

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 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-2) (MU-2c) MIXED USE- MID RISE	(MU-3)(MU-3c) MIXED USE- HIGH RISE
	MU-1 supports mid-rise mixed use or residential developments. MU-1c requires commercial at grade.	MU-2 supports mid-rise mixed-use or residential developments. MU-2c requires commercial at grade	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
COMMERCIAL	Drive Through			
	Food & Beverage Service	D/E	D/E	D/E
	Funeral Service			
	Health Care Service	D/E	D/E	D/E
	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.