

Where are the next 500,000 Calgarians going to live?

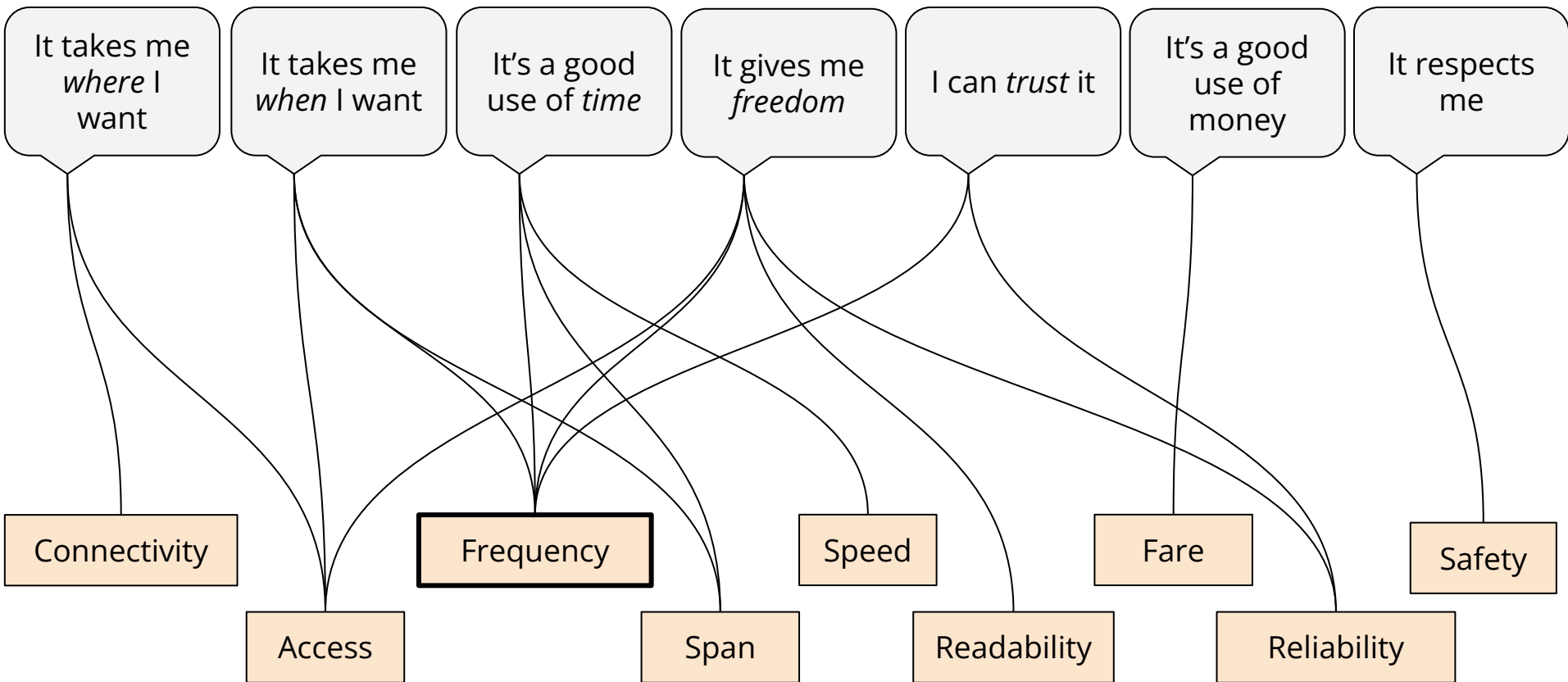
“Just build near transit” isn’t an answer

Willem Klumpenhower

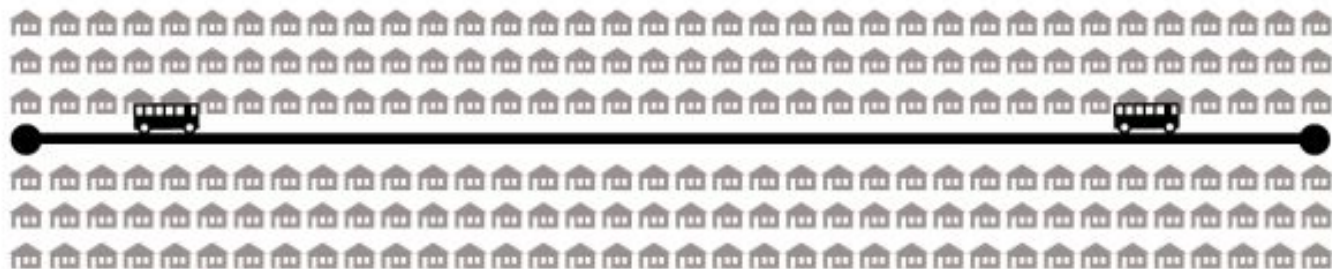
Three Options for Growth

1. Put it near transit (nodes & corridors)
2. Add to the edges of the city
3. **Spread it out across the existing city footprint**

... these are not mutually exclusive



DENSITY *How many people, jobs, and activities are near each potential transit stop?*



+ Many people and jobs are within walking distance of transit.

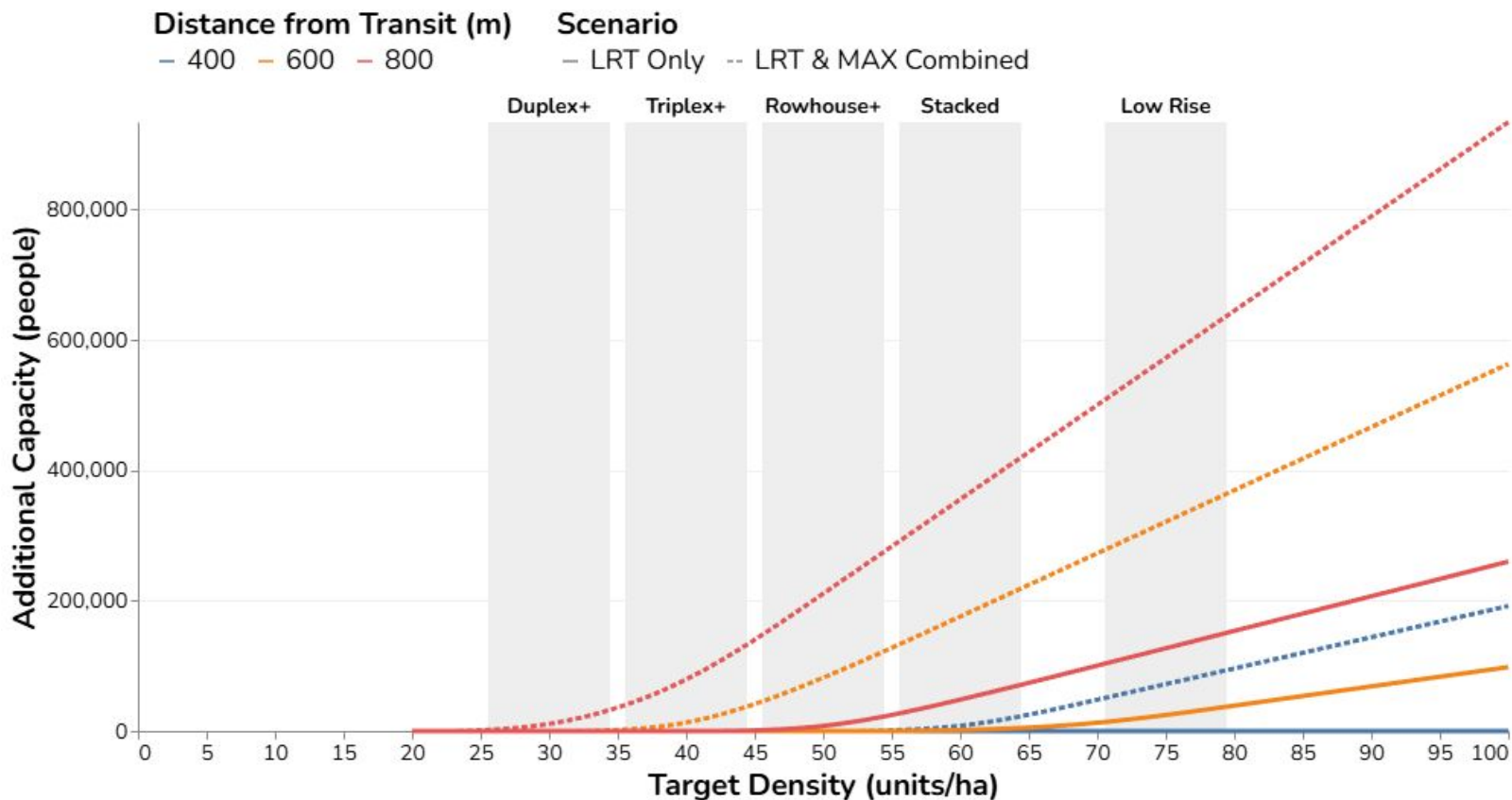


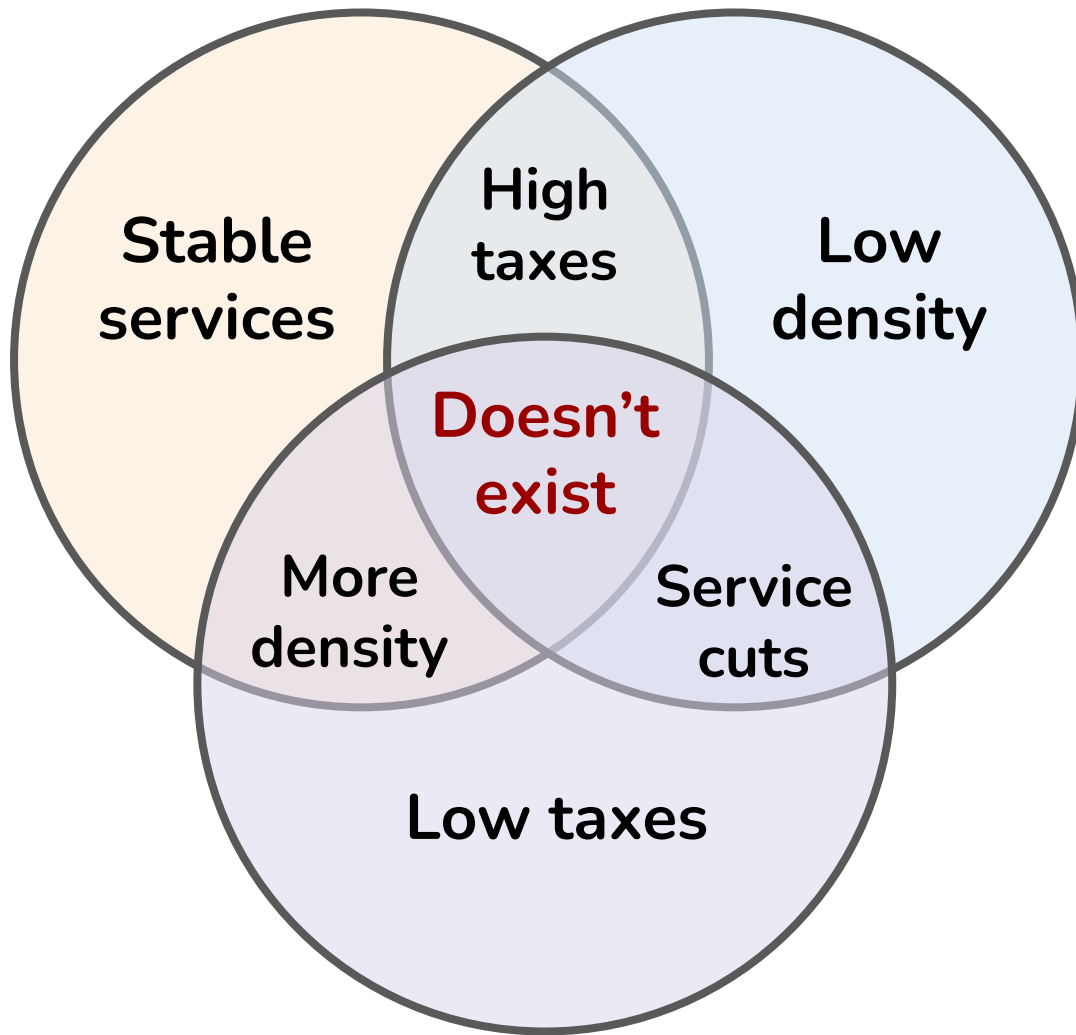
- Fewer people and jobs are within walking distance of transit.

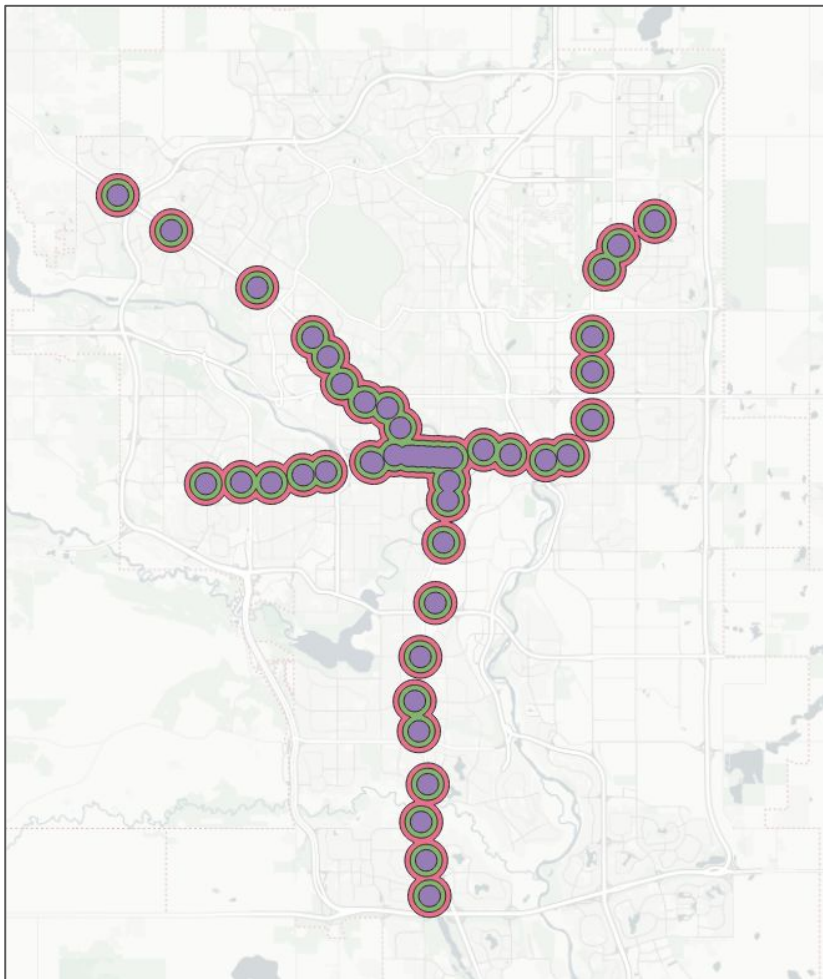
Overall target (units/ha)	Net needed (units/ha)	Unit count (typical lot)	Possible form	Transit implication
30	48	2.7	Duplex + suite	Minimum viable for bus
40	65	3.6	Triplex + suite	Comfortable frequent bus
50	81	4.5	Row Houses	Strong bus, LRT feeder
60	97	5.4	Stacked townhouses	BRT/LRT supportive
75	121	6.7	Low-rise apartment	Station area density
100	161	9.0	3-4 storey walk-up	Inner station area

Density Around Transit Cannot Solve the Problem Alone

But higher density 800m from all primary transit can help!







The Approach

1. Find the areas of the city X meters from a transit stop
2. Intersect it with residential zoned land use
3. $\text{People} = \text{Area} \times \text{unit density} \times 2.0 \text{ people/units}$
4. Intersect with existing census population
5. Subtract #4 from #3