

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**

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	 Industrial activities are fully contained within a building Outdoor storage is screened from adjacent parcels Commercial uses with street facing public entrances No off-site impacts Mix of uses either within a building or on the same site 	 Industrial activities either inside or outside a building Outdoor storage is screened from view of non-industrial parcels Moderate off-site impacts, industrial activities may be heard 	 Industrial activities either inside or outside a building Outdoor storage is screened from view of non-industrial parcels Major land use impacts to surrounding properties 				
EXAMPLES	Multi-bay buildingsWarehousesStrip Malls	WarehousesStorage yards	 Chemical processing plants Refinery plants Large scale manufacturing operations Hazardous material storage 				
PARKING	 Minimum bike parking requirements have increased and are based on gross floor area Minimum of 5% of parking spaces for industrial uses must be Electric Vehicle Supply Equipment (EVSE) ready 						
LAND- SCAPING	Minimum 20% mature tree canopy coverage required in setback areas						
ACCESSIBLE DESIGN	Accessible design for industrial zones determined by Alberta Building Code						
URBAN DESIGN	Urban design rules are being developed						
QUIVALENT	 Industrial-Commercial District (I-C) Industrial-Edge District (I-E) Industrial-Business (I-B) 	 Industrial-General District (I-G) Industrial- Business District (I-B) Industrial - Outdoor 	Industrial-Heavy District (I-H)				

• Industrial - Outdoor

Industrial-Redevelopment

• Industrial-Commercial

District (I-O)

District (I-R)

District (I-C)

LAND USE BYLAW 1P2007

DISTRICTS

USES

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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