

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

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, parks, indoor recreation, and 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">Not allowed	<ul style="list-style-type: none">Allowed	<ul style="list-style-type: none">Not allowed	<ul style="list-style-type: none">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						
	Vehicle Service				D		
INDUSTRIAL	Crematorium				P		
	Heavy Industrial					D	
	Industrial				D	D	
	Outdoor Storage				D	D	D
Small-Scale Manufacturing							
INSTITUTIONAL	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.