

Growing Calgary

This chapter outlines policies that guide how and where different land uses should occur to support a growing city. In addition to policy direction on growth and urban form, this section includes the City Structure map that classifies Calgary into six different areas based on their function and development intensity.

Growing Calgary policies matter because they:

- Accommodate growth within the city boundary
- Support housing supply and choice in all areas of the city
- Locate retail close to housing for complete, walkable communities
- Achieve high quality urban design
- Protect and manage Calgary's heritage resources
- Manage our floodplain to prioritize safety, minimize property damage and support environmental health
- Encourage more efficient use of existing infrastructure
- Prioritize growth in areas that already have infrastructure and have characteristics to support more activity (e.g. located close to transit, higher intensity)
- Support a mix of different uses, like shops and restaurants, near transit and throughout all neighbourhoods
- Make it easier to choose transit as a viable option



We heard Calgarians care about...

Affordable housing options for families of all sizes.

Affordable transit and the ability to access daily needs with relative ease improve quality of life.

Walkability, more ways to get around and greater amenities within their neighbourhoods.

Concentrating development to limit the amount of sprawl that is occurring.

Preserving heritage and cultural activities in the city.

Having stores, services and other places to walk to close to homes.

Impacts of redevelopment such as shadowing and loss of on-street parking and privacy.

Locating housing density around transit stations to provide more options and reduce the strain on car use.

Increasing green spaces, residential uses, and public plazas downtown.

Prioritizing walking, recreation, community services, amenities, shops and services in areas between residential and higher activity areas.

Allowing a variety of uses in low-density parts of the city, including convenience stores, childcare services, schools or other small businesses.

Gross residential density:

A measure of housing units per gross developable residential hectare excluding secondary suites.

Intensity:

A measure of the concentration of people and jobs within a given area, calculated by totaling the number of people either living or working in a given area.







Primary transit network:

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

Growing Calgary Policies

The Calgary Plan merges, streamlines, and updates existing direction from the *Municipal Development Plan* (MDP) and the *Calgary Transportation Plan* (CTP).

-  No/minimal new direction
-  Some new direction
-  All new direction

What are the direction highlights?	What's new to the Calgary Plan?
<p>Growth</p> <p>Planning Sustainable and Financially Responsible Growth: To support a growing population and economy, all areas of Calgary will need to accommodate growth over time.</p> <ul style="list-style-type: none"> • Triple Bottom Line: Align growth decisions with The City's social, environmental, and economic policies and indicators related to how growth is occurring across the city. • Land Supply: Maintain a 30-year land supply. Plan redeveloping areas to accommodate growth and change. • Sustainable Development: Ensure development is compact, contiguous and readily serviceable (water, mobility, emergency services). Locate the highest densities and greatest mix of uses near primary transit. • Developing Areas: Ensure developing areas have an interconnected parks and mobility network. • Prioritizing Investment: Prioritize growth investments in redeveloping areas. 	<p> The plan continues to guide balanced growth decisions with a focus on sustainability. This includes providing more housing options, ensuring financial and environmental sustainability, and focusing development in areas with existing infrastructure will leverage those systems, reduce costs and ease environmental impacts. It includes simplified and modernized policy direction from the existing MDP.</p>
<p>Housing: Offer a variety of housing options to meet different needs, allowing for growth and new housing styles.</p>	<p> The plan includes simplified policy direction from the existing MDP to continue to enable diverse types of housing.</p> <p> The plan includes a focus on housing diversity, climate change and Truth and Reconciliation by offering incentives for more energy efficient housing and boosting Indigenous housing availability.</p> <p> The plan enables a diversity of housing types in all neighbourhoods. This includes market housing as well as transitional housing, social and affordable housing which are all captured as non-market housing.</p>
<p>Economic Growth & Participation: Support local retail close to housing. Increase economic diversification, innovation, opportunities, and participation. Support urban agriculture uses throughout the city. Support diverse childcare facilities across a range of sites.</p>	<p> The plan continues to encourage the development of complete communities.</p> <p> The plan makes it easier for small businesses to be near their customers and employees. The plan also includes expanded support for childcare to be in various areas of the city to improve access for Calgarians.</p>

City Structure

Greater Downtown: For this area, policies focus on improving mobility (particularly walking, wheeling and transit, due to a significantly lower percentage of motor vehicle use in the Greater Downtown), increasing public spaces and supporting festivals and events. Direction is provided for different streets based on their role as high streets, transit streets, naturalized corridors or wheeling streets.



Greater Downtown remains the city's highest activity area, with a greater emphasis on residential uses, public safety, and vibrancy. The plan gives clear travel priorities for downtown streets overall, as well as specific directions for certain streets.



The Greater Downtown now stretches farther west, covering the land between the rail line and the Bow River east of Crowchild Trail.

Neighbourhood – High Activity: Centres for citywide and local activity and contain a diverse range of building types, uses and scales. They are located within a short distance of a station on the primary transit network and are areas of concentrated growth. For these areas, policies focus on:

- Achieving intensities greater than 150 people and jobs per hectare
- Allowing a broad range of uses and building scales
- Providing a comfortable walking and wheeling experience



These areas are based on the existing MDP ("Activity Centres" and "Main Streets") and represent the areas where the most density and diversity of uses is encouraged. They also align with the current MDP's transit oriented development policies.



These areas also include a 600-meter radius around primary transit stations to align with existing direction to promote development around transit.

The plan offers more flexibility compared to the existing MDP's Activity Centre and Main Street policies. They provide adaptable guidelines that can be refined during local planning processes.

Neighbourhood – Moderate Activity: Support moderate intensity and growth in a variety of scales due to their proximity to the primary transit network, services, or connected street pattern. For these areas, policies focus on:

- Achieving intensities greater than 100 people and jobs per hectare
- Allowing a broad range of uses and building scales
- Providing a comfortable walking and wheeling experience connected to the primary transit network



These areas include "Inner City" areas from the existing MDP, as well as areas within a 400-meter radius of the primary transit network.

Neighbourhood – Light Activity: Include a variety of housing types at low to limited scales and a mix of uses that primarily support the everyday needs of residents in a walkable environment. For these areas, policies focus on:

- Allowing a mixture of low and limited building scales
- Allowing concentrations of commercial uses
- Discouraging uses that attract significant activity from outside the local area



These areas include the areas the current MDP labels as 'Established Areas' and 'Greenfield with Area Structure Plan' combining both the developing and redeveloping areas under one area.

Industrial – Mixed: Located near the primary transit network. Industrial remains as the primary use while some limited non-industrial uses and developments may be included in strategic locations. Policies for these areas include:

- Limiting the conversion of industrial uses to non-industrial uses
- Limiting residential to locations near adjacent Neighbourhood Areas and primary transit
- Protecting industrial land near the goods movement network
- Providing mobility choices (including walking)
- Protecting natural areas
- Guiding transitions to non-industrial areas
- Encouraging sustainable buildings and practices



The Calgary Plan emphasizes the importance of maintaining industrial as the primary use by limiting non-industrial uses. Industrial Mixed areas are within 400m of Rapid Transit Stations and 200m of the Primary Transit Network.

Industrial – Core: Major employment hubs that support a broad range of industrial activities with strong connections to the Goods Movement Network and efficient transit for employees. For these areas, policies focus on:

- Protecting our industrial land base
- Discouraging non-industrial uses unless they support industrial functions
- Connecting to the primary goods movement network
- Protecting natural areas and providing open spaces
- Encouraging sustainable buildings and practices
- Supporting multiple travel options for people to get to work



The plan continues to prioritize the development of employee amenity space, climate resilient landscaping and identifies complementary uses to support industrial operations and employees.



The plan now encourages continuity of industrial lands with neighbouring municipalities.

Urban Form

Public Realm Design: Create comfortable, accessible, year-round and safe spaces framed by transparent facades. Design to support art, nature, climate resilience, festivals and events.

Site Design: Respond to site context whether it is a natural area, a view, a historic resource, or another building. Provide amenity spaces, connections to the public sidewalks, landscaping and well-designed parking facilities.

Architecture Design: Encourage climate-resilient buildings. Reduce the visual impact of large buildings. Provide direct connections to the public sidewalk. Provide interesting facades.



The plan includes ideas from the existing MDP and consolidates Urban Design policies for simplified direction.



There is now clearer guidance on how to enhance design quality in public spaces, sites and buildings.

Heritage: Balance the needs of growth and the management of heritage resources. Work with Indigenous communities to integrate cultural values, identity, history and narratives into heritage planning towards Truth and Reconciliation efforts.



The plan continues to protect heritage sites, promoting their preservation.



The plan formalizes The City's commitment to collaboration to engage with Indigenous peoples to better understand Indigenous worldviews and histories of this land to better conserve our shared heritage. The plan also re-introduces existing City guidebook policies that guide redevelopments and developments near heritage.

Public Art: Promote a range of artistic expression throughout the city.



The plan builds on the existing MDP goal to include public art in public spaces and promote its inclusion in private developments.



There is now an emphasis on working together with Indigenous peoples and artists on public art initiatives to reflect Indigenous values, languages, identities, histories and narratives of this land.

Natural and Other Hazards: Integrate hazard mitigation options assessments, risk management practices, climate change modelling and an understanding of cumulative impacts into land use and development decisions.

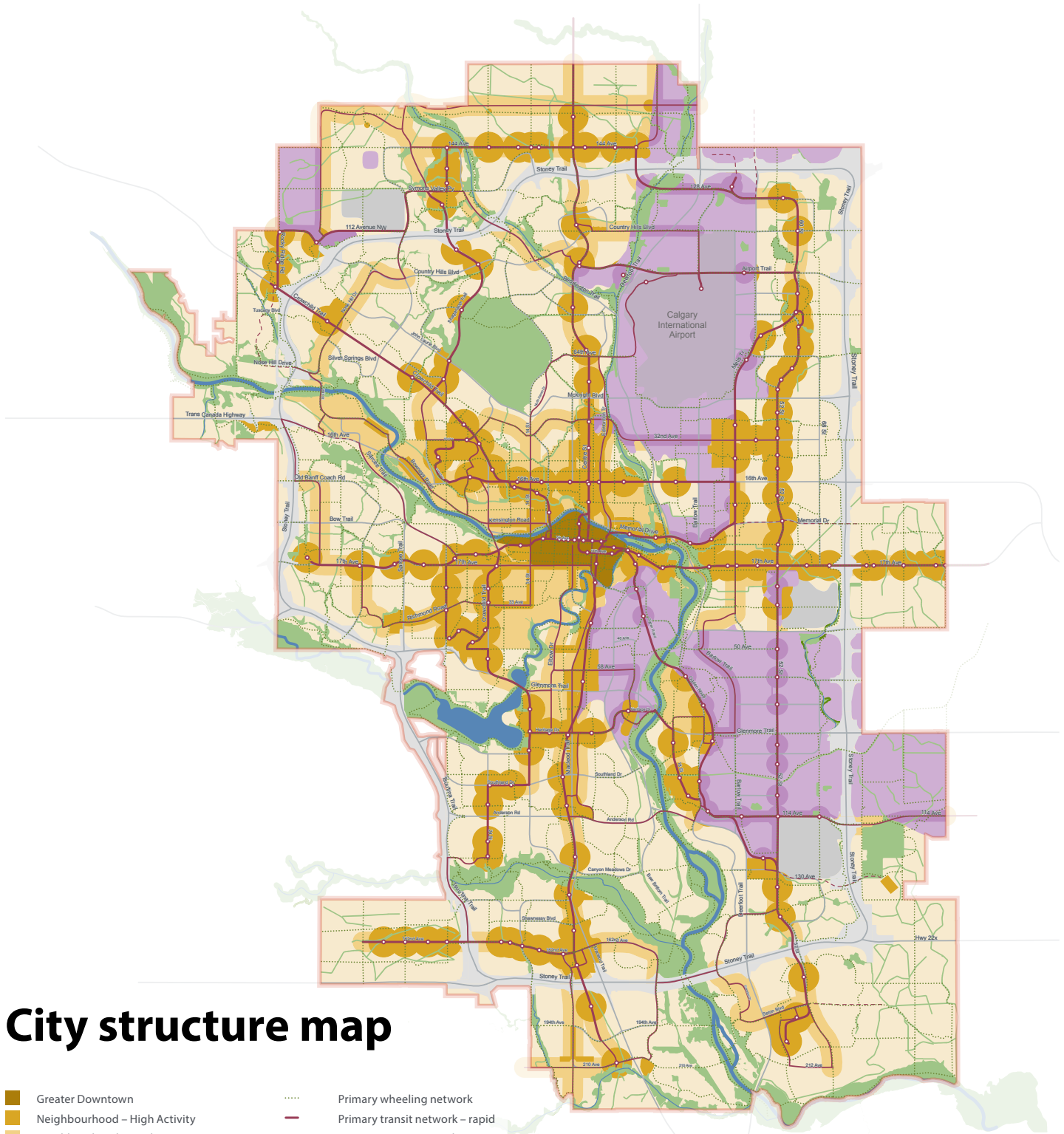
Flood Hazard Areas: Prioritize public safety, minimize property damage and protect environmental health through flood hazard area planning. Ensure development in flood hazard areas minimizes damage from floodwaters (groundwater, stormwater and river flooding). After flood mitigation infrastructure is operational, account for any remaining risks. Support flood mitigation and risk reduction work, including bank repair and flood mitigation infrastructure.



The plan continues to prioritize safety, minimize property damage, and protect the environment.



There are new policies to align with new flood maps, emphasizing risk reduction beyond floods.



City structure map

- Greater Downtown
- Neighbourhood – High Activity
- Neighbourhood – Moderate Activity
- Neighbourhood – Light Activity
- Industrial – Mixed
- Industrial – Core
- Ecological network
- Transportation Utility Corridor
- Landfills
- Water
- Primary wheeling network
- Primary transit network – rapid
- Primary transit network
- Primary transit network – conceptual
- Roads
- Rapid transit station

Map 1

