

Calgary



Planning for the future

building a great city,
great neighbourhoods



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Looking ahead

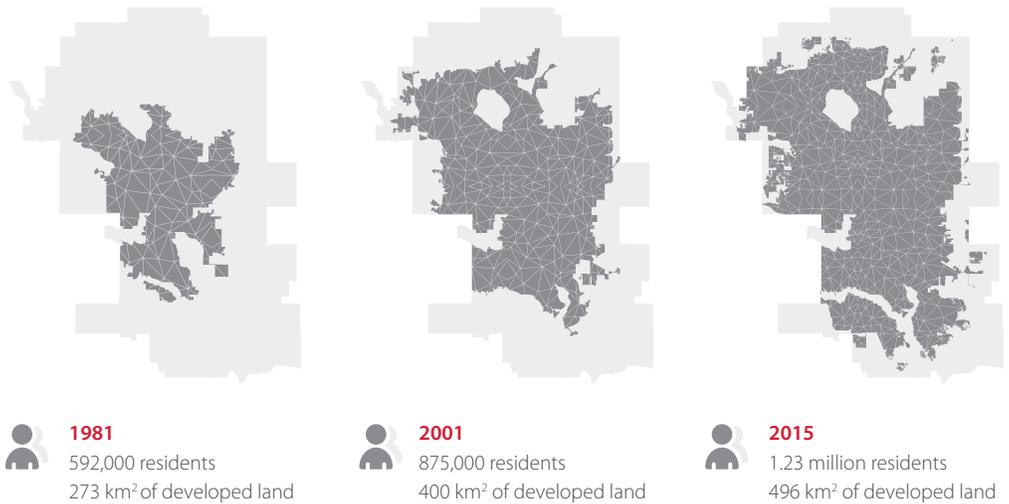
– 2.4 million Calgarians

Calgary has grown a lot in recent decades. Since 1985 our population has doubled. Given Calgary's attraction as a great city to live, work, study and visit our population is expected to more than double again over the next 60 years. The anticipated growth in population and changes in demographics brings a need for more and different housing in different locations and forms throughout the city.

Calgary's population and land area growth 1981–2015

Since 1985, Calgary's population and land area have roughly doubled.

Each new community requires new schools, roads, fire stations, and other city services.



Goals

Calgary's Municipal Development Plan contains goals and policies to guide future growth and decisions in a way that builds a sustainable, connected city of great neighbourhoods.



Prosperous economy

"Build a globally competitive city that supports a vibrant, diverse and adaptable local economy, maintains a sustainable municipal financial system and does not compromise the quality of life for current and future Calgarians."



Compact city

"Direct future growth of the city in a way that fosters a more compact, efficient use of land, creates complete communities, allows for greater mobility choices and enhances vitality and character in local neighbourhoods."



Great communities

"Create great communities by maintaining quality living and working environments, improving housing diversity and choice, enhancing community character and distinctiveness and providing vibrant public places."



Good urban design

"Make Calgary an attractive, memorable and functional city by recognizing its unique setting and dynamic urban character, and creating a legacy of quality public and private developments for future generations."



Connecting the city

"Develop an integrated, multi-modal transportation system that supports land use, provides increased mobility choices for citizens, promotes vibrant, connected communities, protects the natural environment and supports a prosperous and competitive economy."



Greening the city

"Conserve, protect and restore the natural environment. Protecting environmentally sensitive areas and promoting renewable energy sources, energy efficiency, low-impact designs for stormwater management, green buildings, cycling and walking all work together to make Calgary more environmentally friendly."



Managing growth and change

"Provide leadership on growth and change within a strategic framework that achieves the best possible social, environmental and economic outcomes while operating within the City's financial capacity."

Visit calgary.ca/mdp for more information.

Building a sustainable, connected city of great neighbourhoods

In Calgary our communities are changing. They are more diverse, younger and older with different housing preferences and needs.

Sustainability goes hand in hand with strong economies and community well being. We are supporting growth that benefits and increases opportunities for all residents.

The City of Calgary is focusing on:



Providing diverse housing choices for all residents in all communities.



Making Calgary a liveable, attractive and memorable city recognizing its unique setting and dynamic urban setting.



Encouraging more walking, bicycling and transit use in the city.



Strengthening our existing business and commercial districts.



Using our resources wisely, making the most efficient use of public investment, now and in the future.



Retaining the character of established neighbourhoods, while keeping them stable and vibrant by encouraging modest growth, including multi-residential housing at low densities, in the right locations.

Finding the right balance for growth and change

The Municipal Development Plan encourages future housing and job growth in specific areas of the city. These areas include activity centres and main streets with retail and business districts supporting higher density, more diverse forms of housing, public and essential services, and amenities for everyone. These areas all have frequent and high quality light rail or bus transit service.

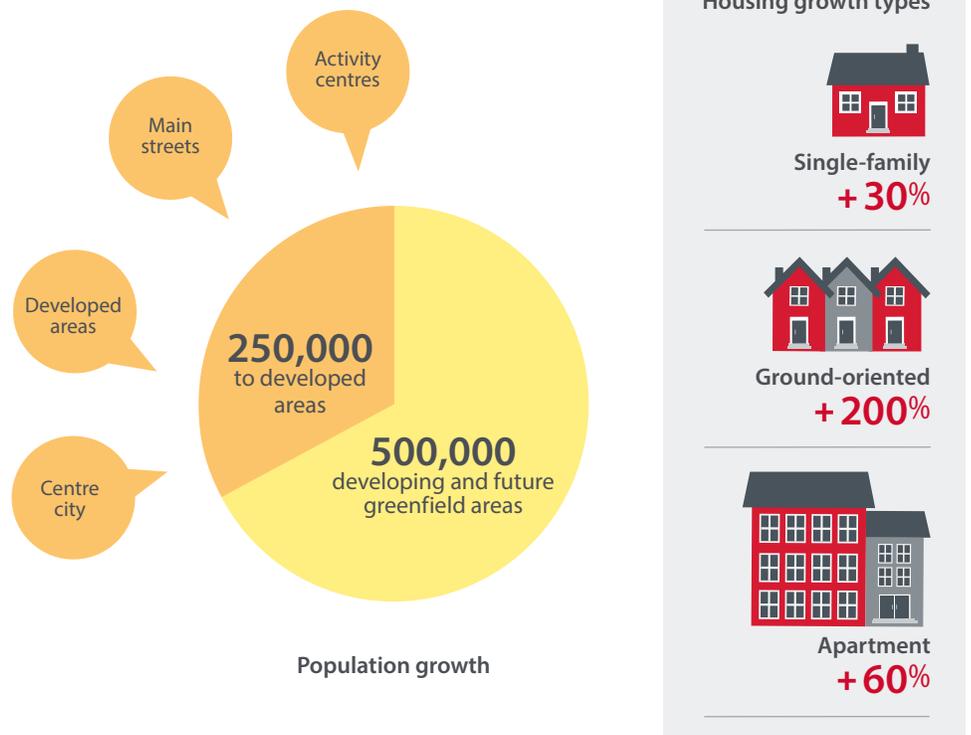
Modest growth will occur outside of these areas, within all of our communities. This allows for a range of housing types to suit all ages, lifestyles and housing needs in a way that respects and enhances the existing character of the community. The aim is to maintain or create stable and vibrant inner city and established communities with a sufficient population to support shops, services, schools and valued amenities.

Growth is being distributed across Calgary

Calgarians' housing preferences are expected to change due to costs and market demand. By 2039, housing in Calgary will look different than it does today.

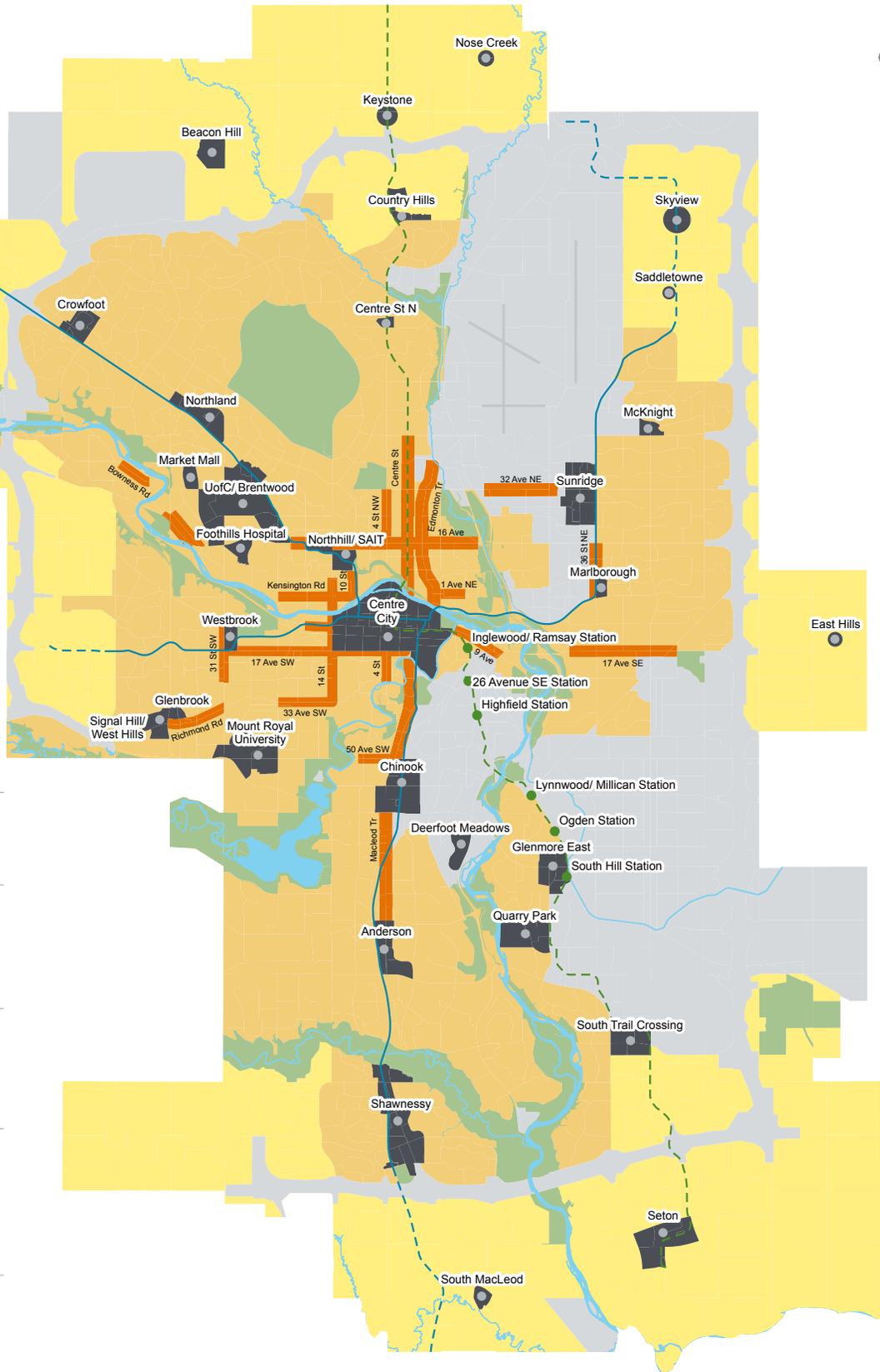
See map on opposite page for how this growth will be distributed throughout Calgary.

Calgary's growth by 2039





How we will grow



- Activity centres**
A significant share of residential and job growth is expected in activity centres

- Urban and neighbourhood main streets**
Increased residential and job growth will be dispersed along main streets

- Developed areas**
There will be continued moderate residential infill growth in the inner city and established areas

- Developing and future greenfield areas**
Currently there is enough planned land in the suburbs to accommodate an additional 500,000 new residents

- Industrial and utility corridors**

- LRT network**

- Proposed Green Line LRT station**

- Existing LRT alignment**

- Proposed LRT alignment**

- Proposed Green Line LRT alignment**

Connecting the vision to planning priorities and programs

An evolving and fluctuating economy, growing population and demands for new infrastructure and services, increasing inequality and household needs, and a changing climate all pose challenges to our city. Future growth is crucial as it supports a growing and diverse economy, allows resources and infrastructure to be used efficiently, and creates a culturally diverse environment.

Our work in planning includes actions to address these challenges while staying committed to our vision- Calgary: a great place to make a living, a great place to make a life for generations to come.



Enhancing neighbourhoods by increasing opportunities for mixed use and new housing, development supporting businesses and improving public spaces around new LRT stations and on Main Streets.



Removing the barriers and delays to developing housing and other development that benefit communities.

We are focusing our efforts to ensure that we capitalize on our public assets, funding and partnerships to maximize transportation infrastructure, housing and job opportunities in strategic locations.



Promoting quality buildings while ensuring that new infill developments complement the current residential character.



Promoting a pedestrian friendly environment, while enhancing the streets to accommodate both cycling, vehicle circulation, and increased transit ridership.



Coordinating strategic investments to support new housing, redevelopment and public realm and amenity infrastructure that enhance neighbourhoods.



Pursuing new housing or residential infill opportunities in communities to increase the range of housing for families and individuals and to ensure ongoing neighbourhood vitality.

Planning & Development Coordinated Program



The current Planning & Development Coordinated Program consists of multiple projects that are all linked to one another.

Together they help fulfill Council's five Priorities:

- A city that moves
- A well-run city
- A healthy and green city
- A prosperous city
- A city of inspiring neighbourhoods

Municipal Development Plan vol. 1



MDP amendments

Will help to ensure the vision of our Main Streets and Activity Centres can be implemented.

Municipal Development Plan vol. 2



Guidebooks - Centre City & Developed Areas

Will provide a consistent approach to development, identifying common policies to be followed throughout all of these communities.

Policy work



The Main Streets initiative

Strategic locations to accommodate a portion of the long-term growth of our city.



Green Line (North & South)

Will add 40 new kilometers of transit service and 28 new stations. Planning around stations will help accommodate both jobs and population growth.



Local Area Plans (Station & Area Redevelopment Plans)

Will provide specific policy to help ensure the redevelopment of a community in a way that is sensitive to its needs. It provides the framework for how growth and development should be accommodated, specific to a unique local context.

Guidelines



Urban design guidelines

Will implement policies from the guidebook and local area plan, aimed at coordinating policy and practice.



Multi-residential guidelines

Will increase the level of certainty, consensus and consistency in the design and decision making processes when assessing applications for multi-residential infill.



Laneway housing guidelines

Administration is currently working on guidelines for laneway housing.

Implementation tools



Land Use Bylaw (LUB)

Will address gaps within the LUB to help ensure flexibility and certainty for development along our Main Streets and Green Line.



Funding & financing initiative

Will help to address the challenge of funding hard infrastructure and public amenities, associated with development.



City-initiated redesignations

City-initiated land use redesignations remove the requirement for individual land owners having to apply for redesignations, providing certainty and clarity for those users of those parcels, making them ready for development while streamlining the process.

Current and planned projects

We are focusing on strategic local and city wide initiatives:

- Green Line
- The Main Streets initiative
- Developed Areas Guidebook
- Centre City Guidebook
- Multi-Residential Infill Guidelines
- Centre City Urban Design Guidelines
- City-wide Urban Design Guidelines
- Established Areas initiative
- Land Use Bylaw



Green Line

The Green Line is Calgary's next Light Rail Transit (LRT) line, and is the largest public transit infrastructure project for the city. This low floor LRT will expand from the existing Blue and Red Lines, and will connect communities such as Northern Hills and Seton to downtown. The Green Line will add 40 new kilometers of transit service and 28 new stations. Work is currently ongoing to finalize station locations, alignment and funding for the North section of the Line.

Current local area planning policy work is currently being done for: • Millican-Ogden • Inglewood • Ramsay • South Hill



The Main Streets initiative

Main Streets, as defined in the Municipal Development Plan (MDP) are important to the long-term growth of our city, and are ideal places for mixed-use development, including residential, commercial and retail development. Access to transportation options, infrastructure and amenities make these areas great places to live, work or visit. The Main Streets initiative will analyze the needs of neighbourhood residents, along with economic research, to identify success criteria for future growth in these areas.



Developed Areas Guidebook

This Developed Areas Guidebook establishes policy for local area plan work on developed areas, Main Streets, and within Activity Centres, including Transit Station Areas. It outlines general policy guidance and direction for establishing more context specific policies related to character areas, as well as defines the building blocks to support the amenities, desirable mix of uses and the built form to ensure that neighbourhood are developed to be high quality living and working environments.



Centre City Guidebook

The Centre City Guidebook provides policy for mixed-use neighbourhood development in the Centre City. It builds upon existing plans and policies, establishing a land use framework for great neighbourhoods that will help to implement the urban structure for Calgary's Centre City - a vibrant and livable Centre City with mixed-use neighbourhoods surrounding a thriving Downtown commercial core, and with amenities and services to meet the daily needs of residents, workers and visitors

Current local area planning policy work is currently being done for: • East Village • Downtown West • Chinatown



Multi-Residential Infill Guidelines

The Multi-Residential Infill Guidelines are expanding on existing location criteria for multi-residential infill to make a stronger link between the Municipal Development Plan (MDP) and planning decisions in communities located on developed areas of the City. Through more elaboration and using illustrative explanations this project will focus on increasing the level of certainty, consensus and consistency in design and decision making processes. Coordinated to other major projects, including the Developed Areas Guidebook, Green Line and Main Streets, potential overlaps or conflicts will be explored as well as better ways to consistently achieve well designed and well located multi-residential infill in Calgary's inner city and established neighbourhoods.



Centre City Urban Design Guidelines

The Centre City Urban Design Guidelines support all policies in the Centre City, by expanding on these policies. These guidelines provide additional details to guide all key stakeholders in the development process – towards delivering quality design of places and neighbourhoods at the Centre City. These guidelines are to be taken into account when determining planning applications and provide those preparing applications with design guidance.



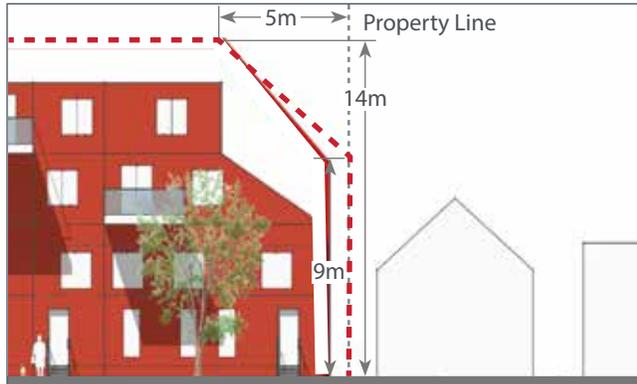
City-wide Urban Design Guidelines

The City-wide Urban Design Guidelines aim to coordinate policy and practice, and raising aspirations for the delivery of quality design of places and neighbourhoods in Calgary. Together with The City's design policies, these guidelines provide the means of implementing policies at every scale and in every sort of circumstance in Calgary's growth and development. These guidelines are to be taken into account when determining planning applications and provide those preparing applications with design guidance.



Established Areas initiative

The goal is to collaborate with industry to identify and address challenges to redevelopment in the established areas of Calgary. Planning's 2016 Work Plan proposed 6 Actions to consider through 2016 to reduce the challenges. A cross-departmental Administrative team will support Industry partners in addressing challenges.



Land Use Bylaw

Work is currently being done to address gaps in the Land Use Bylaw. These gaps have been identified through the collaborative project approach and align with the Developed Areas Guidebook and the needs of both Green Line and Main Streets.

For more
information
please visit:

Land Use Bylaw

calgary.ca/landusebylaw

Municipal Development Plan

calgary.ca/mdp

Calgary Transportation Plan

calgary.ca/ctp

Main Streets

calgary.ca/mainstreets

Green Line

calgary.ca/greenline