

## Planning and Development Services Briefing to

### Infrastructure and Planning Committee

2025 June 04

ISC: UNRESTRICTED

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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

The purpose of this briefing is to provide Council with an update on the implementation of the Rezoning for Housing (citywide rezoning) initiative.

### SUPPORTING INFORMATION

#### Highlights

- Since its implementation on August 6, 2024, citywide rezoning has significantly increased the diversity and supply of housing options in Calgary.
- In Q1 2025, Calgary received 271 development permit applications for new homes in established areas, marking a 59% increase compared to Q1 2024.
- Rowhouses and townhouses made up 31% of applications in established areas, representing a 163% increase from the same quarter in 2024.
- Citywide rezoning directly enabled 45% of all new low-density housing development permits in established areas

#### Growth and Development

Calgary's population is projected to grow by 3.5 per cent in 2025 to a total population of 1,562,600, according to the latest forecast from Corporate Economics.<sup>1</sup> This is lower than the estimated 6.2 per cent year-over-year increase in 2024. This is largely due to anticipated reductions in international immigration.

According to Canada Mortgage and Housing Company's (CMHC) Starts and Completions Survey, Calgary recorded 4,995 housing starts in the first quarter of 2025, a 15 per cent increase from 4,354 units in the first quarter of 2024, as shown in Figure 1.<sup>2</sup> Calgary led all Canadian municipalities in housing starts this quarter, the first time since Q1 2007.

Continuing the trend from last year, most of Calgary's growth came from multi-residential buildings, which increased by 23 per cent to 2,878 units, compared to Q1 2024. As outlined in the City of Calgary's Housing Review, of the multi-residential buildings, 1,848 units (64.2 per cent) were purpose-built rentals. Single-detached housing starts declined by 9 per cent to 1,022 units, the lowest level since Q1 2023. Other types of low-density housing increased; semi-detached units rose 7 per cent to 376 and rowhouse starts increased 34 per cent to 719 units.<sup>3</sup> This marks Calgary's second-highest quarterly total on record for rowhouse starts.

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<sup>1</sup> City of Calgary, Economic Outlook and Population Outlook (April 2025)

<sup>2</sup> Quarterly Starts, Completions and Under Construction, Canada Mortgage and Housing Corporation, Quarterly Starts, Completions & Construction | CMHC

<sup>3</sup> City of Calgary, Housing Review, Housing Review

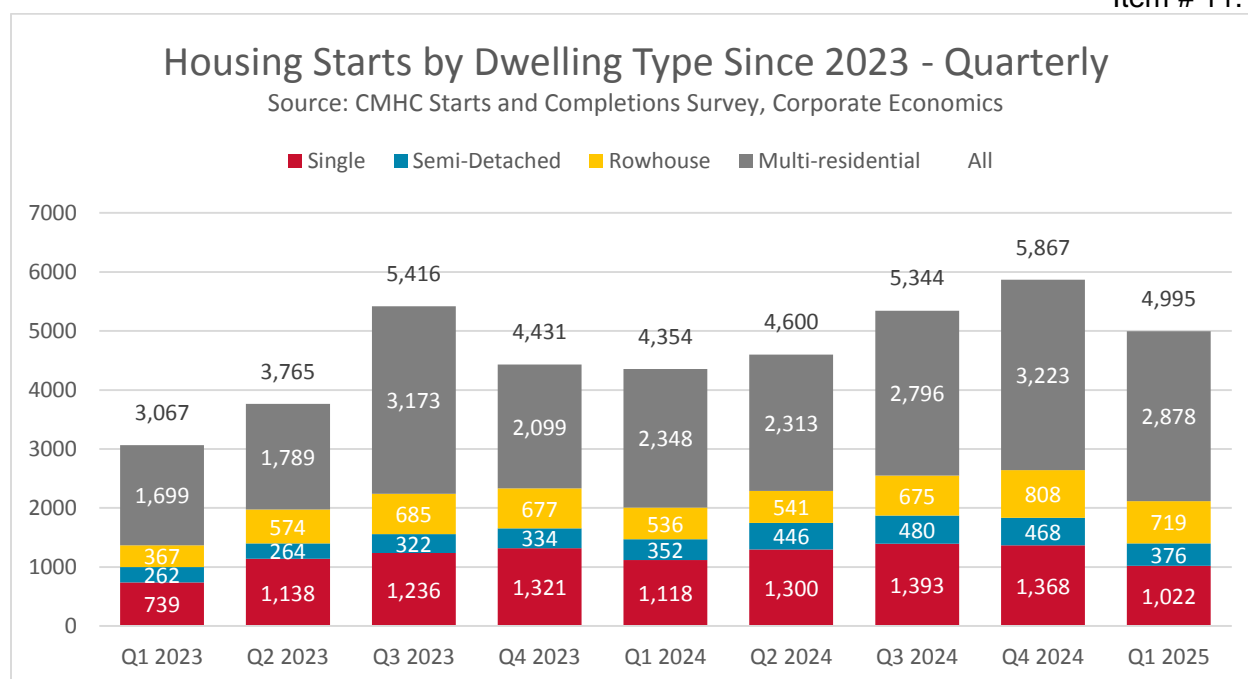


Figure 1: Housing Starts by Dwelling Type Since 2023 - Quarterly

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

In Q1 2025, 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:

- 1,215 single detached homes with 284 secondary suites;
- 383 semi-detached homes with 150 secondary suites; and
- 363 townhouses or rowhouses with 223 secondary suites.

Townhouses and rowhouses made up 22 per cent of the total units and suites from issued building permits in low density districts, compared to 7 per cent in Q1 2024. Figure 2 outlines that this quarter saw the highest ever total for the number of units and suites that were issued a building permit for a rowhouse or townhouse, totaling 586, marking a 300 per cent increase from the same quarter in 2024. The City is now seeing the impact of the citywide rezoning on building permit data, which means the changes will continue to support growth in more housing choices for Calgarians in the coming months.

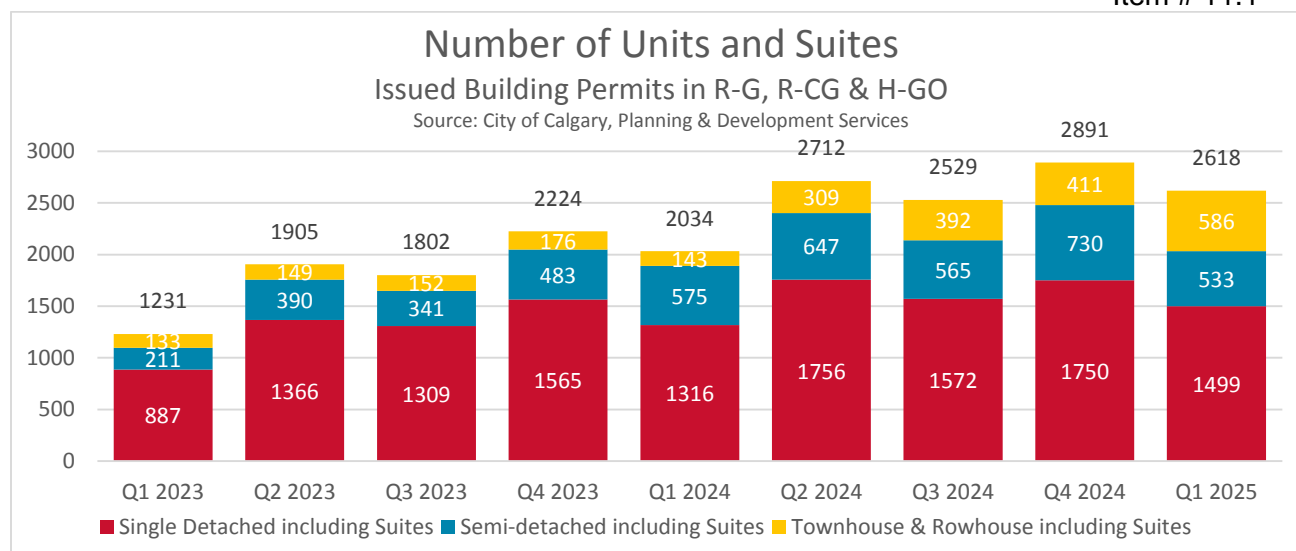


Figure 2: Number of Units and Suites – Issued Building Permits in R-G, R-CG & H-GO

### Effect of Citywide Rezoning on Established Areas Development Permits

This section provides the total permit data for new low-density housing in Calgary's established areas for the first quarter of 2025. The citywide rezoning, implemented on 2024 August 6, has streamlined planning policy and process, leading to a broader range of housing types being applied for in development permits, with significant growth in rowhouses and townhouses.

Outlined below in Figure 3, The City of Calgary received 271 development permit applications for new homes within the established area during the first quarter of 2025, marking a 59 per cent increase compared to the same quarter in 2024. These development permits propose over 787 new units. In Q1 2025, rowhouses and townhouses made up 31 per cent of the development permits received within the established area, representing a 163 per cent increase in applications compared to the same quarter in 2024. This continues the trend seen since the citywide rezoning was implemented, increasing the diversity of housing options.

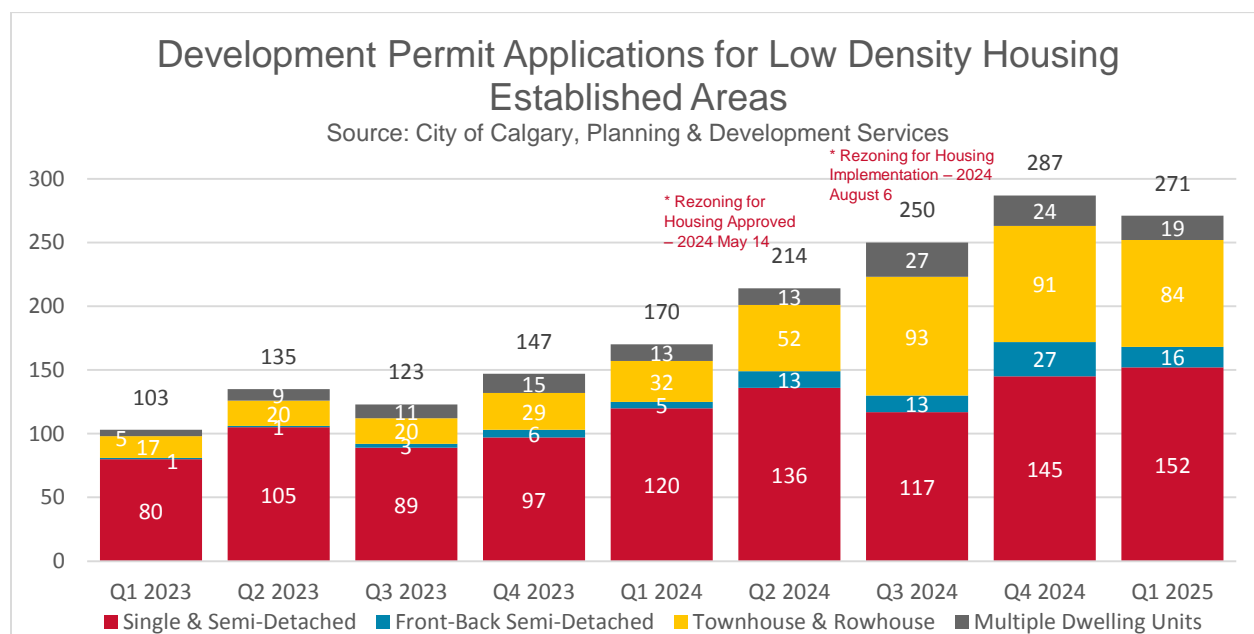


Figure 3: Development Permit Applications for Low Density Housing – Established Areas

Development Permits Directly Enabled

Administration continues to monitor development permit applications to understand which permits would have historically required a land use amendment prior to citywide rezoning.

In the first quarter of 2025, The City received 123 development permit applications that would have previously required a land use amendment prior to proceeding with their development permit. These development permits propose 481 new units and 451 secondary suites. Citywide rezoning directly enabled 45 per cent of all new low-density housing development permits applied for within the established area in Q1 2025.

Since the citywide rezoning, a total of 397 development permit applications have been submitted that would have previously required a land use amendment prior to proceeding with their development permit. These development permits proposed 1,564 new units and 1,473 secondary suites. Individual land use amendments, which take approximately four months, are no longer needed due to the citywide rezoning, allowing housing to be available faster.

The sustained increase in the applications for rowhouses, townhouses and front-back semi-detached housing forms is a result of removing barriers. The data demonstrates the positive effect of the citywide rezoning on providing a greater range of housing choices and increasing the supply of housing for Calgarians.

Development Permit Timelines

Figure 4 outlines the number of days to decision for different development permits and the amount of permits applied for during the current and previous years. In Q1 2025, development permit applications approved for new low-density housing took an average of 138 days to receive a decision. Single and semi-detached homes received approval the fastest, taking an average of 102 days, while rowhouses received approval in an average of 173 days. Year-over-year improvements were seen in the time from submission to decision on front-back semi-detached (~30 days), and multiple dwelling units (~20 days) development permits. The minor increases in review timelines for single & semi-detached and rowhouse & townhouse can likely be attributed to the continued increase in volume that began in 2024, with a projected overall increase in permit volume in 2025.

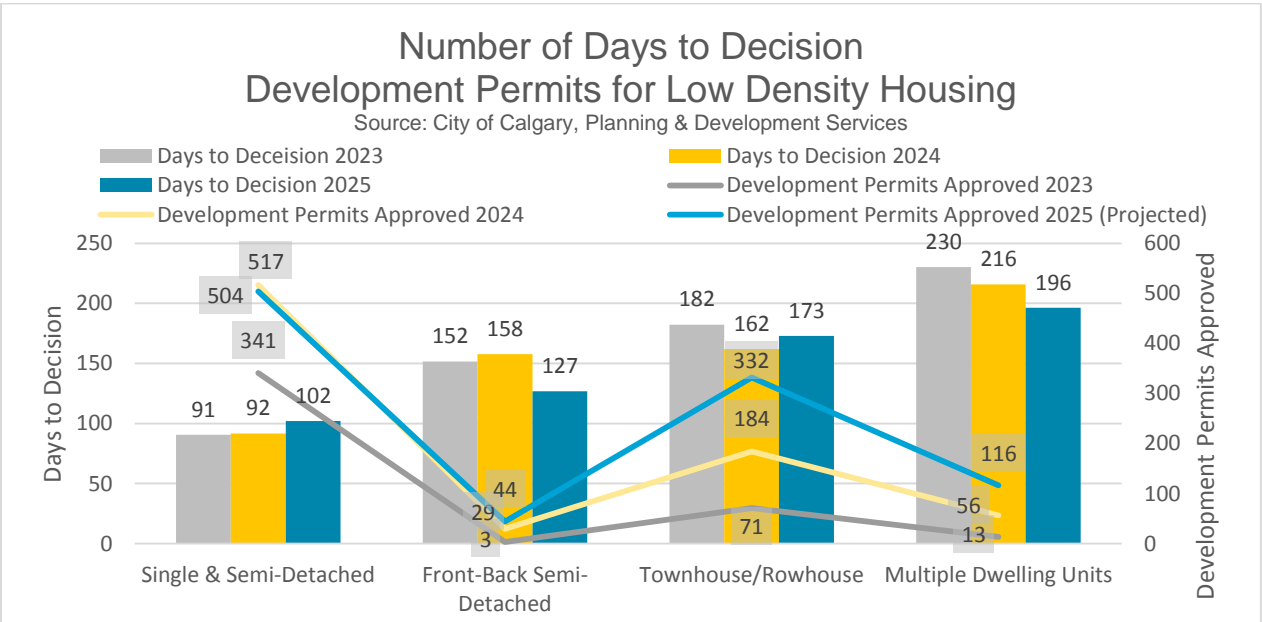


Figure 4: Number of Days to Decision – Development Permits for Low Density Housing

Summary of Letters Received on Development Permits

The City of Calgary utilizes Development Map (DMAP) to collect public feedback on development permit applications. 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. Administration is able 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.

In the first quarter of 2025, The City received 1,527 comments on applications enabled by the citywide rezoning through DMAP. Of those comments, 137 were neither in support or opposed, 1,295 were opposed and 75 were in support of the applications. In DMAP, commenters select the areas of interest related to their feedback. Building design and parking/loading zones continue to be the most selected areas of interest, with 78 per cent and 76 per cent of commenters selecting them, respectively. The full list of areas of interest can be found in the Figure 5 below. Administration will utilize this data in future projects including the Guide for Small Scale Housing: Rowhouse, Townhouse and Front-Back Semi-detached Development which is underway.

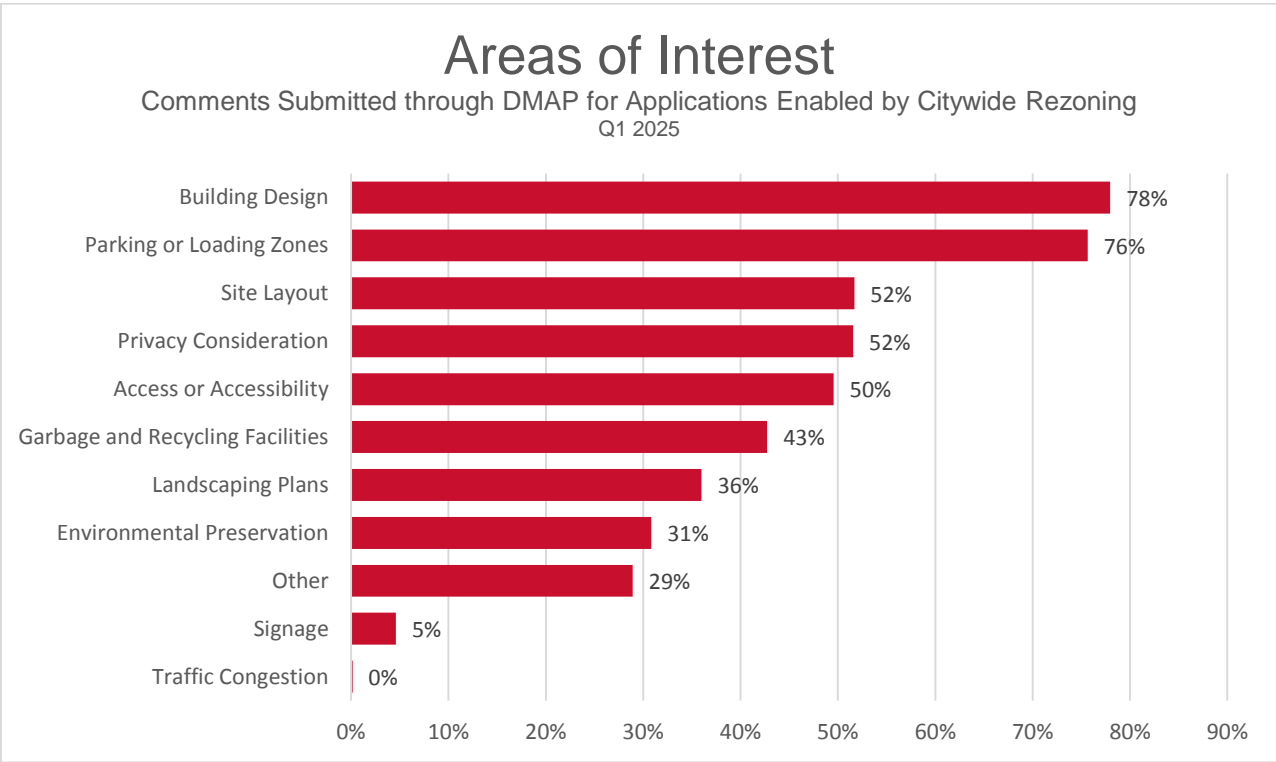


Figure 5: Areas of Interest – Comments Submitted through DMAP for Applications Enabled by Citywide Rezoning – Q1 2025

## Background

In September 2023, Council approved "Home is Here: The City of Calgary's Housing Strategy 2024-2030". 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.

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