Why do communities need to grow and evolve?

Thriving Communities
We need to ensure communities can maintain the population numbers needed to support local amenities and facilities such as schools, grocery stores, libraries, local shops and restaurants.

Maintaining Vibrancy, Identity and Sense of Place
Growth and development stimulates reinvestment into local places and spaces such as main streets, parks, urban plazas and open spaces. Community vibrancy is maintained by ensuring new development contributes to community identity and respects historic resources.

Transportation & Mobility Enhancements
Transportation infrastructure requires regular maintenance. Growth and development is focused in Activity Centres and Main Streets, near transit stations and areas of high activity. City investment in roads, transit, bike and pathway connections is connected to growth and demand.

Greening Our City
Balancing the need for growth and development with the need to protect our natural environment, maintain and enhance existing parks and public green spaces and enhance Calgary’s urban forest.

Changing Housing Preferences & Needs
Calgary’s population is diverse, with different housing preferences and needs. We need to ensure a variety of housing options are available for people of all ages, incomes and lifestyles throughout all communities.

Sustainability
We need to consider our urban footprint and use land wisely. Growth in built-out areas helps to reduce the need for new infrastructure and support economic vitality.
The commercial services adjacent to the transit station provide riders and residents places to gather and shop. The homes nearby mean there are lots of people to support the businesses and transit service here. Potential Urban Forms: Neighbourhood Commercial Major and Neighbourhood Housing Major.

This main street is very busy and draws visitors from across the city. Potential Urban Form: Neighbourhood Housing Local.

This area of the community is where some people live. There are few services and destinations. Potential Urban Form: Neighbourhood Housing Local.

The general industrial activities in this location are essential to the economic activity of the community and the resiliency of the city. Potential Urban Form: Industrial Core General.

This secondary commercial street serves people who live in the community and visitors to the regional hospital. The destinations here complement those on the main street. Potential Urban Form: Neighbourhood Commercial Minor.
Scale

**Limited**
- Buildings of three storeys or less.
- Typically smaller individual building footprints.
- Activity is ground-oriented (units mostly have ground floor entrances or direct access).

**Low**
- Buildings of six storeys or less.
- Usually buildings with stacked units and shared entries, often with a larger building footprint.

**Mid**
- Buildings of twelve storeys or less.
- Buildings typically step back after the street wall height.
- Usually larger buildings with shared entries and elevators that are mostly located on larger sites.

**High**
- Buildings of twenty-six storeys or less.
- Typically tower and podium or point tower forms.
Ground floor units have direct access to grade
Maximum 12 storeys
Building volume is reduced above the 6th storey
Defined street wall
Ground floor units have direct access to grade
Maximum 26 storeys
Narrow tower and podium form
Defined street wall

Maximum 3 storeys
Most units have direct access to grade
Reduce massing above second storey
Maximum 6 storeys
Defined street wall
Ground floor units have direct access to grade
Maximum 26 storeys
Narrow tower and podium form
Defined street wall

Scale
There's lots of people in this café, looks like a popular lunch spot. I think I'll check it out!

Reading the paper and people watching in the sun... it doesn't get much better than that.

Lots of entrances, signs, windows and awnings makes this building a lively destination throughout the day.

High concentration of shops on the ground level.

Lots of windows that offer views from inside and outside.

Wide sidewalks to accommodate lots of activity.

Pedestrian-scale lighting.

Street furniture that supports the high volumes of people of all abilities along the street.

Inside activity  Shared experience  Public realm
There is that quaint little book store Sandra was telling me about! I should pop in quickly before my bus comes by.

Did you enjoy your day at daycare Gabe? Now let’s go home next door. Dad says supper is ready.

You can take your time picking out a book Shivanni. I’ve found a great spot for a bit of rest.

A mix of uses that are of higher and lower activity along the street.

At-grade entrances provide easy and convenient access for everyone.

Street furniture, trees and building features provide a mix of levels of visual interest for pedestrians.

The homes on this street help keep the bookstore and daycare next door busy and animated.
Hi Pete and Zahra!

Yep, in fact I’m on my way to a meeting at an office around the corner.

See you both later!

Hi Francois! I didn’t know you took this street on your way to work...

The street wall along this street gives the sense of an intimate enclosure.

These offices ensure that there are people throughout the day to support the nearby shops and services.

The streetwall edge may have gaps between buildings.

Uses that may generate less activity like offices or small-scale manufacturing are accommodated.

Semi-private inside activity

Shared experience

Public realm

Sidewalks accommodate moderate levels of foot traffic.
I've got a few minutes until my meeting, my ride should get here any minute now...

You can tell when it's a nice spring day in Calgary... everyone is walking outside!

I love coming to Auntie Yasmin's new place. Her flowering shrubs smell incredible!

I'm telling you Joan, the new grocery store opened up only two blocks down! Let's go grab a few things for supper...

Landscaping features help provide a transition from the public street to the private home.

Pedestrian-scale lighting.

The landscape boulevard next to the sidewalk gives space for trees, transit stops and street furniture.
Jared is late again for our date... Thankfully I found a bench this time to wait for him!

What a beautiful winter day... I’m glad I decided to walk to work, I love looking at the snow on the trees.

The units along this building frontage each have a protected, direct entrance that offers comfort and convenience throughout the seasons.

Hard and soft landscaping transition from public to private space.

Sidewalk widths accommodate local movement.

Private inside activity  Shared experience  Public realm
A variety of housing types ensures everyone has a place to stay and to grow in this neighbourhood.

Ahh... A nice afternoon walk, my favourite part of the day!

Sniff sniff! Smells like lots of dogs have been walking this street today!

Hard and soft landscaping transition from public to private space.
Examples of Neighbourhood Commercial Urban Forms

- Neighbourhood Commercial Major
- Neighbourhood Commercial Minor
- Neighbourhood Commercial Local
Examples of Neighbourhood Housing Urban Forms
Examples of Parks Civic and Recreation Urban Forms
Examples of Parks Natural Areas Urban Form
Examples of Industrial Urban Forms

Industrial Core General

Industrial Transition Housing

Examples of Regional Campus Urban Form Categories

Regional Campus
Policy Modifiers

Policy modifiers are optional policy components that are used to tailor an urban form category to provide additional policy for specific locations in communities.

1. **Active Frontage**
   
   The Active Frontage policy modifier identifies commercial locations that have the highest activity, and require active uses that promote lots of pedestrian traffic in and out of buildings and along the street.

2. **Commercial Flex**
   
   The Commercial Flex policy modifier identifies areas that have potential for higher street-level activity, but where active uses are not supported by the market in the short-term.

3. **Commercial Cluster**
   
   The Commercial Cluster policy modifier identifies places within housing focused areas for clusters of commercial activities that serve the local population.

4. **Parks and Open Space Frontage**
   
   The Parks and Open Space Frontage policy modifier identifies locations where the activities on a site should be integrated across the edge of an abutting public open space or park.
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5 Vehicle-Oriented

The Vehicle-Oriented policy modifier identifies locations where vehicle-focused functions may be located, such as gas bars, drive-through, vehicle repair and maintenance and car washes.

6 Comprehensive Development Site

The Comprehensive Development Site policy modifier identifies and provides direction for sites that have comprehensive developments that are anticipated to persist into the future, where private infrastructure serves a public or semi-public purpose, such as regional malls or commercial centres.

7 Future Planning

The Future Planning policy modifier identifies sites that warrant future planning at a later stage and are 1.0 hectare or larger.

These are large sites where the existing use is not likely to continue in the future and where undetermined redevelopment on the site will need to be integrated into the neighbourhood with new public or private infrastructure.