

**Planning and Development Services Briefing to
Infrastructure and Planning Committee
2025 February 27**

**ISC: UNRESTRICTED
IP2025-0254**

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

PURPOSE OF BRIEFING

The purpose of this briefing is to provide Council with an update on the implementation of the Rezoning for Housing (citywide rezoning) and its impact on Calgary’s housing supply. Council directed Administration to prepare quarterly briefings that include the effect on the housing supply, timelines for approvals and a summary of public letters received on development permits enabled by the citywide rezoning.

SUPPORTING INFORMATION

Background

Council approved "[Home is Here: The City of Calgary's Housing Strategy 2024-2030](#)" in September 2023. Actions under Outcome 1, to increase the supply of housing and to meet demand and increase affordability, directed Administration to propose citywide land use changes to provide a greater range of housing choices for Calgarians. The resulting report, Calgary’s Housing Strategy 2024-2030 – Land Use Amendment Citywide ([LOC2024-0017](#)) and Land Use Bylaw Amendments ([CPC2024-0213](#)), also known as citywide rezoning, was approved on 2024 May 14. At that time, Council passed the following motion:

“Direct Administration to prepare a quarterly briefing on the implementation of the Rezoning for Housing initiative to Infrastructure and Planning Committee beginning 2025 Q1 including:

- a. The effect of Rezoning for Housing on housing supply, including the number of permits issued for new low-density residential units in R-G/R-CG and H-GO districts;
- b. Timelines for permit approvals; and
- c. A summary of public letters received on development permits enabled by Rezoning for Housing including the overall number in support or opposition and recurring themes of concerns raised.”

Since coming into effect on 2024 August 6, citywide rezoning has increased the diversity and supply of housing options through a more efficient process that has led to a wider range of housing types being built on affected parcels. These changes do not preclude proposed developments from undergoing detailed reviews for bylaw compliance and public input.

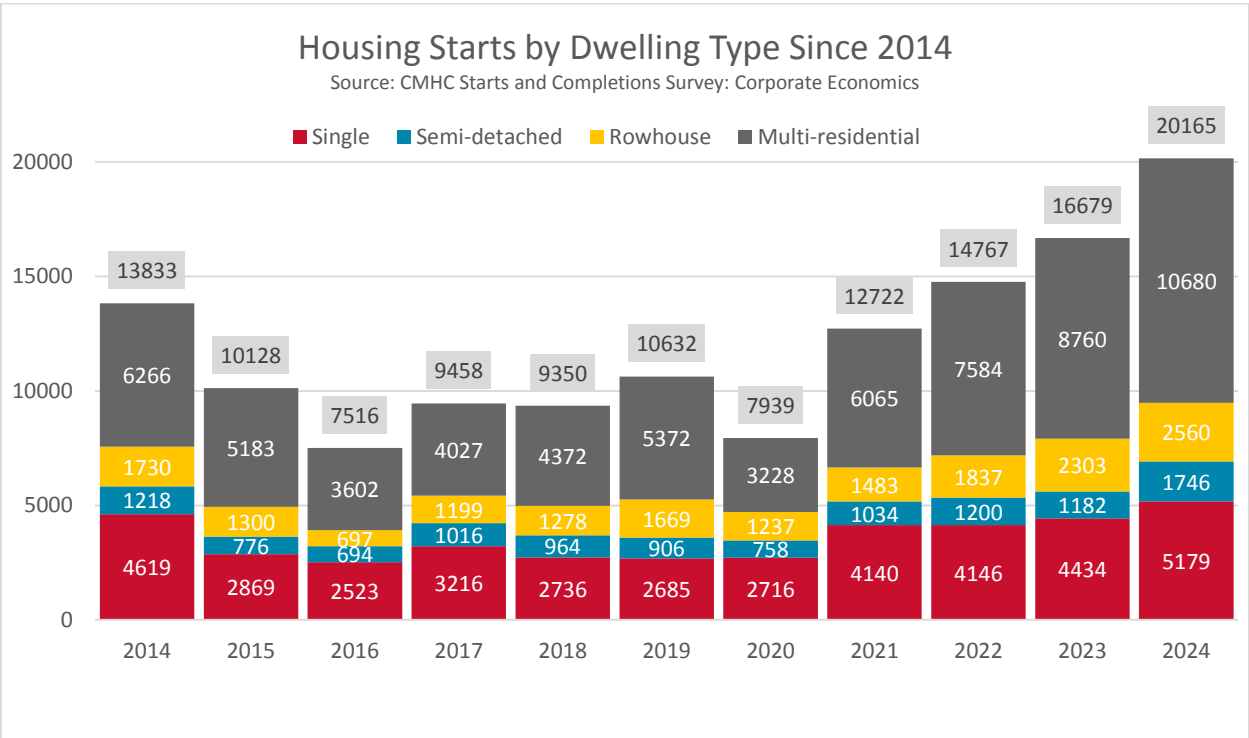
Growth and Development

Calgary's population grew by 87,600 in 2024, marking a 6.2% year-over-year increase and bringing the total population to 1,509,811 as of 2024 April 1, according to the latest estimate from Corporate Economics.¹ The city experienced a net increase of approximately 240 people throughout 2024. According to Statistics Canada, The Calgary Census Metropolitan Area’s population grew by 191,934 in just two years (2022-2024); a population growth that had

¹ City of Calgary, [Economic Outlook and Population Outlook](#) (April 2024)

previously taken eight years (2015-2022) to achieve.² This rapid population increase is putting significant pressure on housing demand.

In 2024, Calgary saw remarkable growth in building permit numbers and residential permits, recording the highest housing starts in Canada with 20,165 units, setting a new record and making 2024 the first year Calgary surpassed 20,000 units.³ According to the Canada Mortgage and Housing Company, this growth was largely due to multi-residential construction, which surpassed 10,000 units for the first time, with 48% being rental units and 54% condos. Single-detached starts rose by 17% to 5,179 units, rowhouses by 11% to 2,560 units, and semi-detached by 48% to 1,746 units, all setting new records. As outlined in the [Housing Review](#), the city experienced a 32% year-over-year increase in Q4 housing starts, reaching 5,867 units. Even with the large increase in housing starts for 2024, there is a gap between population growth and housing provision.



Building Permits Approved in R-G, R-CG and H-GO Districts

In 2024, The City of Calgary issued residential building permits within the Residential - Low Density Mixed Housing (R-G), Residential – Grade-Oriented Infill (R-CG) and Housing – Grade Oriented (H-GO) Districts for:

- 5,144 single detached homes with 1,192 secondary suites;
- 1,040 semi-detached homes with 491 secondary suites; and
- 586 townhouses or rowhouses with 369 secondary suites.

The result of the citywide rezoning will not be seen in building permit data until 2025, as development permits must be approved prior to a building permit receiving approval.

² Statistics Canada, [Population estimates, July 1, by census metropolitan area and census agglomeration, 2021 boundaries](#) (July 2024)

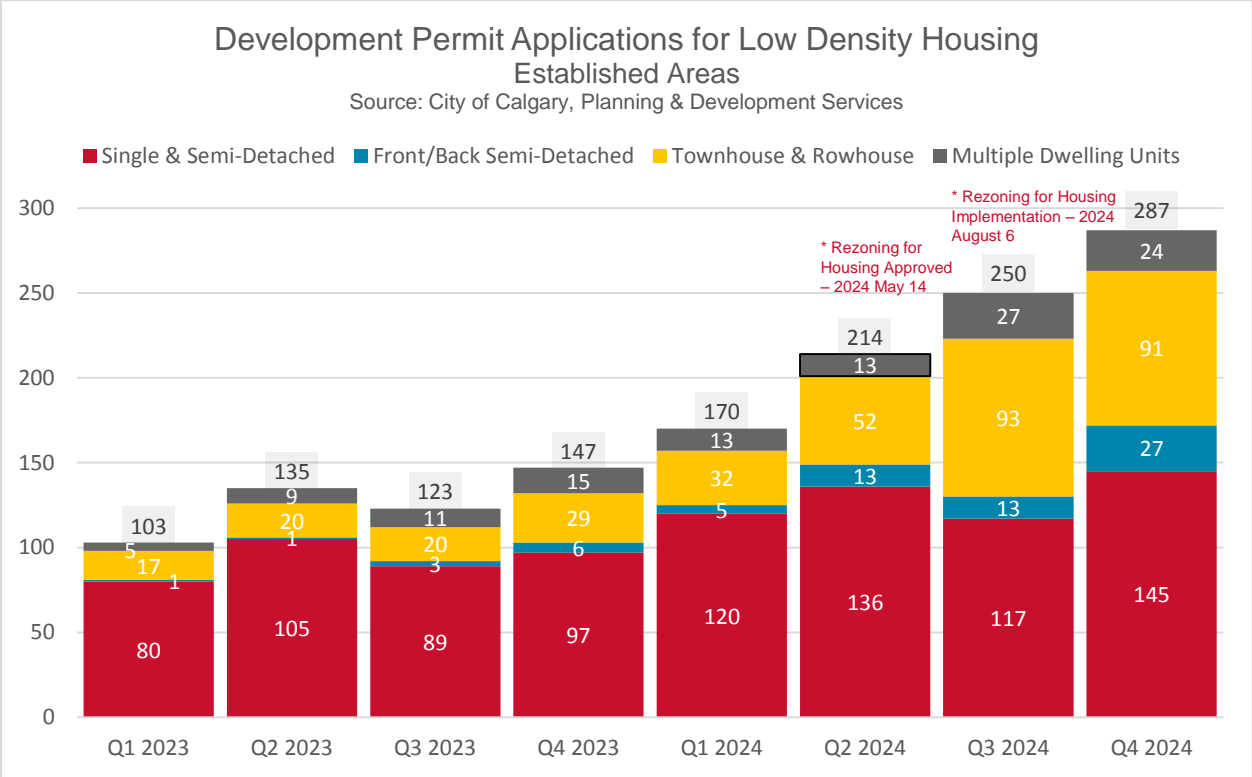
³ Canada Mortgage and Housing Company (CMHC), [Monthly Housing Starts and Other Construction Data Tables](#)

Effect of Citywide Rezoning on Established Areas Development Permits

The following section of this briefing represents the total 2024 permit data within the established areas of Calgary for new low-density housing. Due to the citywide rezoning having the largest impact on the Residential – Grade-Oriented Infill and Housing – Grade Oriented Districts, the data presented below pertains to these districts. It is acknowledged that citywide rezoning was implemented on 2024 August 06 (Q3 2024). The citywide rezoning has streamlined the process, resulting in a broader range of housing types being applied for in development permits.

Outlined in the table below, The City of Calgary received 921 development permit applications for new homes within the established area during all of 2024. These development permits propose over 2,600 new units. Comparatively, in 2023, The City received 508 development permits, marking an 81% increase in development permits received in 2024.

After 2024 August 6 (citywide rezoning implementation date), The City received 152 development permits for rowhouses and townhouses, and 35 development permits for front/back semi-detached homes; these account for a 271% and 289% year-over-year increase in applications during the same period in 2023, respectively.



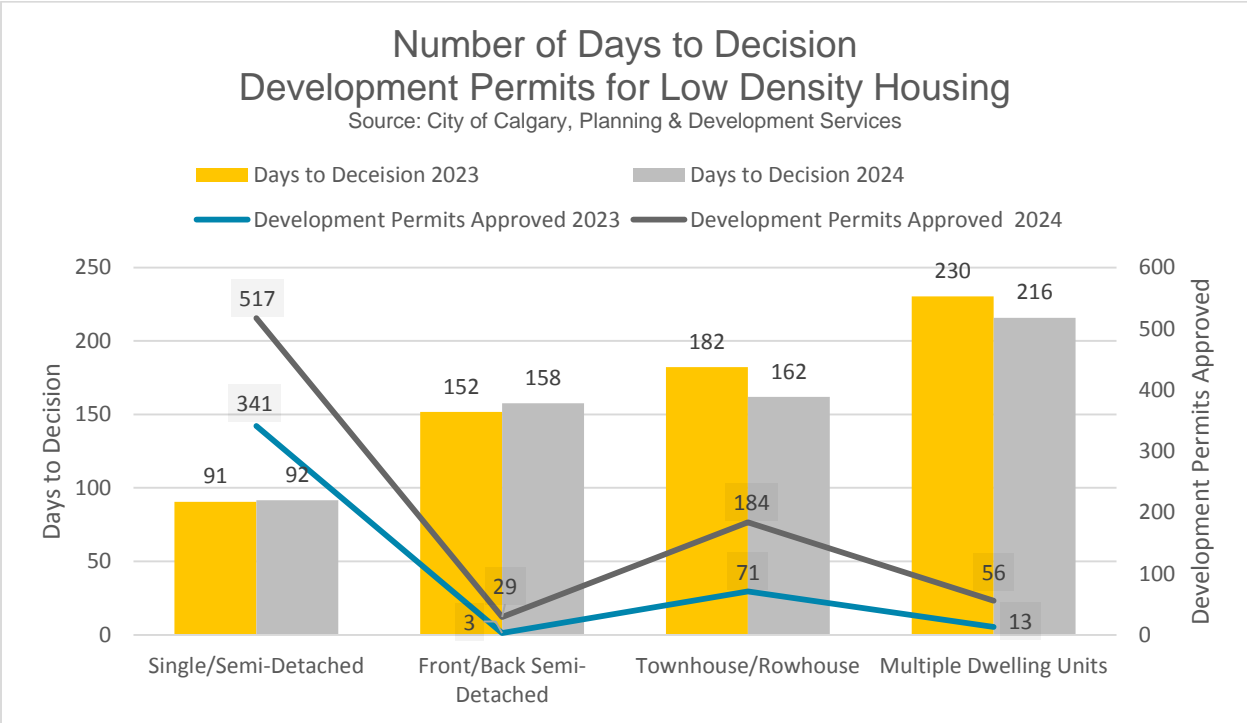
Development Permits Directly Enabled

Data collected from development permit applications (2024 May 14 onward) was analyzed to understand which permits would have historically required a land use amendment prior to citywide rezoning. A total of 269 development permit applications were submitted in 2024 that would have previously required a land use amendment prior to proceeding with their development. These development permits proposed 1,064 new units and 1,011 secondary suites. Individual land use amendments are not required due to the citywide rezoning which allows new housing to be available approximately four months earlier. A map of these development permits is provided in Attachment 1.

Since implementation, citywide rezoning has directly enabled 46% of all new low-density housing development permits applied for within the established area, resulting in 814 new units and 765 new secondary suites. The substantial increase in the applications for rowhouses, townhouses and front/back semi-detached housing forms is a result of the removal of barriers. The data demonstrates the positive effect of the citywide rezoning on providing a greater range of housing choices and increased supply of housing for Calgarians. As evidenced by the significant increase in permit volumes, the results of the citywide rezoning are increasing overall supply.

Development Permit Timelines

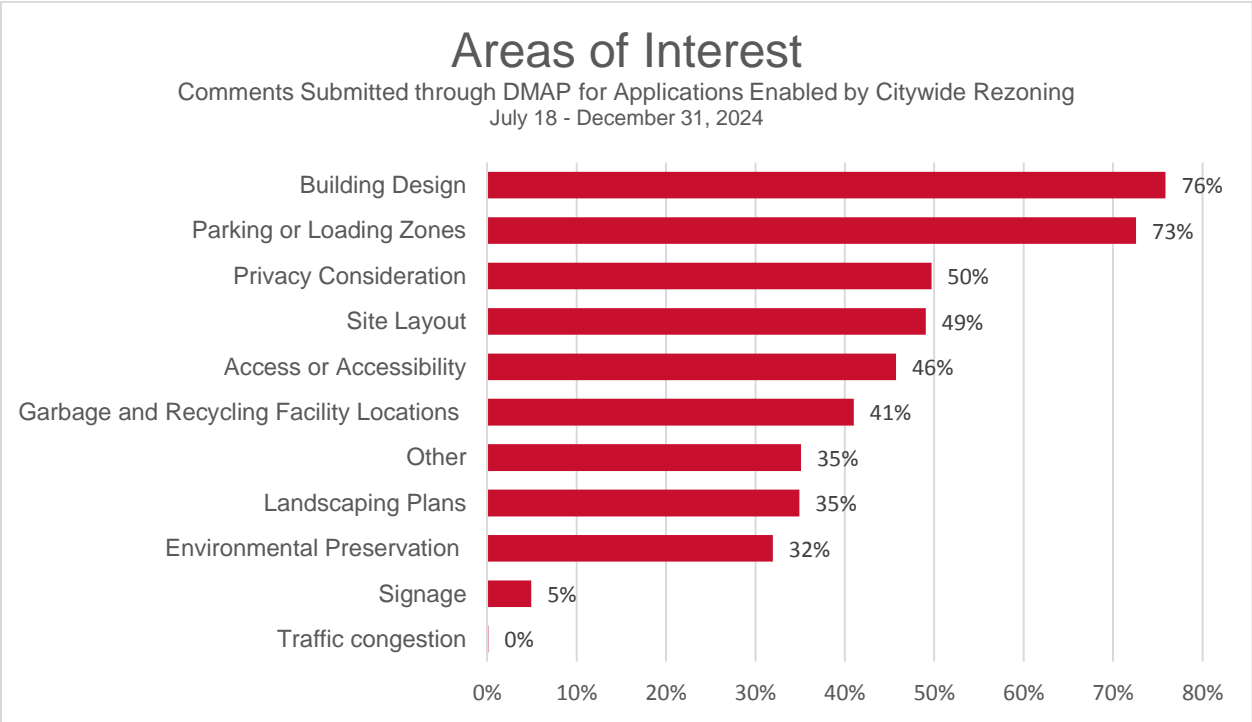
In 2024, development permit applications approved for new low-density housing averaged 119 days to receive a decision. Single and semi-detached homes received approval the fastest, taking an average of 92 days, while rowhouses received approval in an average of 162 days. Year-over-year improvements were seen in the time from submission to decision on townhouses and rowhouses (~20 days), and multiple dwelling units (~14 days) development permits. The minor increases in review timelines for single and semi-detached can likely be attributed to the substantial increase in volume year-over-year, with 52% more permits being approved.



Summary of Letters Received on Development Permits

The City of Calgary utilizes Development Map (DMAP) to collect public feedback on applications being proposed. DMAP is a tool that allows the public, community associations and other circulation referees to learn about the current applications, review plans, and find out when and how to share their comments. On 2024 July 18, The City implemented a new and improved DMAP with the intent of improving user experience by adding new features. This update also allowed Administration to track overall statistics for comments received on DMAP including areas of interest. It is important to note that DMAP does not include all comments received by The City, as the public also has the choice to forward comments directly to the file manager.

Utilizing the data for applications submitted after 2024 July 18, The City received 2,063 comments on applications enabled by citywide rezoning through DMAP. Of those comments, 205 were neither in support or opposed, 1,720 were opposed and 138 were in support of the respective applications. The average number of comments received on development permits enabled through citywide rezoning are two times higher than on similar permit types. In DMAP, areas of interest are selected by the commenter. Building design and parking/loading zones were outlined as an area of interest by 76% and 73% of commenters, respectively. The full list of areas of interest can be found in the graph below. Administration will collect and utilize this data in future projects including the Rowhouse How-to Guide.



ATTACHMENT(S)

- 1. Development Permit Applications Enabled by Citywide Rezoning Map

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