

Residential Density Targets

HIGHLIGHTS:

- The October 2009 Addendum to the Capital Region Growth Plan (Section 2: Land Use) establishes residential density targets for each Priority Growth Area (PGA), as well as a single target for all Cluster Country Residential Areas (CCRA) and a target for Traditional Country Residential Areas.
- It is the intent of the Growth Plan that residential growth within PGAs and CCRA occurs at a density that achieves the approved density target over the 35-year horizon of the Growth Plan.
- Member municipalities will achieve over the plan horizon the density target assigned to PGAs and CCRA located within their boundaries through the adoption and implementation of statutory plans.
- Density targets for PGAs, CCRA and Traditional Country Residential Areas are listed in *Table 3: Capital Region Density Targets* of the October 2009 Addendum to the Growth Plan (Section 2: Land Use).
- In general, the density targets for PGAs range from the highest residential density target, which is located in the central area of the Capital Region, to decreasing targets as the distance from the centre increases.
- The density targets for PGAs are intended to establish a more compact regional development footprint by planning for intensive forms of new residential development that significantly exceed existing development patterns.
- The density target for CCRA reflects current cluster residential development trends within the Capital Region and best planning practices for cluster residential development.
- In order to establish a common unit of measurement across the Region, density targets for PGAs are expressed as dwelling units per net residential hectare (du/NRha), and for CCRA it is dwelling units per gross hectare (du/GRha).
- Net residential area is defined as the land required for residential purposes within a residential neighbourhood. This excludes environmental and municipal reserve, roadways (including local, collector and arterial), public utilities, stormwater management facilities, and commercial, industrial and institutional lands.
- Planned future densities in municipal statutory plans, as presented in Appendix B (*Table 2: Existing and Planned Future Densities by Priority Growth Areas*) of the October 2009 Addendum of the Growth Plan (Section 2: Land Use), will be considered a benchmark from which to move forward for PGAs.

Fact Sheet: Residential Density Targets

- The application of density targets will be monitored by the CRB to assess the extent to which the density targets are being implemented. The 5-year review of the Growth Plan will assess and review the application of density targets.
- The Regional Evaluation Framework identifies referral criteria which includes screening for statutory plans and statutory plan amendments that would result in a residential density that differs by 10% or more from the assigned density target for the corresponding PGA or CCRA.

The Growth Plan and its Addenda are available through the Capital Region Board and its website www.capitalregionboard.ab.ca

ADDITIONAL INFORMATION

Capital Region Board

Web: www.capitalregionboard.ab.ca

Phone: (780) 638-6000

Email: info@capitalregionboard.ab.ca

DISCLAIMER: This Planning Toolkit is a guide to aid understanding of the Land Use Principles and Policies of the Capital Region Growth Plan. It is not a substitute for reading and understanding the Growth Plan. For certainty, the reader is advised to refer to the Growth Plan and related legislation available through the Capital Region Board.