

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

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.