

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.

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.

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.

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.

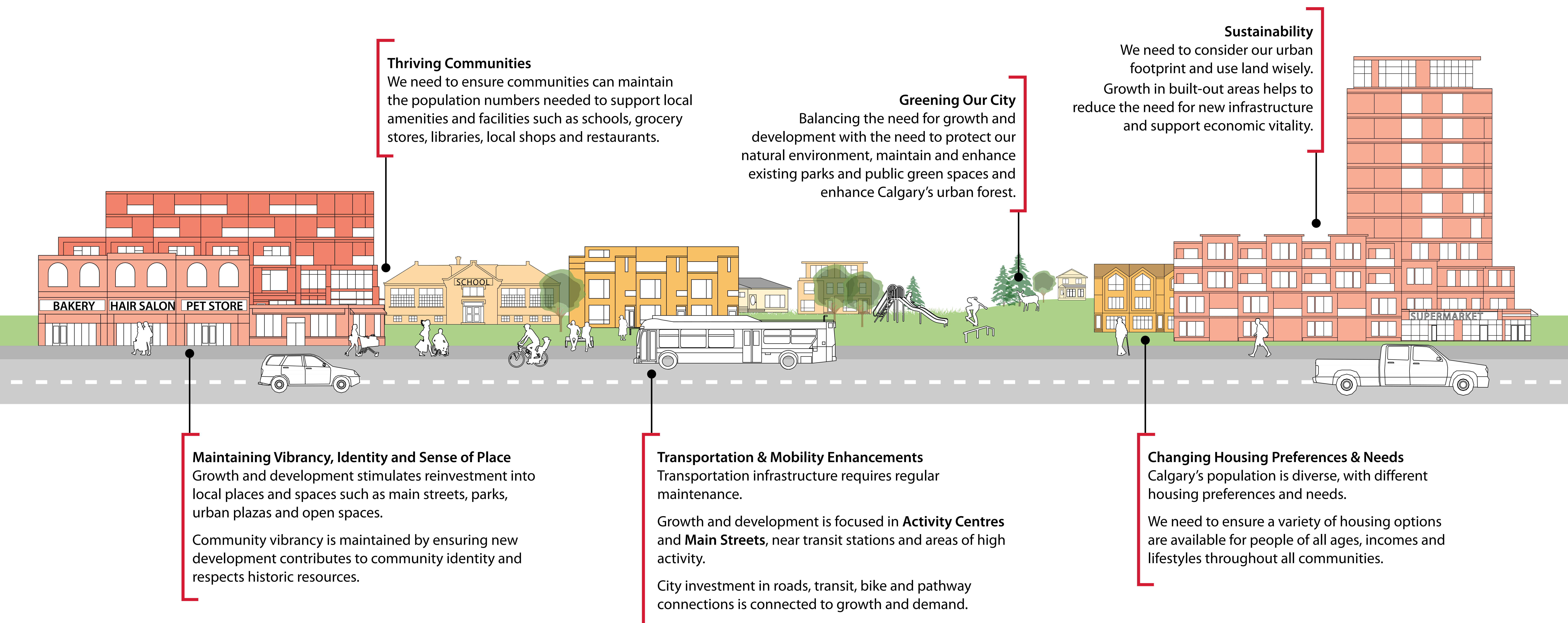
Growth and development is focused in **Activity Centres** and **Main Streets**, near transit stations and areas of high activity.

City investment in roads, transit, bike and pathway connections is connected to growth and demand.

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.



Urban Form

URBAN FORM CATEGORY

Neighbourhood Commercial Major

Neighbourhood Commercial Minor

Neighbourhood Commercial Local

Neighbourhood Housing Major

Neighbourhood Housing Minor

Neighbourhood Housing Local

Parks Civic and Recreation Major

Parks Civic and Recreation Minor

Parks Civic and Recreation Local

Parks Natural Areas

Industrial Core Heavy

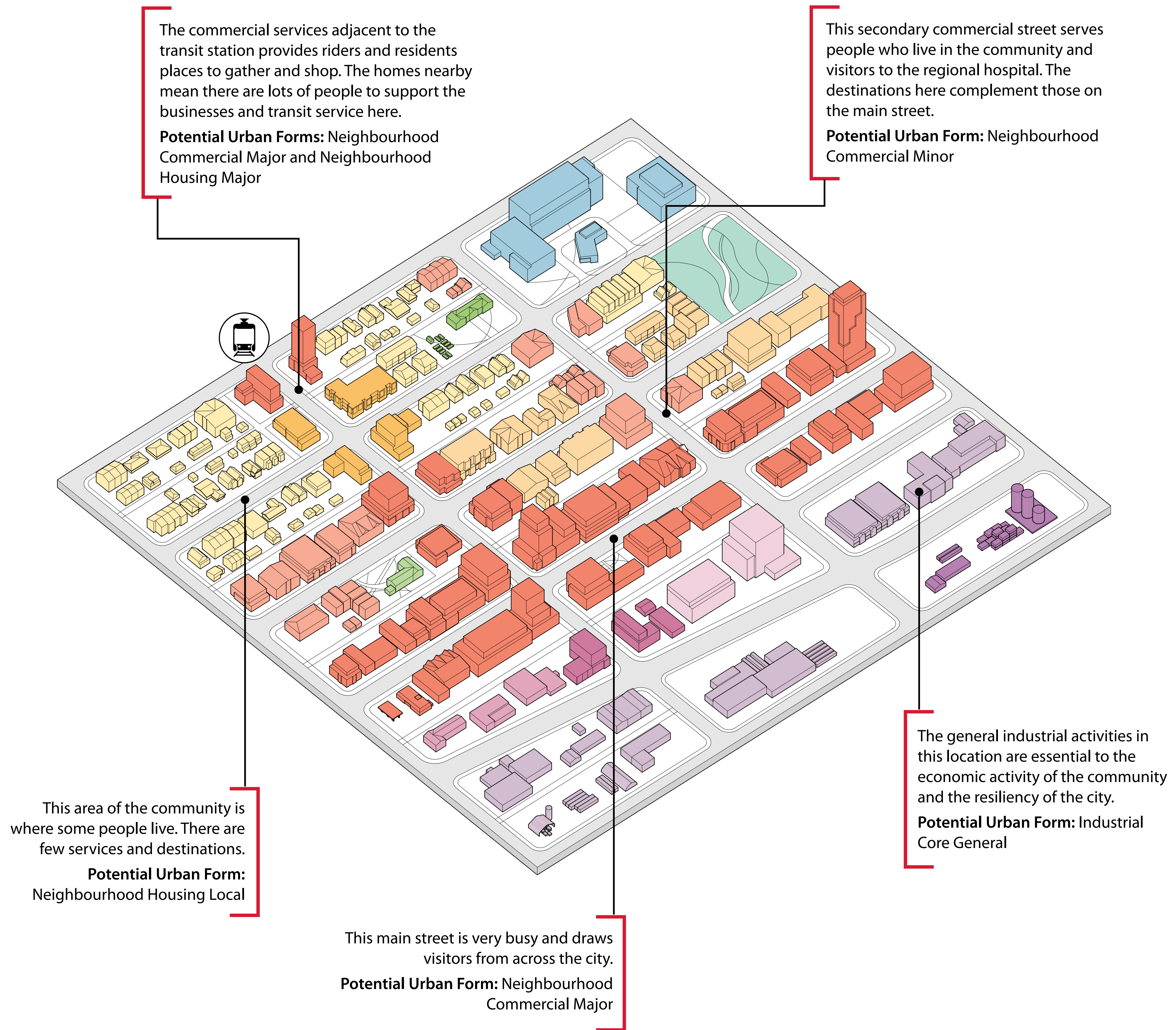
Industrial Core General

Industrial Transition Retail

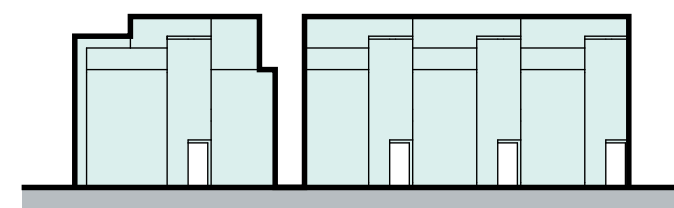
Industrial Transition Office

Industrial Transition Housing

Regional Campus

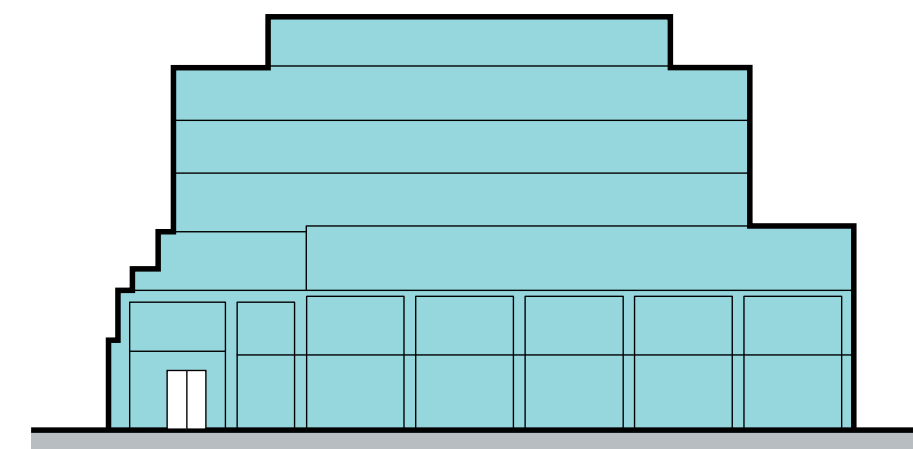


Scale



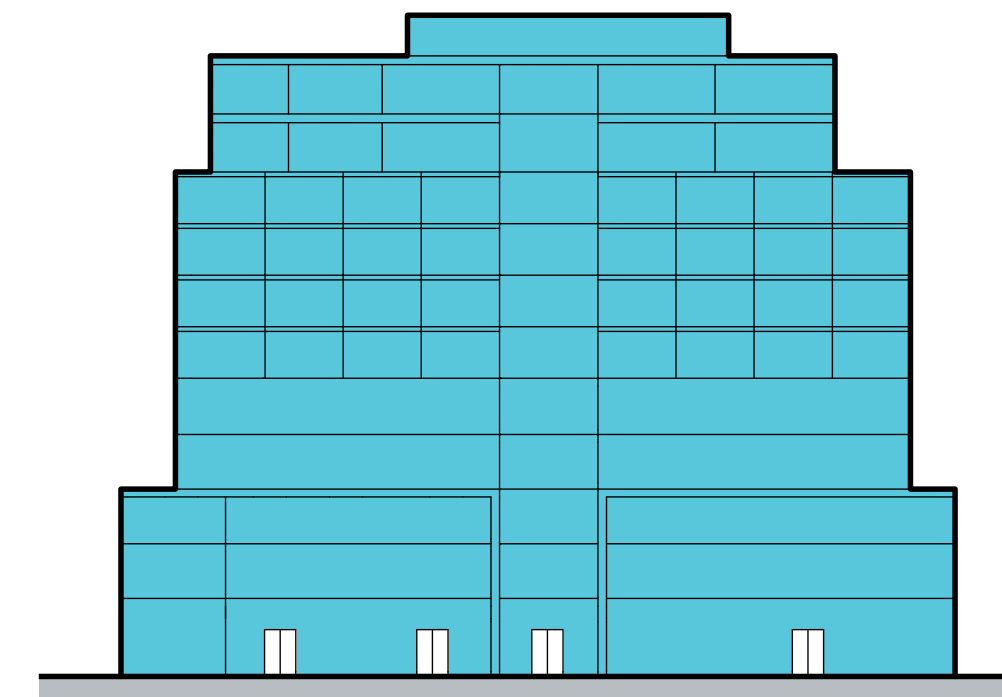
Limited

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



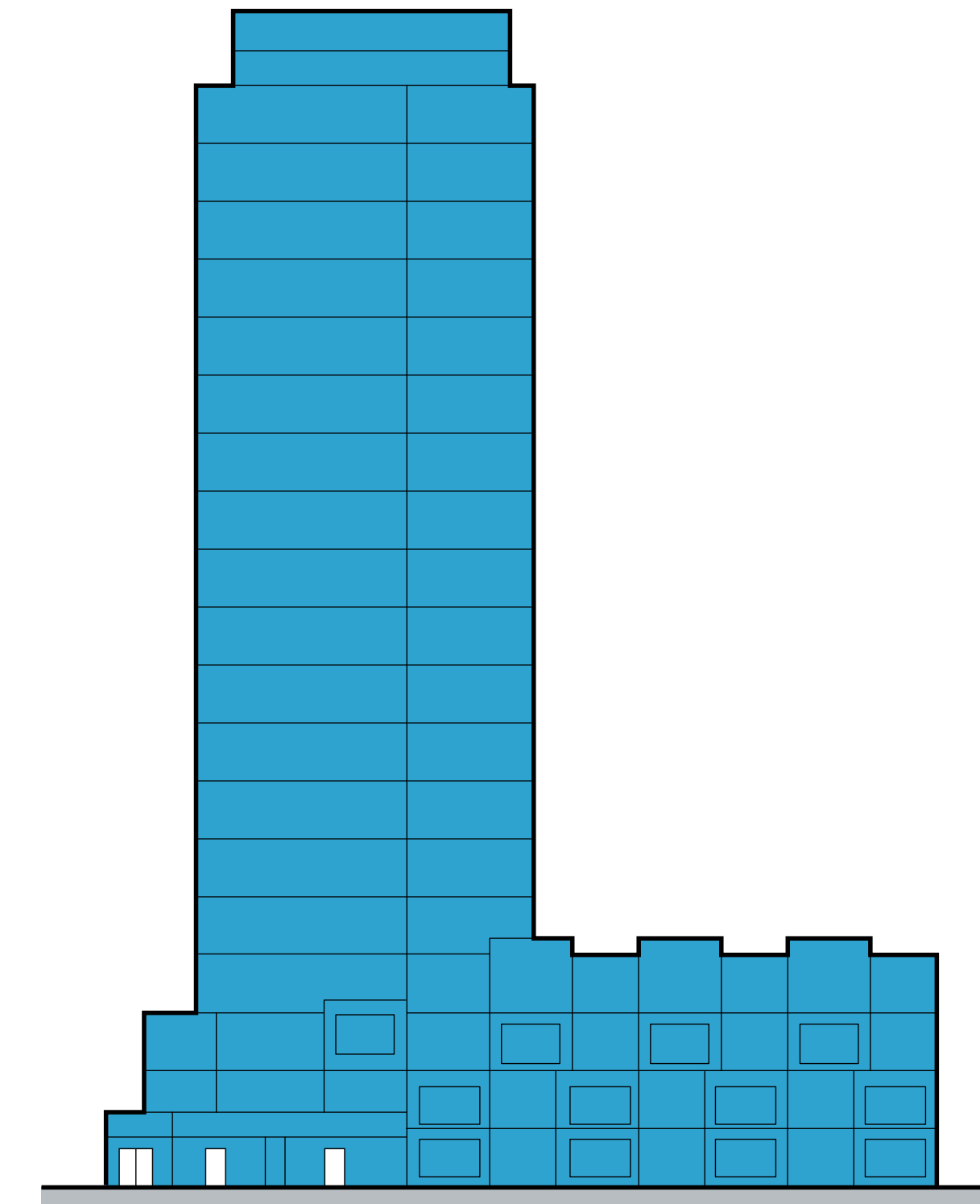
Low

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



Mid

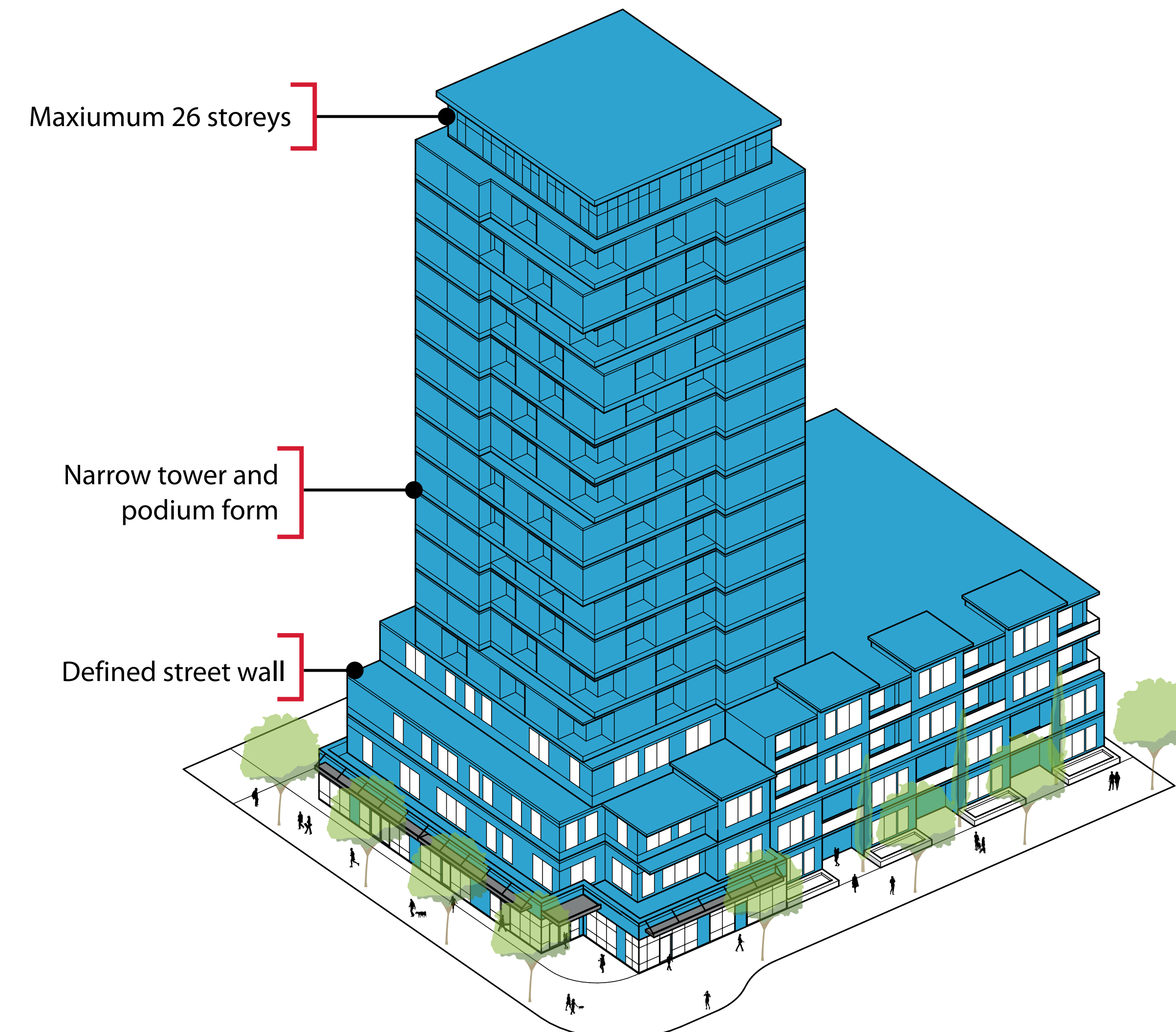
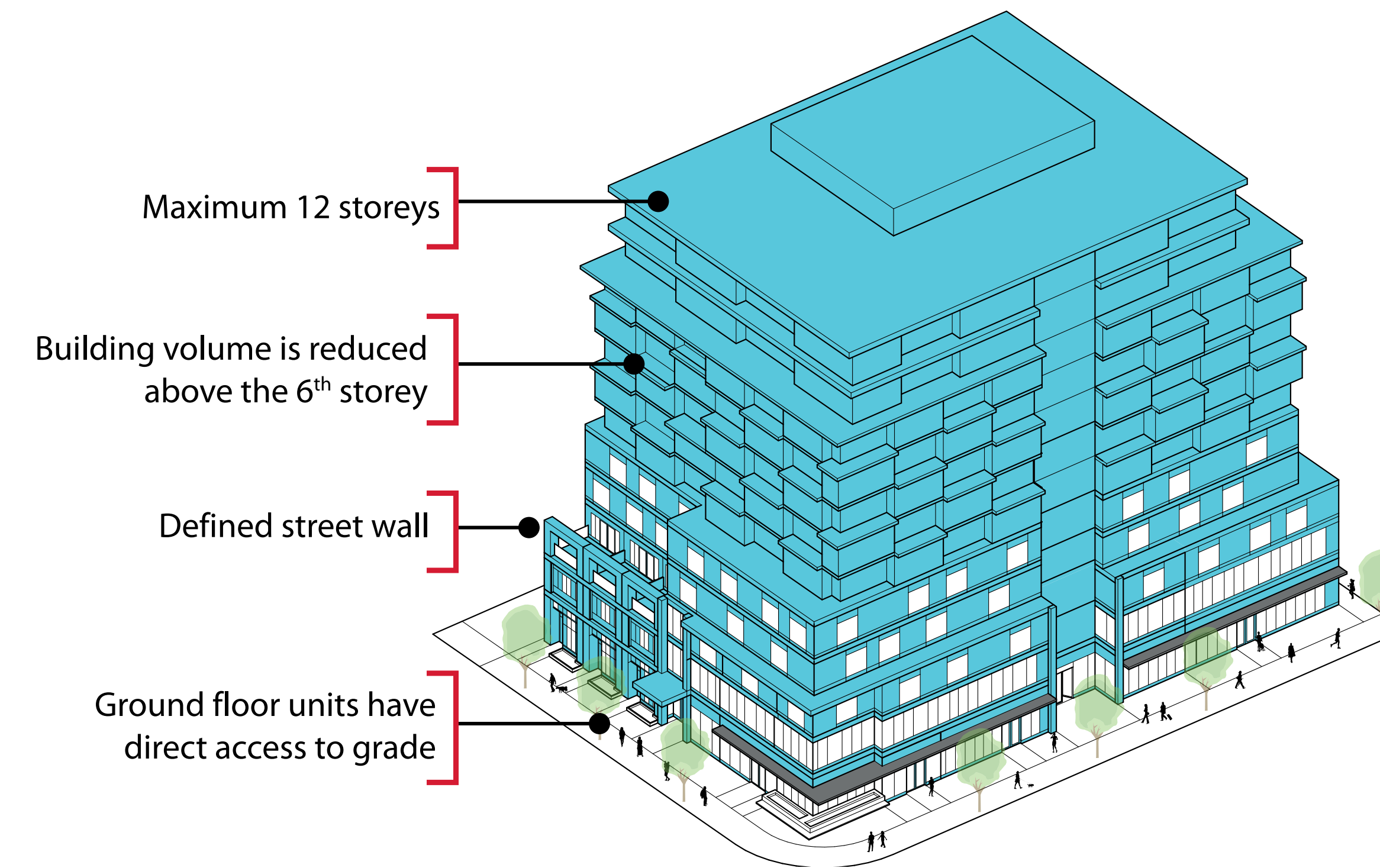
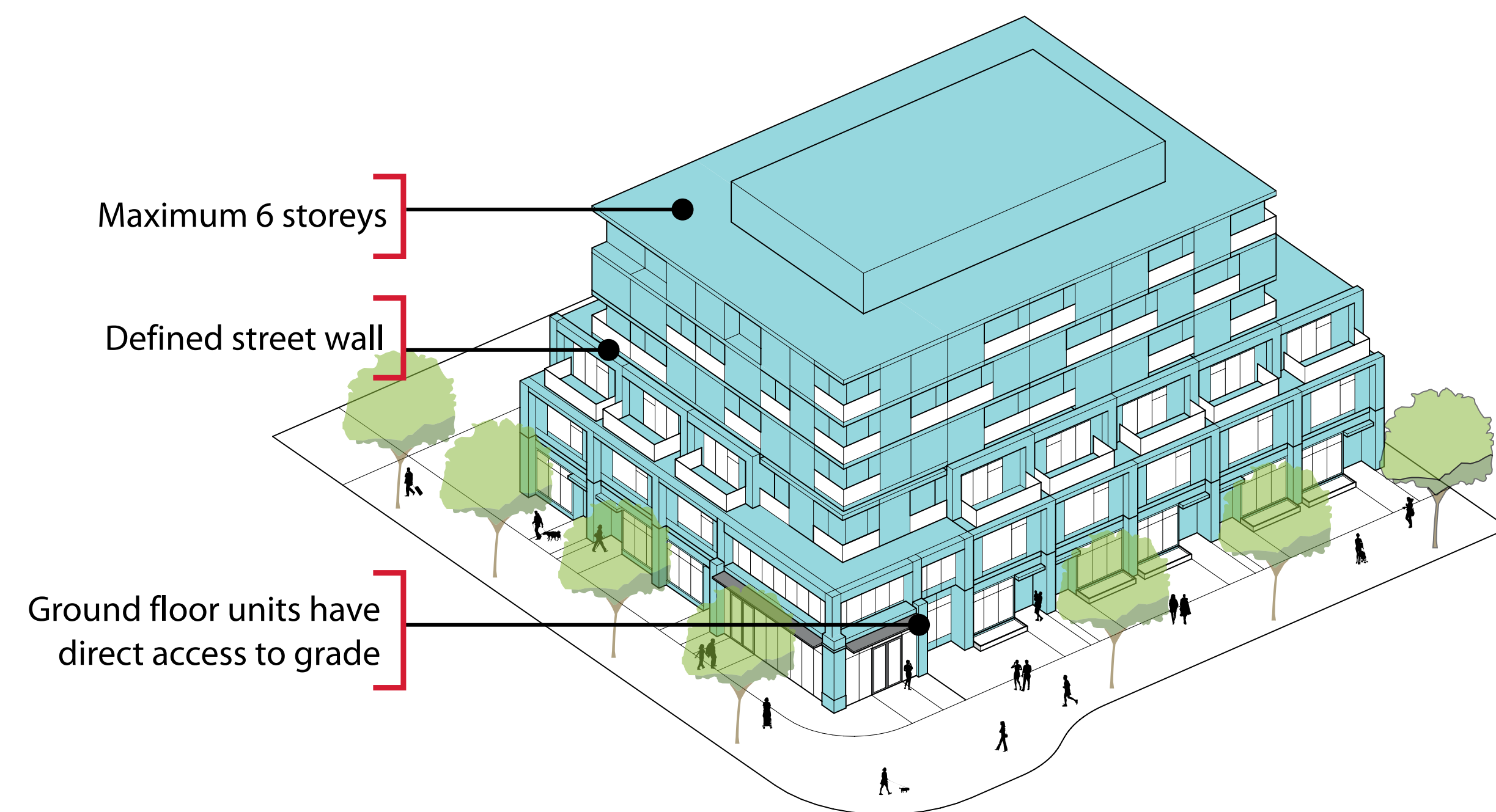
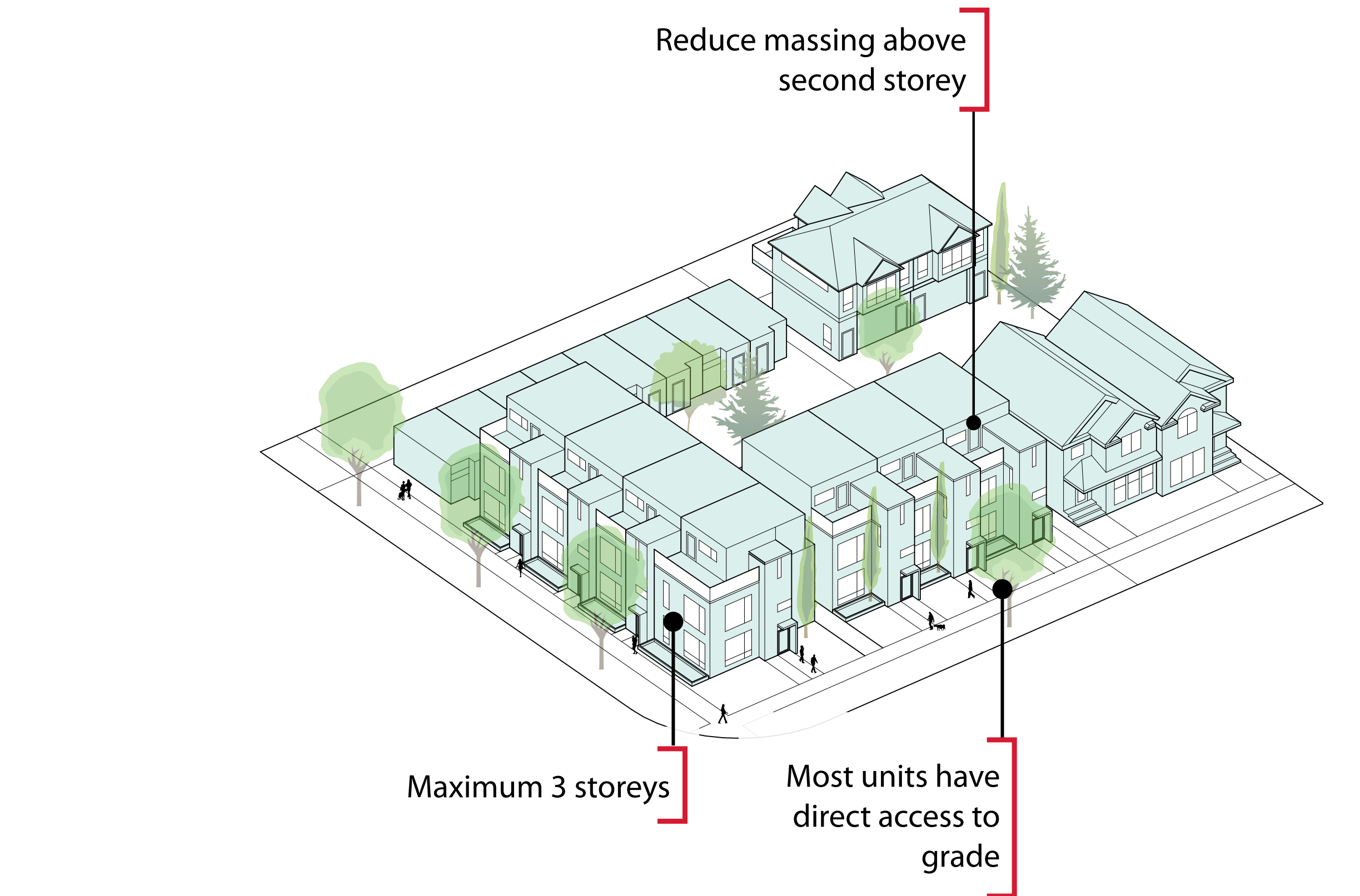
- Buildings of twelve storeys or less.
- Buildings typically step back after the **street wall** height.
- Usually larger buildings with shared entries and elevators that are mostly located on larger sites.

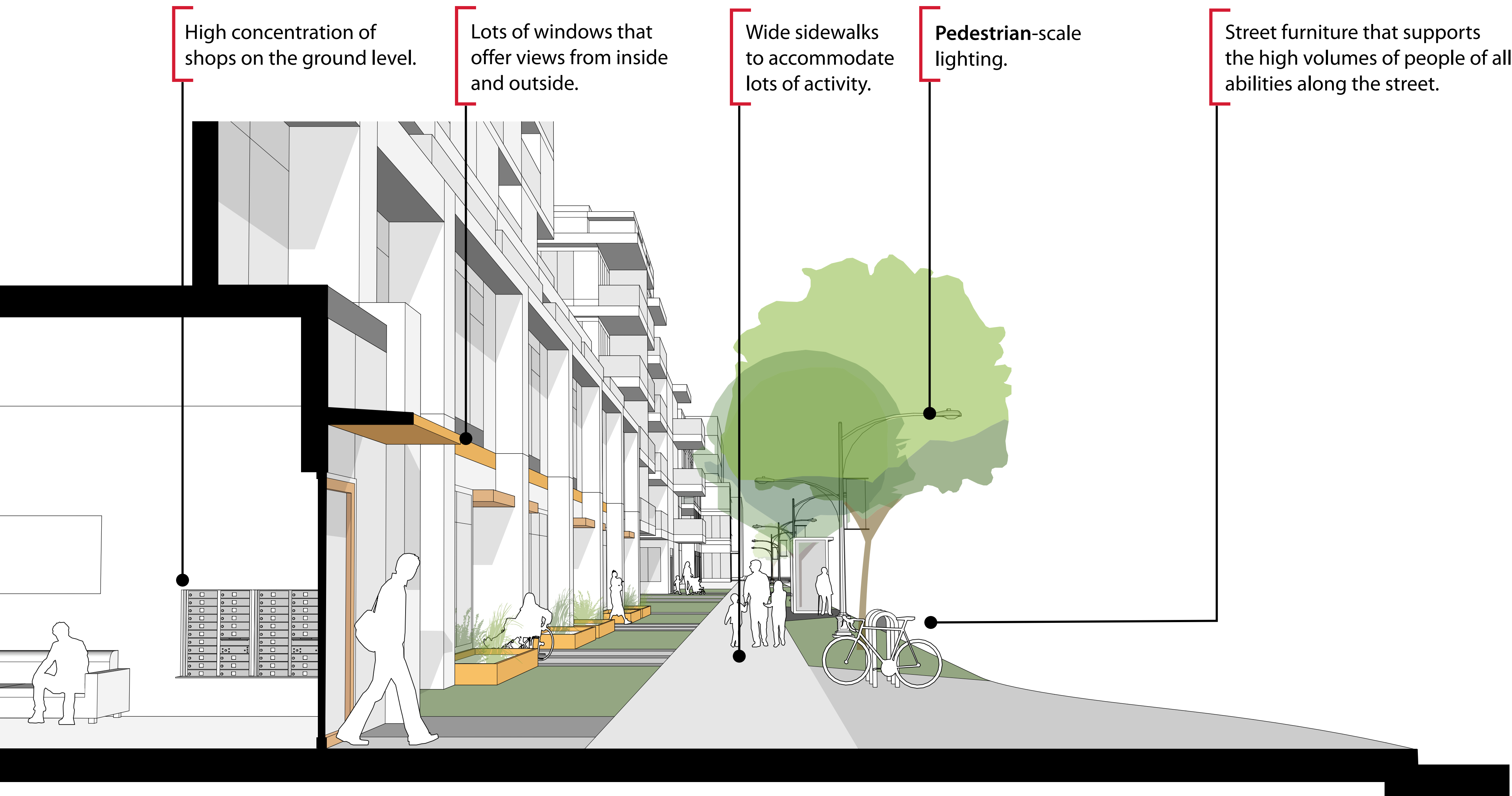


High

- Buildings of twenty-six storeys or less.
- Typically tower and podium or point tower forms

Scale







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

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

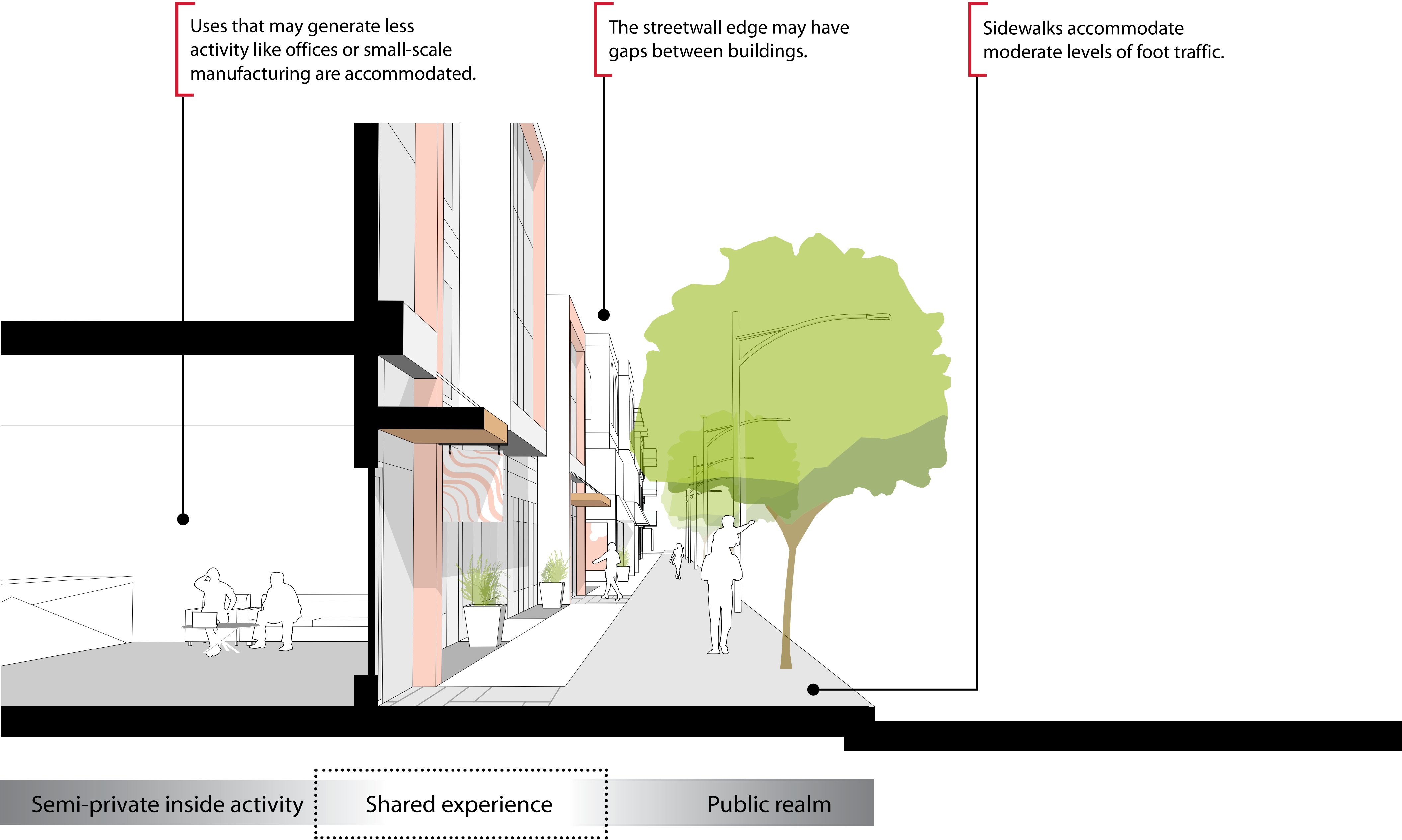
Street furniture, trees and building features provide a mix of levels of visual interest for pedestrians.



Inside activity

Shared experience

Public realm









Examples of Neighbourhood Commercial Urban Forms

Neighbourhood Commercial Major



Neighbourhood Commercial Minor



Neighbourhood Commercial Local

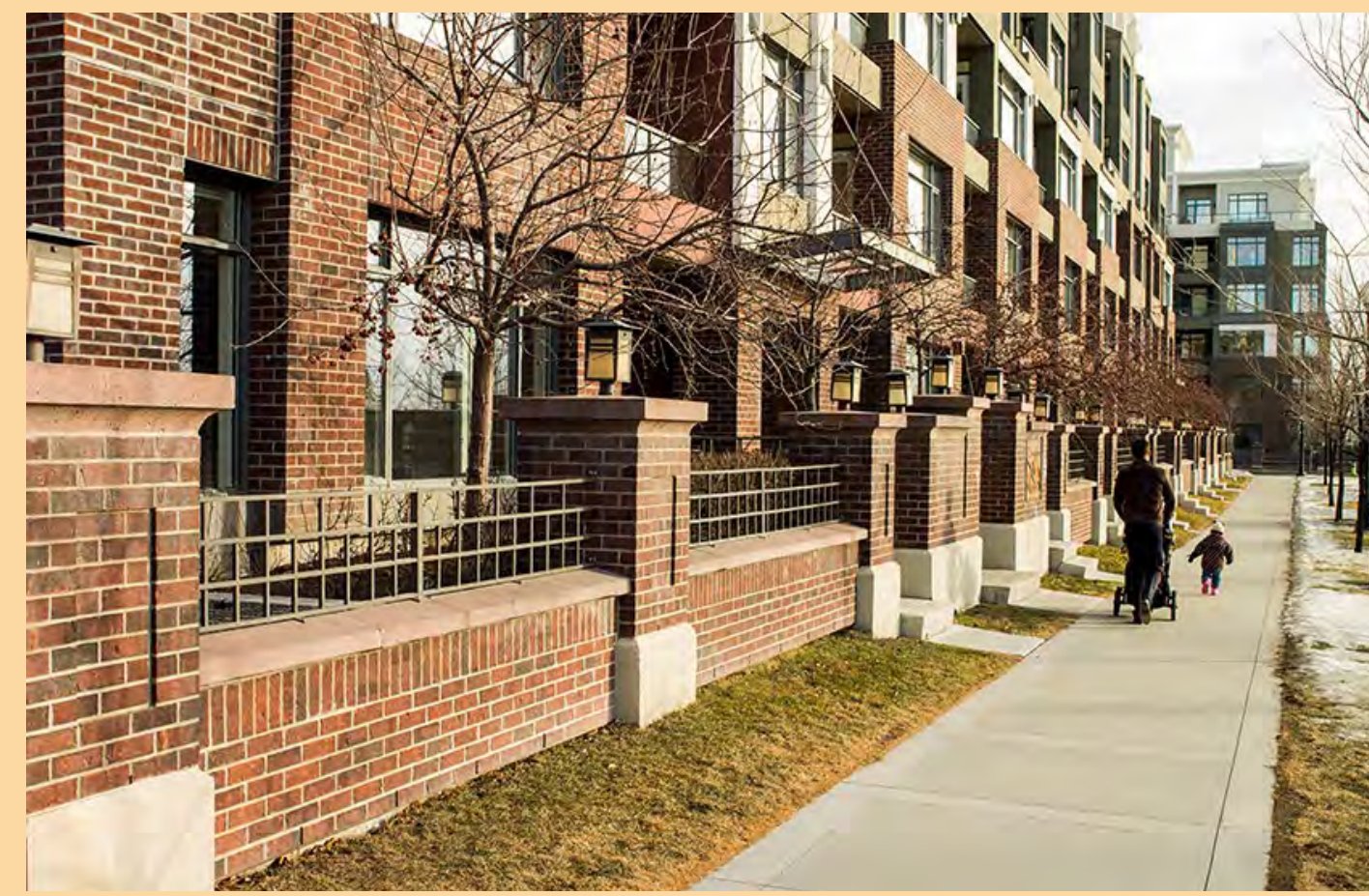
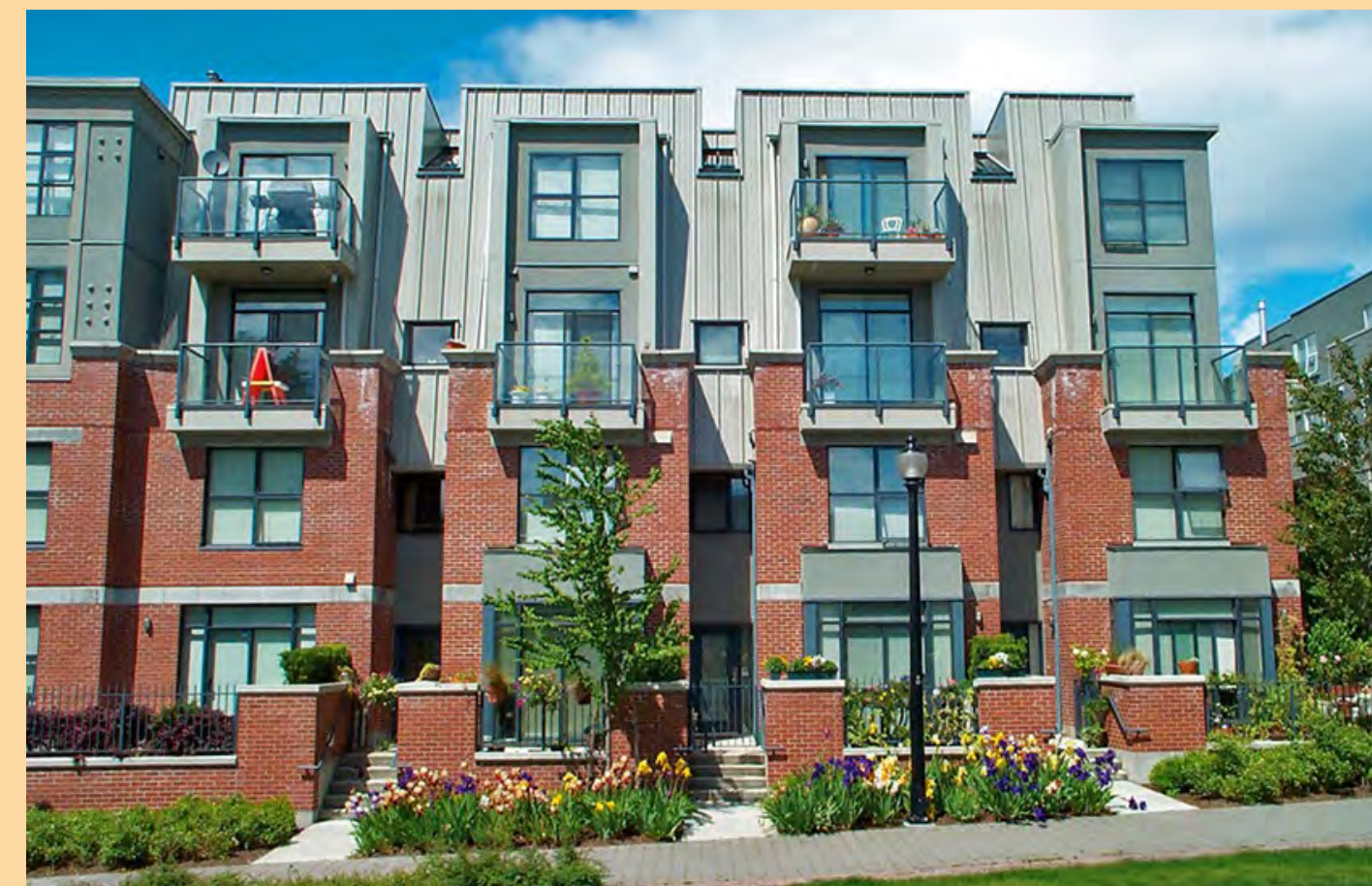


Examples of Neighbourhood Housing Urban Forms

Neighbourhood Housing Major



Neighbourhood Housing Minor



Neighbourhood Housing Local



Examples of Parks Civic and Recreation Urban Forms

Parks Civic and Recreation Major



Parks Civic and Recreation Minor



Parks Civic and Recreation Local



Examples of Parks Natural Areas Urban Form

Parks Natural Areas



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.

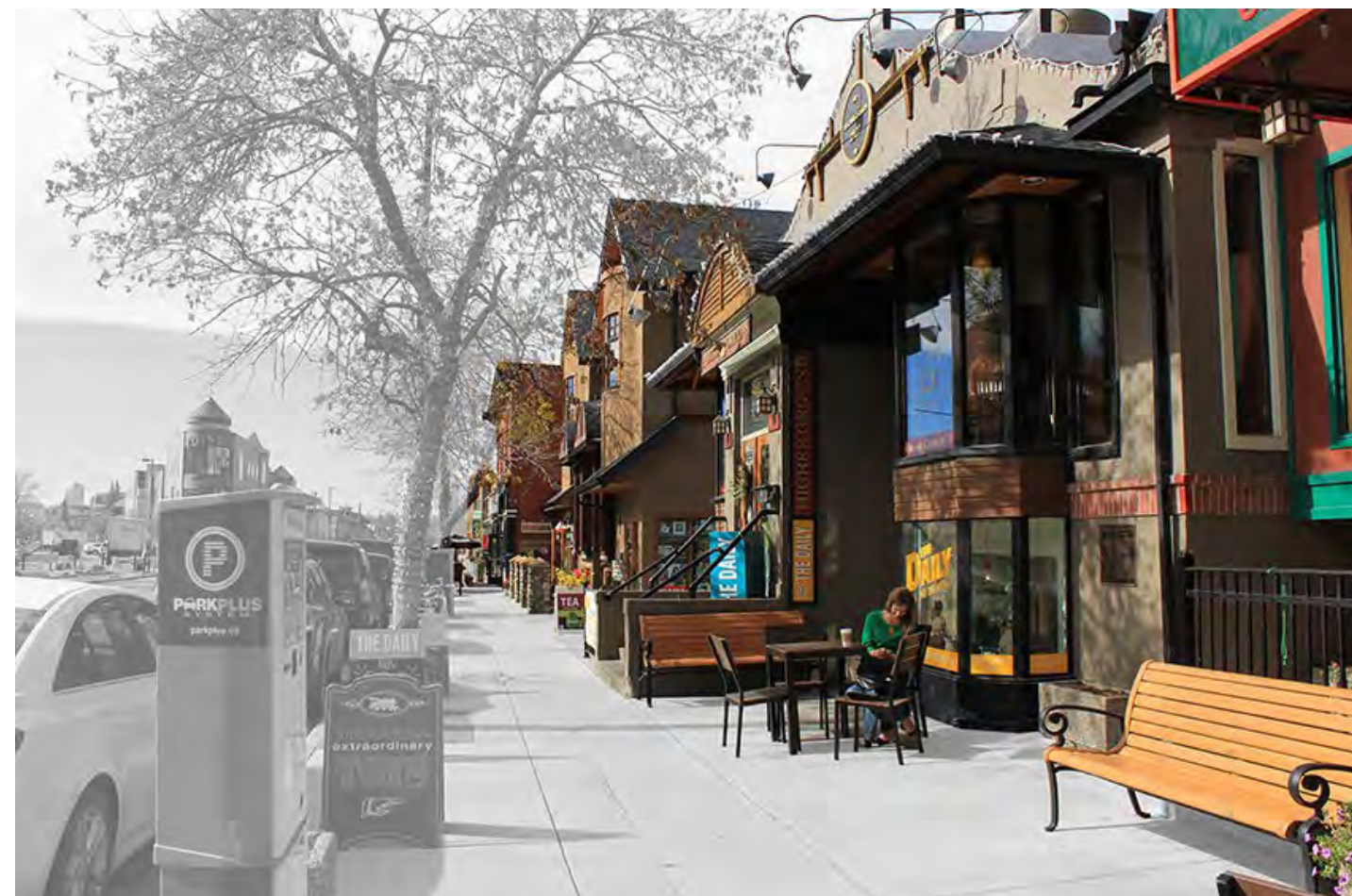


Photo: Active Frontages enliven the street and provide spill-out space for interaction and sitting.

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.



Photo: Commercial Flex building with barrier-free entrances, lots of windows and awnings that result in indistinguishable residential and commercial units at grade.

3 Commercial Cluster

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



Photo: Commercial Cluster area that offers services to nearby residents in a Neighbourhood Housing area.

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.



Photo: Park Frontage that provides at-grade amenity space that faces the plaza.



Photo: Active Frontages offer abundant destinations and a frequent rhythm of entrances and windows at a pedestrian-scale.

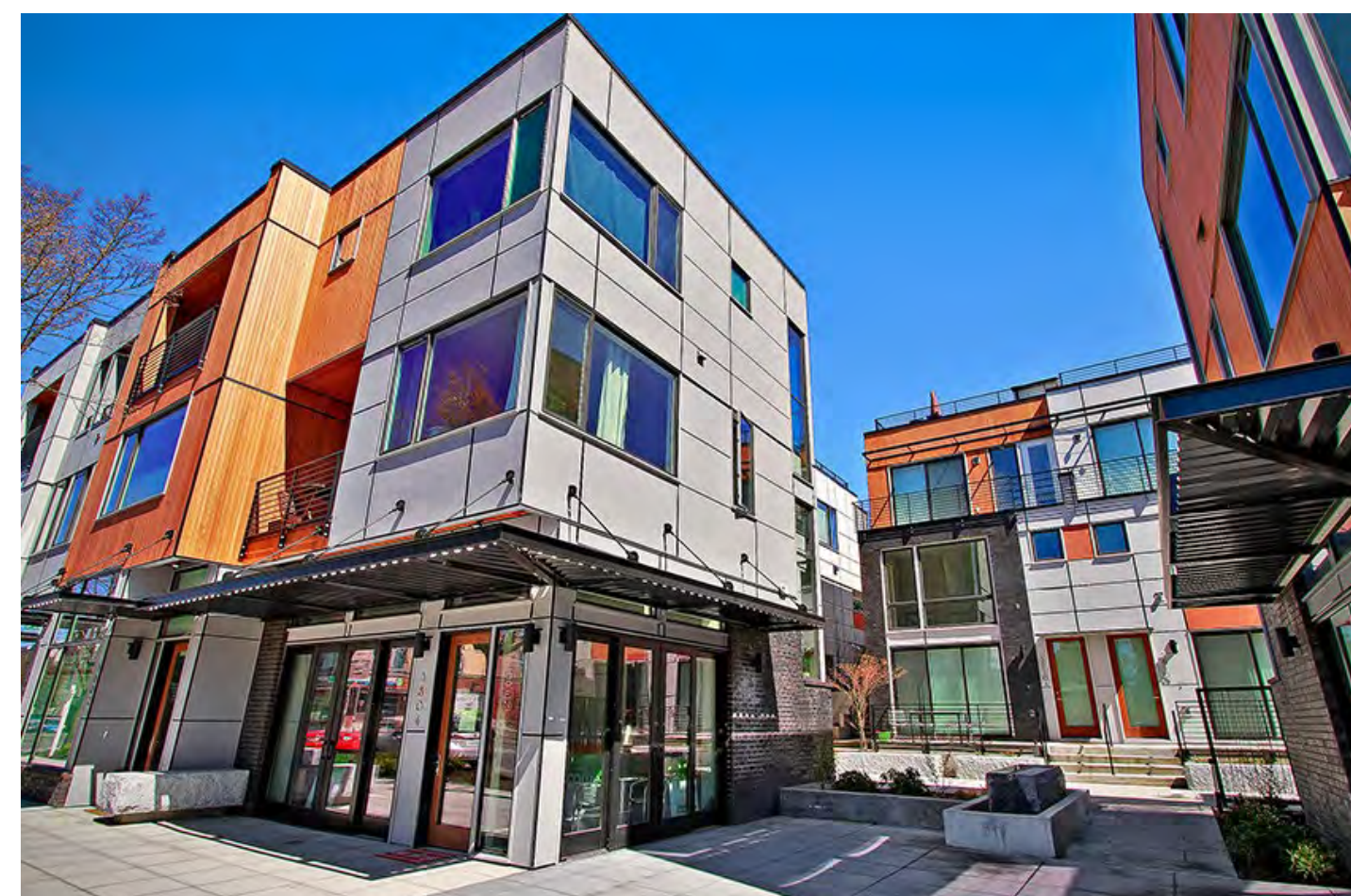


Photo: Commercial Flex building with commercial floor-to-ceiling heights and flexible ground floors.



Photo: Commercial Clusters support activity and vibrancy in housing focused areas of the city.

Policy Modifiers

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5 Vehicle-Oriented

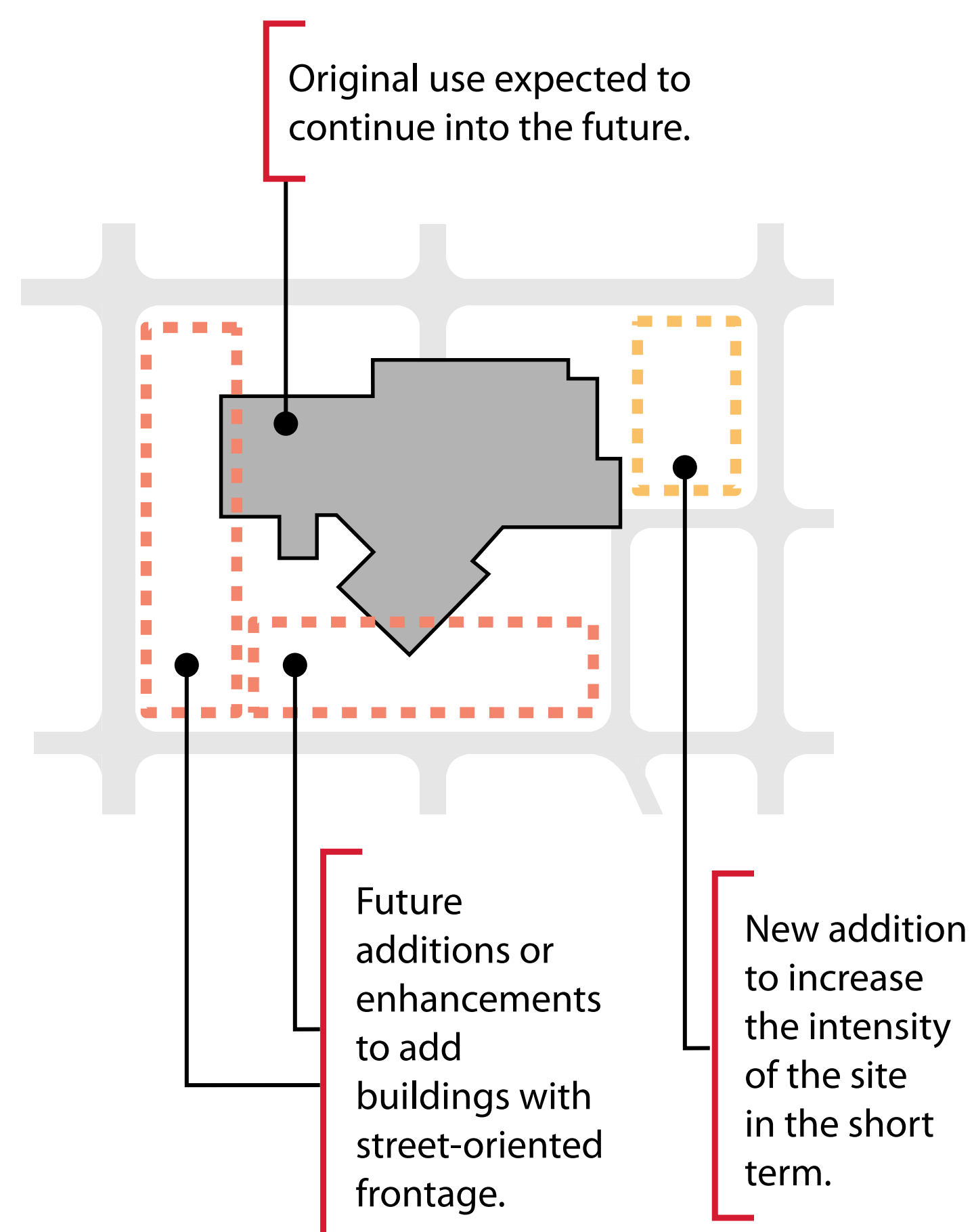
The Vehicle-Oriented policy modifier identifies locations where vehicle-focused functions may be located, such as gas bars, drive-through, vehicle repair and maintenance and car washes.



Photo: Vehicle-Oriented aeras located in strategic locations provide important services.

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**.

