Development Guidelines

Developers must adhere to various guidelines during the design and construction phases of development. The primary regulatory document for land developments in Calgary is the City of Calgary Land Use Bylaw 1P2007. The Land Use Bylaw has significantly changed the rules in which development applications are reviewed. See the City of Calgary’s Land Use Bylaw.

The Land Use Bylaw affects most aspects of the design of the development from building height to landscaping to parking.

Before consulting the Land Use Bylaw, other planning documents, produced by the City of Calgary, need to be considered. These include:

- **Municipal Development Plan (MDP)**
  - includes policies relating to transportation, housing, economic activity, recreation, environment and social issues. It also provides the strategic framework for more detailed and specific plans, policies and programs.

- **Area Structure Plan (ASP)**
  - establishes the general planning framework for future subdivision and development.

- **Area Redevelopment Plan (ARP)**
  - identifies planning goals and objectives of residents, owners and business people in an existing area. The ARP is a basic community planning document that deals with zoning, traffic, parks, social issues, etc.

After the planning documents have been considered, developers arrange a ‘pre-application’ meeting with city planners to discuss their proposed plans for a site. Once a careful study of these planning documents is complete, a detailed design stage begins.

Developers have to go above and beyond the regulations established in the Land Use Bylaw and adhere to regulations established in other ‘standard specification’ documents. To access a wide variety of City of Calgary policy documents, visit the City Council Policy Library.