



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

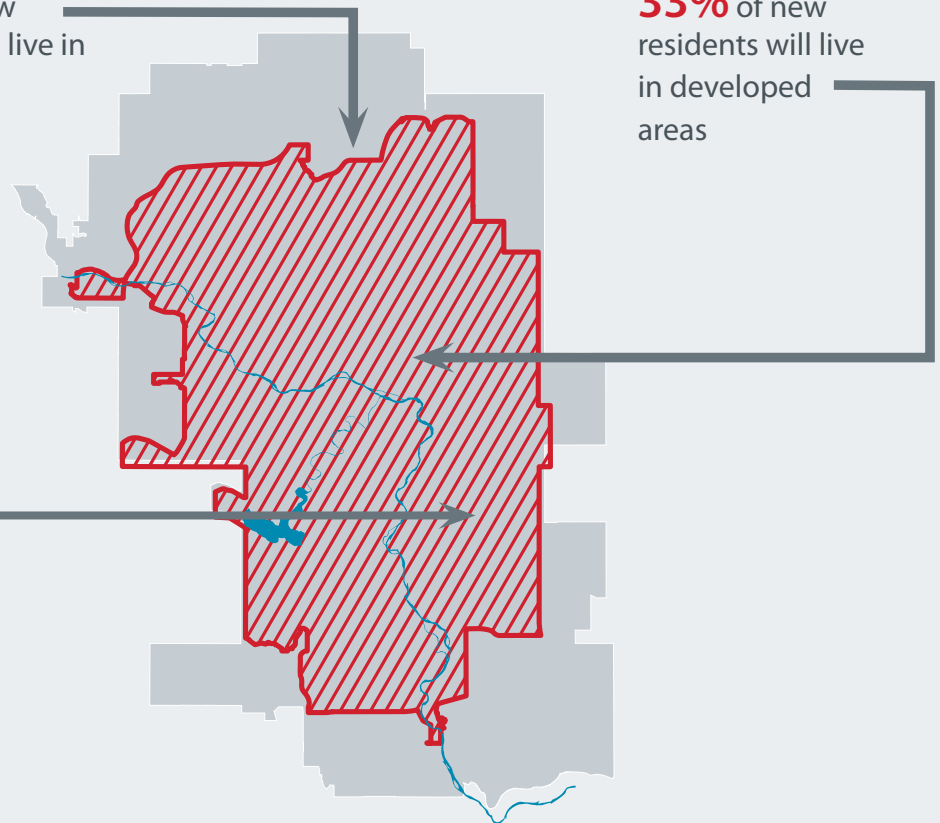
more housing units are needed in developed areas by 2039*.



Population growth distribution:

67% of new residents will live in new areas

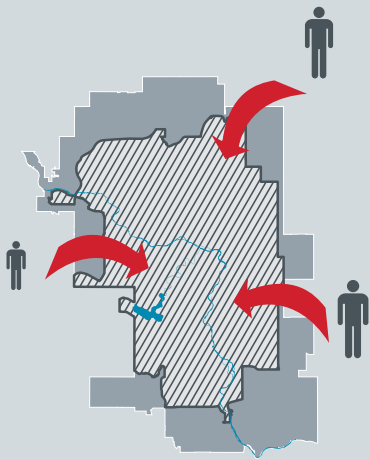
33% of new residents will live in developed areas



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 (such as townhouses)



11,700 multi-family units (such as apartments)



There are different ways to measure existing capacity.

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.



■ 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 (2014)

We could develop up to

62,700

housing units if all developed areas were built accordingly to their current local area plans.

- e.g. Westbrook Village ARP
- East Village ARP
- Stadium Shopping Centre ARP

■ Outline Plans

There is a capacity for an additional

27,100

units in approved outline plans.

- e.g. WestCampus
- Currie Barracks
- Shawnee Park

■ Vacant Land (estimate)

Initial estimates show that there is enough vacant land for up to

28,400

new housing units without rezoning.

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

■ Under Utilized Land (estimate)

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.

28,800

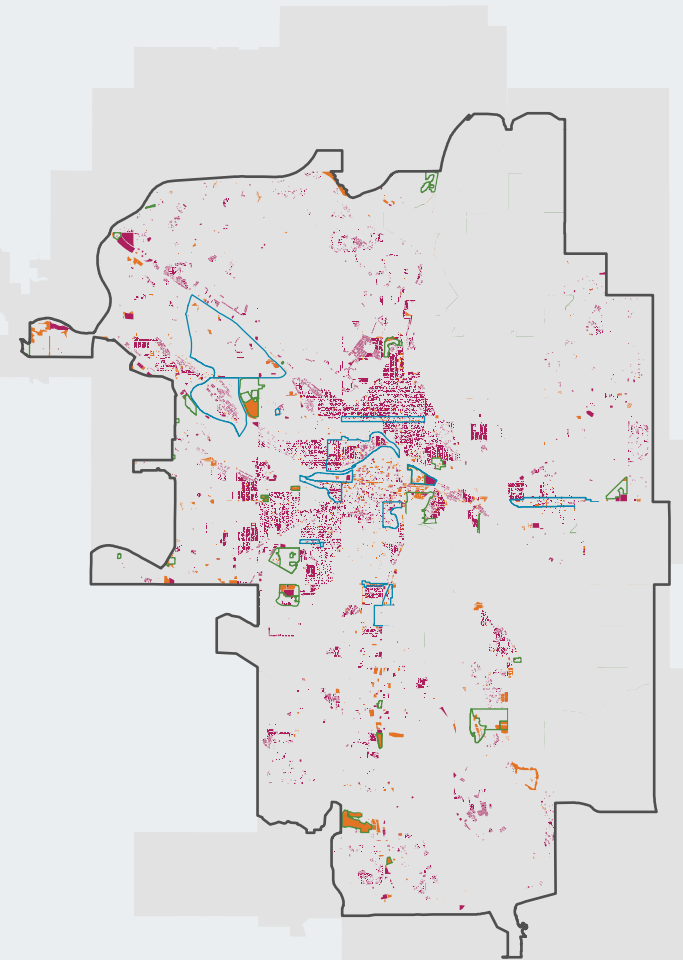
additional units could be built on under-utilized lots where buildings are worth less than half of the land's value.

■ Local Area Plans

Sets the future vision for a community, including what type of development should be allowed and where.

■ Outline Plans

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



- MDP Development Area
- Local Area Plans
- Major Outline Plans
- Vacant Land
- Underutilized Land

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

