaw is proposing an Open Option parking approach for all land uses.
- Open Option parking means that both business and residential property owners would decide how much parking is required to serve customers, employees and residents’ needs.

Why are these changes being proposed?

Research shows that requiring new homes to always provide a minimum parking requirement significantly increases housing costs ^{1 2 3 4 5}, reduces business formation and economic growth, reduces air quality, harms local water sources emissions ^{6 7 8} and overall public health ^{9 10}.

Policy from the City of Calgary’s Housing Strategy and Climate Strategy recommend that minimum parking requirements be reduced or removed. This aligns with the goals of the Calgary Plan like accommodating more population growth in existing neighbourhoods.

Public Engagement on the new Zoning Bylaw has been on-going since October 2023. The project team has heard from thousands of Calgarians through in-person conversations, focused workshops and online surveys. Though this engagement Calgarians have expressed a desire for the City to prioritize housing affordability, economic growth, job creation and environmental sustainability when writing the new Zoning Bylaw.

Background - Parking requirements were first introduced in Calgary in 1957, but over the past 20 years have been continuously simplified and reduced. In 2020 the City of Calgary adopted an Open Option parking approach for all new non-residential developments. In 2022, requirements for Multi-Residential Development were significantly reduced. Adopting a full Open Option parking approach aligns Calgary with the most up-to-date method of regulating on-site parking.

How do other cities in Canada regulate parking in their Zoning Bylaws?

Most major Canadian cities have either adopted or are in the process of adopting an Open Option Parking approach for new developments.

	EDMONTON	TORONTO	VANCOUVER	SASKATOON	MONTREAL	OTTAWA
AMOUNT OF PARKING REQUIRED	Open Option	Open Option	Open Option	Open Option	Open Option	Open Option
YEAR OF CHANGE	2020	2021	2024	2024	Proposed for 2025	Proposed for 2025

Does an Open Option Parking approach mean there will be no parking constructed?

In cities that have moved towards an Open Option parking approach, the amount of parking built after the rule change is similar. For example, in 2022, the City of Calgary reduced minimum parking requirements for apartment buildings from 1.25 stalls per unit to 0.6 stalls per unit. New apartment buildings which are not located close to transit still build approximately 1 stall per unit - despite not being required to do so. With an Open Option approach, new homes built closer to transit may build less parking. This results in lower-cost homes which meet the needs of a growing number of households. Open Option Parking allows Calgarians to have more flexibility. This makes development approval timelines faster and removes a barrier to new housing supply.

Does an Open Option Parking approach mean more people will park on my street?

Street parking in the Calgary is a regulated public amenity, not an exclusive amenity for the occupant of a home. Current minimum parking requirements do not prevent residents from parking on the public street. Proactive parking management through permitting programs, time restrictions, enforcement or permit pricing is a direct solution to the challenge of parking congestion. Because parking is a valued amenity in Calgary, new developments will continue to provide parking for customers, employees, visitors, new owners and tenants.

What about Barrier-free or Accessible Parking stalls? Are those still required?

The provincial Alberta Building Code regulates the amount of Barrier-free parking (accessible) required for new developments. The Zoning Bylaw only affects the amount of Barrier-free parking stalls indirectly. For these reasons barrier-free parking will continue to be provided at comparable rates.

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