

Housing

Calgarians need a wide range of housing, from homeownership to shelters, to improve affordability and support access to safe, suitable and attainable homes. Local area plans and area structure plans guide where and how housing is built to expand choice and improve access to services, transit and local businesses.

What did we hear from Calgarians?

Very strong support for housing that is affordable for everyone, including market and non-market housing.

Desire for different housing options across the city, and the ability to stay in the same neighbourhood during different stages of life.

What does the Calgary Plan say?

- Housing choice in all neighbourhoods.
- 15 percent non-market housing target across each local area plan area.
- Retaining affordable housing and minimizing resident displacement during infrastructure construction projects.
- Support for innovative designs and construction methods for new and existing housing types, including accessible units
- Partnerships to increase housing supply citywide.
- A diversity of non-market and market housing types, tenures and ownership options, including purpose-built rental, co-housing, co-operative and student housing.

What is consistent with the current MDP?

- Housing choice to meet diverse incomes, households and life stages.
- Housing designs that support accessibility, adaptability and aging in place across the city.
- Affordable housing is both preserved and expanded throughout the city.
- More housing built near transit, services and amenities.
- More housing supported through context-appropriate infill, innovative forms, alternative ownership models and partnerships.

What has changed?

Affordable housing

Aim for 15% of homes in each local area plan area to be non-market (affordable) housing and keep existing affordable homes. Use City-owned land to build or support non-market and mixed-market housing through sale or lease.

Why?

Infrastructure keeping pace with growth

Plan reference

2.1.4 Housing

Appropriate Housing in Neighbourhoods

Housing in neighbourhoods should evolve to meet Calgarians' needs, offering diverse options that fit their surroundings while respecting heritage, ecology, transit access and future growth.

Protecting the things people love about Calgary

2.1.4 Housing
2.2 City structure

Removed: Policies about special care facilities and other specific forms were removed to define their locations based on local area planning and zoning discussions.



Non-market housing

Housing that is not market housing, such as rental or for-sale housing subsidized for income groups not served by the private market. This type of housing is typically made affordable through public, private and non-profit investment, and includes transitional housing, supportive housing, community housing, and affordable housing.



Connections to the Zoning Bylaw

The new Zoning Bylaw will be a tool to help implement the Calgary Plan's guidance on housing. Residential zones build on existing direction to provide simpler, clearer rules for different types of housing in all neighbourhoods.

Related Council Priorities:

Balanced growth and evolving neighbourhoods



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