Calgary is growing.

We need to build more housing in **developed areas**.

The Municipal Development Plan (MDP) sets the overall vision for development in Calgary, including which areas should be made more dense.

**Target Housing Unit:**

70,500 more housing units are needed in developed areas by 2039*.

**Population growth distribution:**

67% of new residents will live in new areas

33% of new residents will live in developed areas

The distribution shown on the map is the MDP target for 2039. It tracks cumulative population growth from 2006-2039.
We have been making progress towards our targets.

Over the last 5 years (2011 - 2016):

- **36,000** more people live in the developed areas.
- **We’ve added 3,000** new housing units each year to the developed areas.
- **26% of new housing units** were built in the developed areas.
  - **-400** single-family homes,
  - **2,400** ground-oriented multifamily units (such as townhouses),
  - **11,700** multi-family units (such as apartments).
To achieve the targets of the MDP, we need to accommodate **70,500** more housing units in the Developed Areas by 2039. We are on our way to reaching this target through existing capacity in land use, policy and outline plans.

There are different ways to measure existing capacity.

**Land Use**

We could develop up to **57,200** housing units without rezoning any land on vacant and underutilized lots.

The Land Use Bylaw sets specific rules for each property, including what the property can be used for and the maximum amount of development allowed. Changing a property’s land use is sometimes referred to as “rezoning”.

**Local Area Plans**

We could develop up to **62,700** housing units if all developed areas were built accordingly to their current local area plans.

- Westbrook Village ARP
- East Village ARP
- Stadium Shopping Centre ARP

If we developed this vacant land to its fullest potential, this would **meet our development needs for 9-11 years.**

**Vacant Land**

Initial estimates show that there is enough vacant land for up to **28,400** new housing units without rezoning.

**Under Utilized Land**

Parcels where buildings are worth less than half of the land’s value. This may signal redevelopment potential.

Initial estimates show that up to **30%** of parcels are underutilized.

**Outline Plans**

There is a capacity for an additional **27,100** units in approved outline plans.

- WestCampus
- Currie Barracks
- Shawnee Park

Prepared as an initial stage in major subdivision applications. They form the basic concept for subsequent tentative plans.

To achieve the targets of the MDP, we need to accommodate **70,500** more housing units in the Developed Areas by 2039.
We can meet this target with a little planning.

To reach our target, we need to add **3,100 units per year**, for the next 24 years.

Over the past 5 years we added **3,000** new housing units each year to developed areas.

We only need to add approximately **100 more** units each year than we already do.

**100 units**

= 1 high rise tower