

**Planning and Development Services Briefing to  
Infrastructure and Planning Committee  
2025 December 03**

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**Quarterly Briefing on the Effect of the Rezoning for Housing on Calgary’s  
Housing Supply**

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**PURPOSE OF BRIEFING**

This Quarterly Briefing provides an update on the implementation of the Rezoning for Housing initiative (citywide rezoning) as directed by Council at the time of approving the citywide rezoning.

**SUPPORTING INFORMATION**

**Highlights**

- Citywide rezoning is increasing housing supply and choice by reducing approval timelines and significantly lowering the risk, and barriers to development.
- Citywide rezoning has enabled 58 per cent of all low-density units proposed through development permits in the established area between Q4 2024 and Q3 2025, supporting a greater diversity of housing types.
- Development permit volumes continue to rise, with Q3 2025 seeing a 12 per cent increase over Q3 2024 with 231 applications received proposing 580 new units, with 65 per cent comprising townhouses, rowhouses, or multiple dwelling units (three or more units proposed within the Housing – Grade Oriented (H-GO) District).
- Building permit activity indicates a significant shift toward more diverse housing forms, with a 117 per cent year-over-year increase in permits issued for townhouse and rowhouse homes within established areas.
- In 2025, development permit application volumes remain elevated, while overall approval timelines have remained largely consistent with previous years.
- Through the DMAP platform, 422 comments were received on rezoning-enabled applications, with building design and parking emerging as top concerns. Broader engagement on the Guide for Small-Scale Housing reinforced these priorities, alongside privacy and sustainable design.

**Overview**

Since coming into effect on 2024 August 6, citywide rezoning has allowed a wider range of housing types on affected parcels, making it easier to build more diverse homes. The Residential - Grade Oriented Infill (R-CG) District allows for a single, semi-detached, rowhouse or townhouse homes to be built on a parcel and provides development standards such as setbacks, building height and parking requirements. The City of Calgary’s Administration continues to monitor development permit applications to assess the impact of citywide rezoning. Attachment 2 provides the data, visualizations and maps that supports the information in this briefing. Since its implementation, citywide rezoning has contributed to a more efficient planning process, enabling a greater diversity and supply of housing options across Calgary.

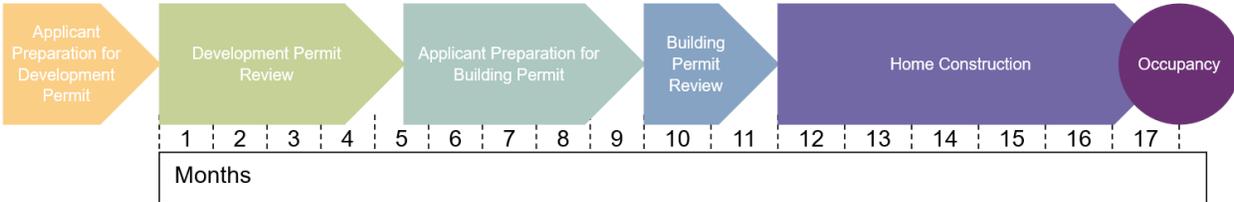
**Land Use Amendment and Permit Process and Timelines**

Citywide rezoning streamlined housing approvals by allowing applicants in the established areas to proceed directly to a development permit and allowing applicants in the developing areas to proceed directly to building permit without a land use amendment, eliminating multiple steps that previously added four to six months. This change has accelerated housing delivery and increased application volumes while maintaining public input through the development

permit process in the established areas. Before rezoning, land use amendments were required for housing types such as narrow-lot single-detached, semi-detached, rowhouses, and townhouses. Between 2014 and 2023, 290 R-CG amendment applications were decided, with a 94% approval rate. Since the implementation of citywide rezoning in August 2024, 478 development permit applications have been submitted that would have previously required individual land use bylaw amendments and public hearings.

Development permits in the established areas are required to ensure that proposed projects align with the Land Use Bylaw, Local Area Plans and other governing policies. Following approval of a development permit, applicants must obtain a building permit, which focuses on construction safety and compliance with the Alberta Building Code. These permits are sequential, and the average timeline from development permit to occupancy is about 17 months.

The impacts of citywide rezoning are evident in permit data, emerging in building activity, and beginning to show in new home occupancy. Completions will continue to grow as projects advance through permitting, construction, and inspection.



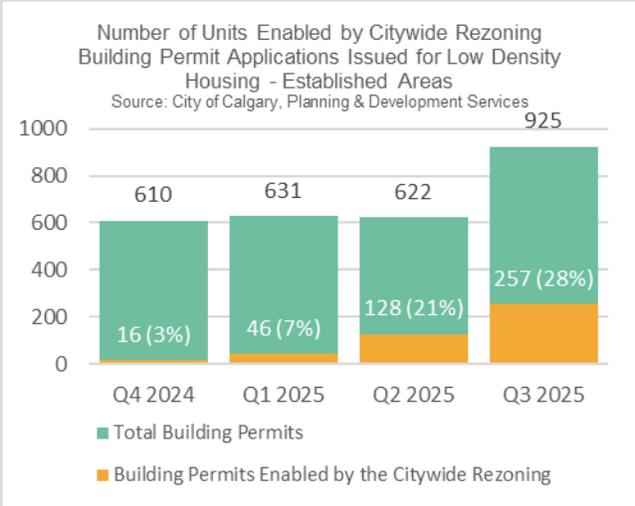
**Development and Building Permit Activity**

*Development Permit Applications*

In Q3 2025, a total of 231 development permit applications proposing low-density housing within the established area were submitted. This represents a 12 per cent increase compared to Q3 2024. These applications proposed 580 new units, with 65 per cent comprising townhouses, rowhouses, or multiple dwelling units (three or more units proposed within the Housing – Grade Oriented (H-GO) District). Of the development permit applications submitted in Q3 2025, 68 would have previously required a land use amendment before proceeding with their development permit. These 68 applications propose 297 new units. Attachment 2- Figures 8, 9 and 10 illustrate a number of graphic representations of this data (Development Permit applications submitted for Low Density Housing- Established Area (Q4 2024-Q3 2025)).

*Building Permit Applications*

During Q3 2025, 925 low-density units and suites were issued building permits in the established area, including 115 single detached homes and suites, 119 semi-detached homes and suites, and 610 townhouse and rowhouse homes and suites. This represents a 43 per cent increase in low-density units and suites issued in the established area compared to Q3 2024. Notably, townhouse and rowhouse units and suites increased by 117 per cent over the same period, indicating a shift in the forms of housing being constructed.



Of the 925 low-density units and suites issued through building permits in the established area during Q3 2025, 257 units (28 per cent) were enabled by the citywide rezoning. This marks a continued upward trend from previous quarters, where 21 per cent of units in Q2 2025 and 7 per cent in Q1 2025 were enabled by the rezoning.

The number of low-density units and suites issued through building permits in established areas increased by 73 per cent when comparing Q4 2024 - Q3 2025 to the same period the previous year. In contrast, developing communities experienced a 5 per cent decline in issued low-density units over

the same timeframe. These trends suggest continued preference toward infill development in established areas, even as developing communities continue to deliver approximately two and a half times more low-density units than established areas.

Citywide rezoning is proving to be an effective tool for increasing housing supply, diversifying housing types, and streamlining development processes. In addition to reducing approval timelines, the removal of land use amendment requirements has significantly lowered the cost, risk, and complexity of development. This has enabled many projects, previously considered too expensive, risky and lengthy, to proceed, contributing to a more responsive and efficient housing system that supports Calgary’s growing population.

**Development Permit Timelines**

The City of Calgary continues to experience elevated volumes of development permit applications, while overall approval timelines have remained generally consistent with previous years. Figure 14 in Attachment 2 illustrates the average number of days to decision for various development permit types, alongside the volume of applications submitted in both the current and preceding years.

In 2025, development permit applications for new low-density housing in established areas took an average of 135 days to reach a decision. Among housing types, single-detached and semi-detached dwellings were processed most efficiently, with average decision times of 96 days and 106 days, respectively. In contrast, rowhouse applications required an average of 181 days for approval, this longer timeline is due to the public feedback, review from transportation and engineering specialists, as well as complexity.

Notably, year-over-year improvements were observed in the review timelines for multiple dwelling unit developments within the H-GO District, with average processing times reduced by approximately 30 days. These modest changes in review durations are likely attributable to the sustained growth in application volumes that began in 2024, a trend expected to continue through 2025.

**Public Feedback and Community Engagement**

Public engagement remains a critical component of the development permit process. In total, 422 comments were received via the [DMAP](#) platform regarding applications enabled by the citywide rezoning. Of these, 343 comments expressed opposition, 39 were in support, and 40 were neutral. The most frequently cited concerns included building design (72 per cent of commenters), parking and loading zones (59 per cent of commenters), as well as issues related to privacy, site layout, landscaping, and access.

## *Creating the Guide for Small Scale Housing*

In response to Council's May 2024 direction accompanying the approval of citywide rezoning, The City of Calgary initiated the development of the Guide for Small-Scale Housing: Rowhouse, Townhouse, and Front-Back Semi-detached Developments (The Guide). The Guide will offer design strategies, best practices, and visual guidance to improve the design of rowhouses, townhouses, and front-back semi-detached homes in established communities.

The engagement process followed a "listen and learn" approach, gathering input from nearly 4,000 webpage visitors and 194 contributors who submitted over 1,680 comments. Engagement activities included collaboration with the City Building Program during Phase 5 of Zoning Bylaw engagement, online surveys, community conversation sessions (both in-person and virtual), engagement booklets distributed through libraries and community associations, postcards with QR codes, and a dedicated project email and website to ensure accessibility and broad participation. Key themes from public and targeted engagement include:

- *Site Layout*: Strong concerns about parking adequacy, lot coverage, privacy, and compatibility with existing neighbourhoods.
- *Building Form*: Emphasis on limiting building height and mass, preserving neighbourhood character, and mitigating shadowing and privacy impacts.
- *Amenity Space*: Desire for meaningful green space, usable yards, and proximity to public amenities, with concerns about overcrowding and reduced outdoor usability.
- *Landscape Design*: Calls to protect tree canopy, use sustainable landscaping, and manage water runoff effectively.
- *Servicing*: Issues raised around infrastructure capacity, waste management, and stormwater planning, with a preference for pacing redevelopment to avoid strain.
- *Sustainable Design & Climate Resiliency*: Support for solar panels, resilient materials, rainwater systems, and biodiversity, alongside concerns about infrastructure limitations and environmental impacts.

The Guide will incorporate these insights to help inform future amendments to the land use bylaw, shape thoughtful, sustainable, and community-sensitive housing across Calgary.

## **ATTACHMENTS**

1. Background and Previous Council Direction
2. Supporting Data and Maps

Author: Peter Schryvers, Community Planning, Planning & Development Services

General Manager Debra Hamilton concurs with the information in this Briefing.