

Advisory

May 1, 2017

Subject:

New mixed use districts

Background:

In January 2016, The City began working with residents, industry and internal departments on two new mixed-use districts to add to Calgary's Land Use Bylaw. This work was done in partnership with the [Developed Areas Guidebook](#) and the [Green Line](#) and [Main Streets](#) initiatives. This is in response to the need for greater flexibility for mixed use, apartment or row/townhouse development, more housing options and business opportunities.

Advisory:

The two new mixed use districts are:

1. Mixed Use – General (MU-1) District

The MU-1 district is for commercial and residential uses in street-oriented buildings. The district allows both commercial and residential uses at street level. This district:

- Is intended to be along commercial streets, where a mix of different uses could be at street level, including commercial, residential or office.
- Allows flexibility for which uses are at street level.
- Accommodates a mix of uses within a single building or within multiple buildings throughout an area.

2. Mixed Use – Active Frontage (MU-2) District

The MU-2 district is for commercial and residential uses in street-oriented buildings. The district requires commercial uses at street level, facing the commercial street. This district:

- Is intended to be along commercial streets, where commercial uses are at grade, to promote street level activity.
- Requires every building have commercial uses at street level, such as shops and restaurants.

Building design, landscaping and parking rules for both districts are outlined under *general rules* in Appendix II of the [Calgary Planning Commission report](#).

Applicable user fees

Beginning April 10, 2017, the land use amendment fee schedule is changing to reflect the two new mixed use districts MU-1 and MU-2. It will be added to the commercial and mixed use type/group B fees.

Note:

No changes to the fee rates were made. The fees similar to commercial group B (C-COR1 District) are applicable to the new mixed use districts, MU-1 and MU-2.

For more information, contact the [Planning Services Centre](#).