

This Snapshot is part of an information package created by The City. For more information, please visit calgary.ca/geodemographics

In order for Calgary to continue growing as a city, both new and existing residents need to be able to find somewhere to live. This requires building additional units in new communities, as well as turnover and change in our existing communities. This info sheet looks at housing in Calgary: how many units have been built, how many people occupy them, and how structure types are changing.

There are three major types of units



Single-Family Detached:
low-density housing which may or may not contain a secondary suite in the basement or backyard



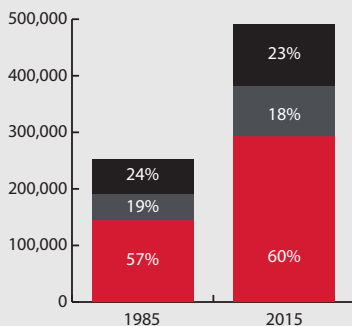
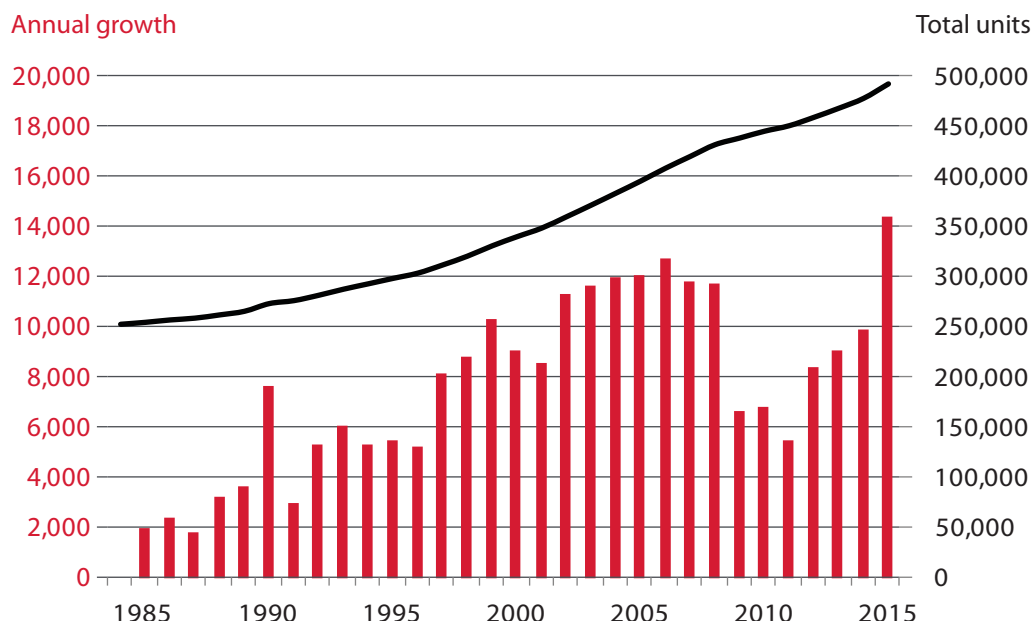
Ground-Oriented:
medium-density duplexes or townhouses where each unit can directly access the street



Multi-Family:
higher-density buildings such as multi-plexes or apartments

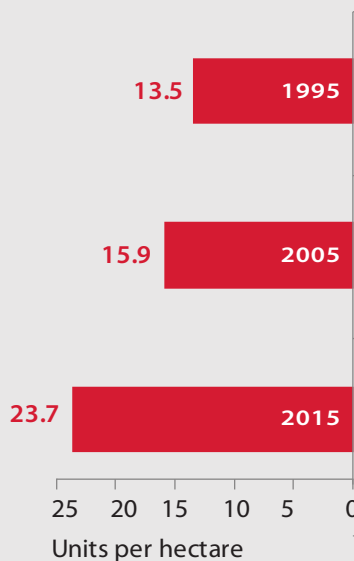
Housing boom

Calgary's housing stock has been growing at a rapid pace, driven by our strong population growth. Our amount of dwelling units has doubled over the past 30 years. Because growth of both population and housing occurs in booms and busts, making prediction of short-term trends very difficult.



Unit mix

Today's housing unit mix is very similar to what it was 30 years ago, which means we're building housing units in approximately the same ratio as we used to. What's different is how we're mixing these unit types together within the same neighbourhood.



Better Suburbs

Calgary's newest communities have higher housing densities than they used to. This is due to a combination of smaller lot sizes and a greater variety of unit types in each new subdivision

The density of an area is defined as the number of units per gross developable hectare. Local roads are included in the area calculation, but undevelopable features like water bodies, freeways, and slopes are excluded

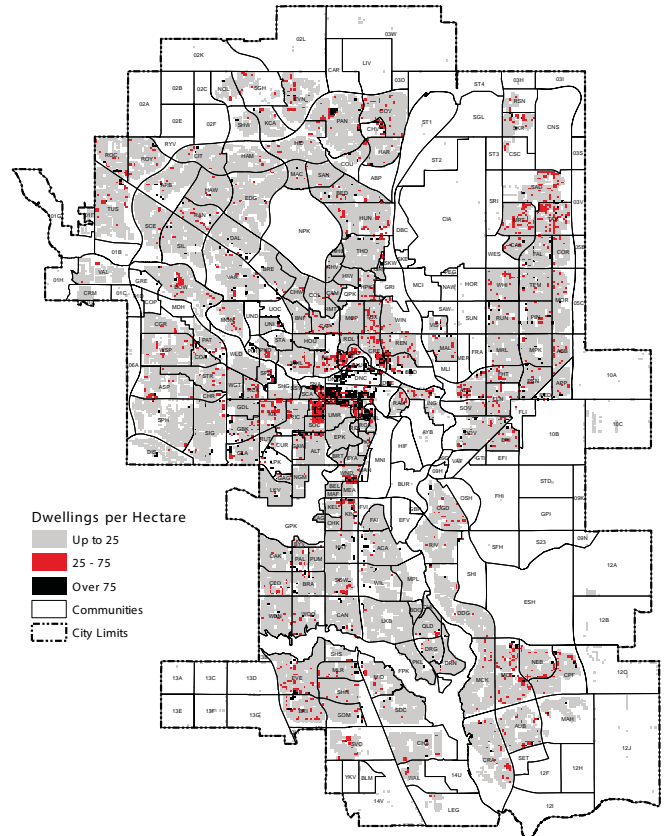
Estimating density

We use different estimates for different unit types. For new proposed developments, we typically use some combination of these rates for people per unit and units per hectare. Because occupancy and density is different for similar structures in different parts of the city, we've provided a range. More specific estimates are available upon request.

Type	Units per Hectare	Unit Size (m2)	Persons per Unit
Single-Detached	15 - 25	125	2.8 - 3.4
Ground-Oriented	25 - 75	100	2.3 - 2.4
Multi-Family	75+	75	1.6 - 1.8

Where is it located?

Much of Calgary's medium and high-density housing is located in the inner city, though every community has some. In order to house a wide variety of Calgarians, we are encouraging a wider variety of housing forms and densities in appropriate locations throughout the city.



Why does it change?

As Calgary grows into a larger, more mature city, its inner-city communities face redevelopment as its original housing stock ages. You may be asking why does redevelopment always bring along bigger houses or higher density? The simple answer is because land values have gone up.

This process is a natural outcome of land development. What's unusual in Calgary is how rapidly it is occurring – and it's because we live in the fastest-growing city in the country!

A brand new house is built on cheap land at the city's edge.

50 years later, the house is almost "inner city", and is ready to be demolished.

The land value will have increased so much that it's no longer cost-effective to rebuild a small house.

The owner will likely build a bigger, more expensive house; or a building with more units that are cheaper.

