



Growth

The Calgary Plan supports building more homes, jobs, shops and services near main streets and transit stations, making it easier for people to reach everyday destinations and provide choices in how to get around.

What did we hear from Calgarians?

Support for growth around transit.

Support for shops and services across neighbourhoods.

Need for infrastructure projects to mitigate impacts (such as construction) on communities.

What does the Calgary Plan say?

- The highest density homes and jobs should be located near transit.
- Neighbourhoods include retail and commercial uses, particularly around transit.
- Plazas and walking and biking routes connect people to transit stations.
- High activity areas are around transit stations, main streets, malls and institutions.
- Moderate activity areas are along primary transit routes and in inner city areas.
- High and moderate activity areas support more housing, jobs, shops, arts and industry.
- Light activity areas are residential neighbourhoods with some local shops and services.

What is consistent with the current MDP?

- Higher densities are directed toward transit stations and high-frequency transit routes.
- Development concentrates residential, commercial and recreational spaces together.
- Mixed land uses are supported across the city.
- Neighbourhood design prioritizes walkability and connections to transit.
- Redeveloping large sites, including malls and underutilized areas, are supported.

What has changed?

Developing and redeveloping areas

Most of the policies treating developing and redeveloping areas differently have been removed. Both areas are now treated consistently, with density and land use mix focused around transit.

Why?

Simplification
and cutting
red tape

Plan reference

2.1 Growth

Infrastructure planning and management

New infrastructure and renewal of existing infrastructure is coordinated with growth and development.

Infrastructure
keeping pace
with growth

2.1 Growth

More shops and services in neighbourhoods

Shops, offices, arts spaces and other businesses are located along frequent service bus/LRT routes. Small local businesses can be part of residential neighbourhoods when traffic and other impacts remain low.

Simplification
and cutting
red tape

2.2 City structure



Primary transit network

A permanent network of high-frequency transit services, regardless of mode, that operates every 10 minutes or better, 15 hours a day, seven days a week.



Connections to the Zoning Bylaw

The new Zoning Bylaw will be a tool to help implement the Calgary Plan's guidance on growth by providing zones for residential, commercial, industrial, and mixed uses at different intensities that can be applied to implement growth policy direction.

Related Council priorities:

Balanced growth and evolving neighbourhoods



Check out the draft Calgary Plan | calgary.ca/citybuilding

What has changed?

Retained direction for highest density next to transit stations, but reduced the number of categories

LRT/Bus Rapid Transit station areas, Major Activity Centres (shopping centres, post-secondary schools and hospitals), and Main Streets are combined into Neighbourhood High Activity areas to focus the highest density and mix of uses. The aim is for an intensity of 150 people and jobs per hectare, instead of the current range between 100 and 200.

Retained direction for transit route-focused density, but reduced the number of categories

High frequency bus routes and older neighbourhoods with connected street grids are combined into Neighbourhood Moderate Activity areas for a mixed-use moderate density of 100 people and jobs per hectare.

Retained lower density residential areas, but reduced the number of categories

The remaining residential areas that are not near transit routes (within 400 metres of a high frequency bus route or 600 metres from a LRT or Bus Rapid Transit Station) are the lowest density. These areas have opportunities for commercial uses, where appropriate.

Removed: Detailed guidance on neighbourhood-level density, land use and built form has been removed and will instead be addressed through local area plans.

Why?

Simplification and cutting red tape

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Plan reference

2.2 City structure

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2.1 Growth



Developing area

Locations where neighbourhood development is happening for the first time. Prior to development, these lands were generally agricultural or vacant.

Redeveloping area

Communities where construction of homes and businesses is mostly complete. New development in these areas usually occurs through redevelopment of existing buildings and already developed lands.

Local area plans

A local area plan that guides where and how future growth and change should happen within a specific area. It includes multiple neighbouring communities and aims to integrate and enhance the existing fabric of communities as redevelopment occurs to ensure the area is vibrant and thriving in the future.

Check out the draft Calgary Plan | calgary.ca/citybuilding

