

## Planning and Development Services Briefing to

### Infrastructure and Planning Committee

2025 September 03

ISC: UNRESTRICTED

IP2025-0805

## 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 Council with an update on the implementation of the Rezoning for Housing (citywide rezoning) initiative.

### SUPPORTING INFORMATION

#### Highlights

- Calgary recorded 7,157 housing starts in Q2 2025, a 55.6 per cent increase from the same quarter in 2024. With 12,152 starts in the first half of the year, the city is on track to set a new annual record for the third consecutive year.
- Calgary's population is projected to grow by 3.5 per cent in 2025, reaching 1,562,600 residents, with a net migration of approximately 42,600 people fueling increased housing demand.
- Single detached and semi-detached homes made up 77 per cent of all units and suites approved through building permits in low-density districts citywide, with 23 percent for townhouse and rowhousing. This suggests that the rezoning is beginning to facilitate a broader range of housing options, although the primary preference remains single detached and semi-detached for Calgarians in low-density housing.
- Citywide rezoning enabled 41 per cent of new low-density development permits in established areas during Q2 2025, streamlining approvals and accelerating housing delivery timelines.
- Citywide rezoning has introduced a broader spectrum of low-density housing options, enabling developments that better reflect consumer preferences and can respond to evolving market demands.

#### Growth and Development

Calgary's population is projected to increase by 3.5 per cent in 2025, reaching an estimated total of 1,562,600 residents, according to the latest forecast from Corporate Economics.<sup>1</sup> This growth includes a net migration of approximately 42,600 people to the city.

Housing construction activity has been responding to the continued population growth. According to Canada Mortgage and Housing Company's (CMHC) Starts and Completions Survey, Calgary recorded 7,157 housing starts in the second quarter of 2025, a 55.6 per cent increase compared to 4,600 starts in the same quarter of 2024, as illustrated in Figure 1.<sup>2</sup>

Including the Q2 results, total housing starts for the first half of 2025 reached 12,152 units. Calgary recorded the highest number of starts among all Canadian municipalities. This marks the first time the city has exceeded 10,000 starts in the first half of a calendar year, surpassing

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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

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the previous record of 8,954 starts in 2024. With this momentum, Calgary is on track to set a new annual record for housing starts for the third consecutive year.<sup>3</sup>

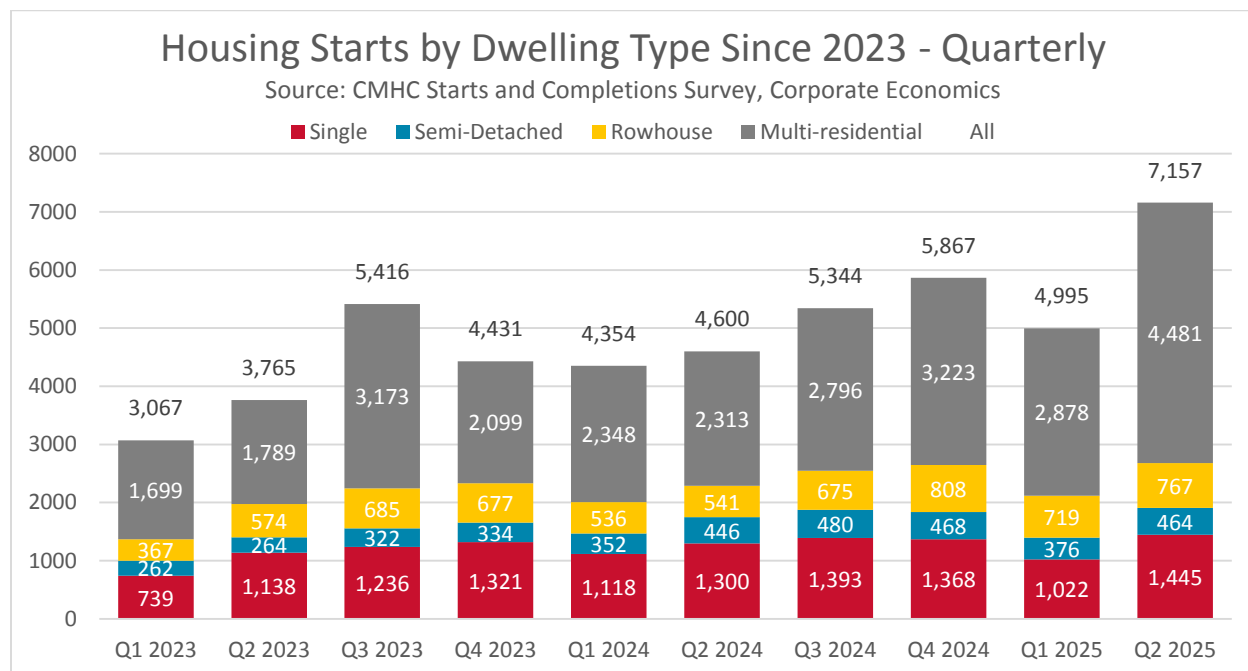


Figure 1: Housing Starts by Dwelling Type Since 2023 – Quarterly

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

In Q2 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:

- 1,095 single detached homes with 230 secondary suites;
- 315 semi-detached homes with 122 secondary suites; and
- 361 townhouses or rowhouses with 161 secondary suites.

In the second quarter, single detached, semi-detached accounted for 77 per cent of all units and suites approved through building permits in low-density districts. Townhouses and rowhouses accounted for only 23 per cent of all units and suites approved through building permits in low-density districts. This illustrates an increase across all housing forms built in low-density areas. As illustrated in Figure 2, this quarter recorded 522 townhouse and rowhouse units in both the Developing and Established areas. This marks a 67 per cent increase compared to the same period in the previous year across the entire city. The data suggests that in both the Established and Developing areas, the rezoning is beginning to facilitate a broader range of housing options,

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

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supporting continued growth and diversification in Calgary’s residential landscape while single detached and semi-detached housing remains the preferred option.

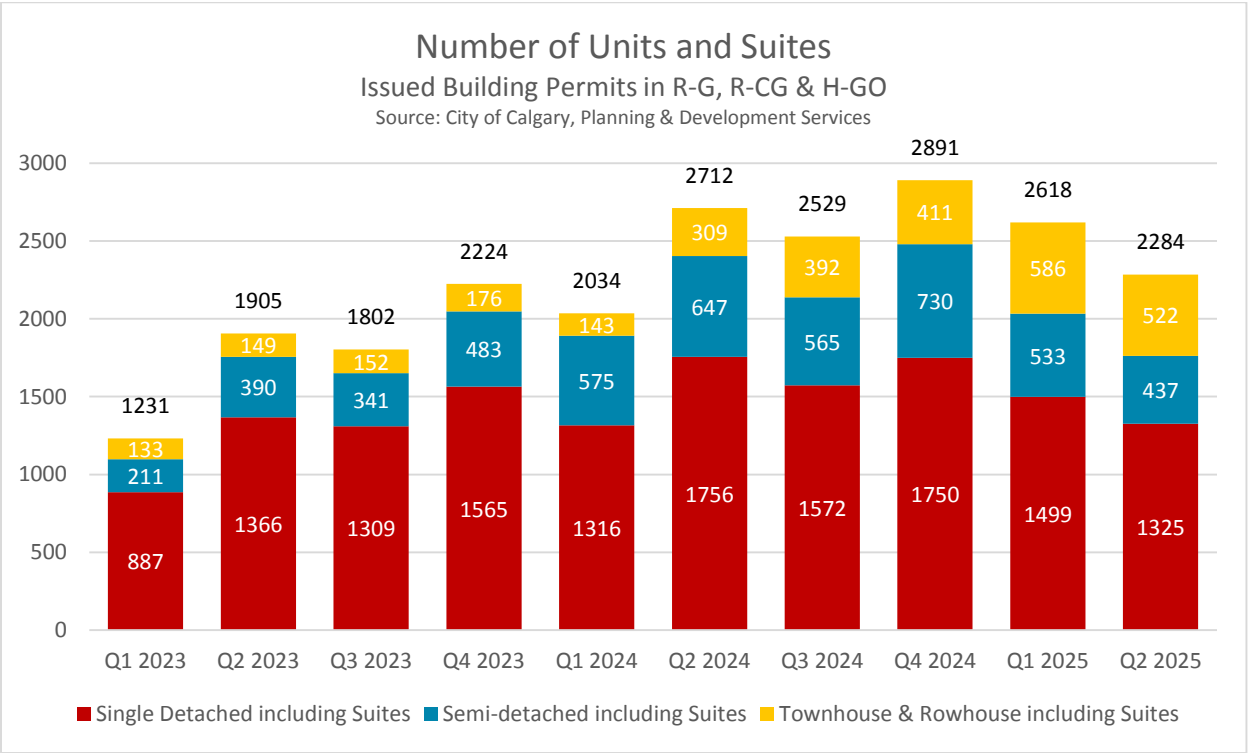


Figure 2: Number of Units and Suites – Issued Building Permits in R-G, R-CG & H-GO

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 second quarter of 2025. Since the implementation of citywide rezoning on 2024 August 6, planning policies and processes have been streamlined, introducing a broader spectrum of low-density housing options that reflect consumer preferences, respond to evolving market demands, and result in a wider mix of housing types proposed through development permit applications.

As shown in Figure 3 below, The City of Calgary received 231 development permit applications for new homes in established areas during Q2 2025. This represents an 8 per cent increase compared to the same period in 2024. These applications propose the construction of over 494 new residential units.

Rowhouses and townhouses comprised 20 per cent of the development permits submitted in these areas during Q2 2025, marking a decline in this application type since the citywide rezoning was approved. The citywide rezoning initiative expanded the range of low-density

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housing options available across the city although the data demonstrates sustained interest in single and semi-detached housing forms.

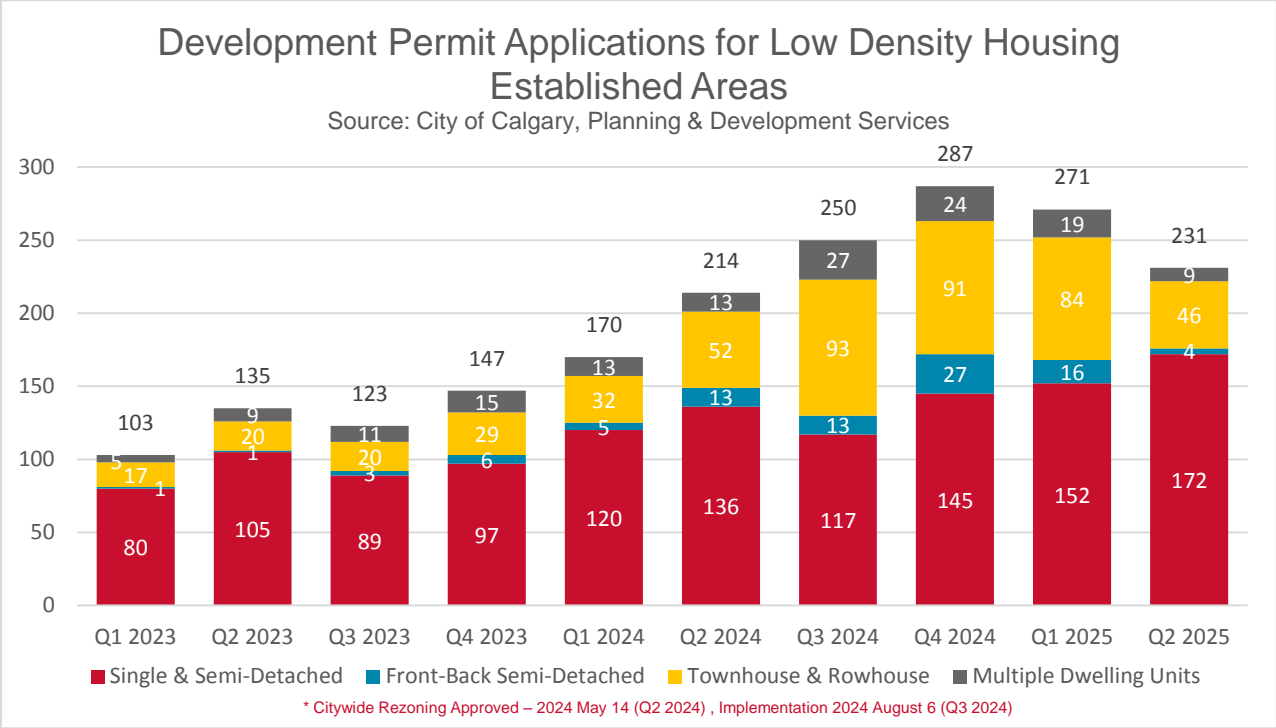


Figure 3: Development Permit Applications for Low Density Housing – Established Areas

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. The rezoning has unlocked new residential opportunities for a variety of single and semi-detached housing in areas where these forms were previously restricted. The observed increase in single and semi-detached housing, alongside a decline in rowhouse applications, highlights how citywide rezoning is able to respond to the evolving housing preferences of Calgarians.

During the second quarter of 2025, The City of Calgary received 95 development permit applications for low-density housing that, prior to the citywide rezoning, would have required a land use amendment. These applications propose the construction of 324 new units and 301 secondary suites. Citywide rezoning directly enabled 41 per cent of all new low-density housing development permits applied for within the established area in Q2 2025.

Since the citywide rezoning (Q2 2024), a total of 492 development permit applications have been submitted that would have previously required a land use amendment prior to proceeding with their development permit. These applications collectively propose 1,888 new units and 1,774 secondary suites. The removal of the requirement for individual land use amendments, a

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process that could take approximately four to six months, has accelerated the timeline for housing delivery, allowing new homes to be built and occupied more quickly while still allowing for public comments through the Development Permit process.

In Q2 2025, the most notable increase in rezoning-enabled development activity occurred in single-detached and semi-detached housing forms. Citywide rezoning now enables housing types that were previously restricted under former zoning. For example, this includes configurations such as two single-detached homes on subdivided narrow lots or semi-detached homes on parcels formerly zoned the Residential – Contextual One Dwelling (R-C1) District. This shift underscores the effectiveness of the rezoning initiative in unlocking new residential opportunities and responding to Calgary's evolving housing needs.

#### Development Permit Timelines

The City of Calgary continues to observe higher volumes of development permit applications being received, with the overall timelines for approval remaining generally consistent with previous years. Figure 4 presents data on the average number of days to decision for various types of development permits, along with the volume of applications submitted in both the current and previous years. In 2025, development permit applications for new low-density housing took an average of 135 days to reach a decision. Multi-dwelling units has been added to Figure 4 to illustrate the overall housing distribution in application types.

Among housing types, single and semi-detached homes were processed most efficiently, with an average decision time of 102 days. In contrast, rowhouse applications required an average of 174 days for approval. Notably, year-over-year improvements were observed in the review timelines for multiple dwelling unit developments, with average processing times reduced by approximately 15 days.

Minor increases in review durations for single & semi-detached and rowhouse & townhouse applications are likely linked to the sustained growth in application volumes that began in 2024. This upward trend is expected to continue through 2025, contributing to longer review periods as the City manages a higher volume of permit activity.

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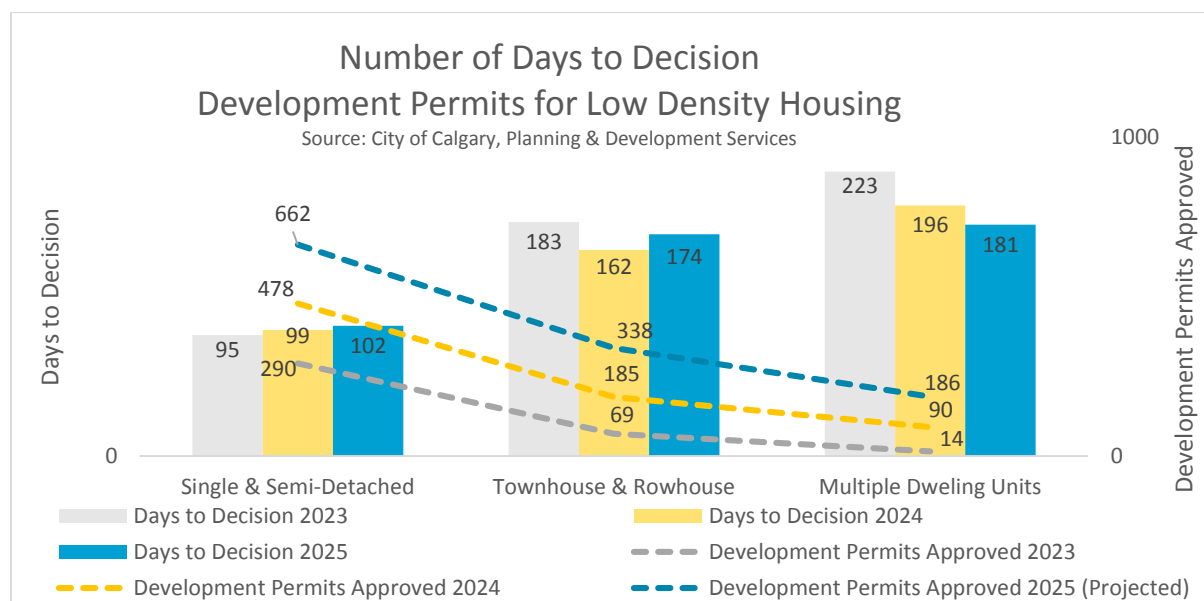


Figure 4: Number of Days to Decision – Development Permits for Low Density Housing

### 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 second quarter of 2025, The City received 868 comments through DMAP on applications enabled by the citywide rezoning. Of those comments, 75 were neither in support or opposed, 740 were opposed and 53 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 80 per cent and 73 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.

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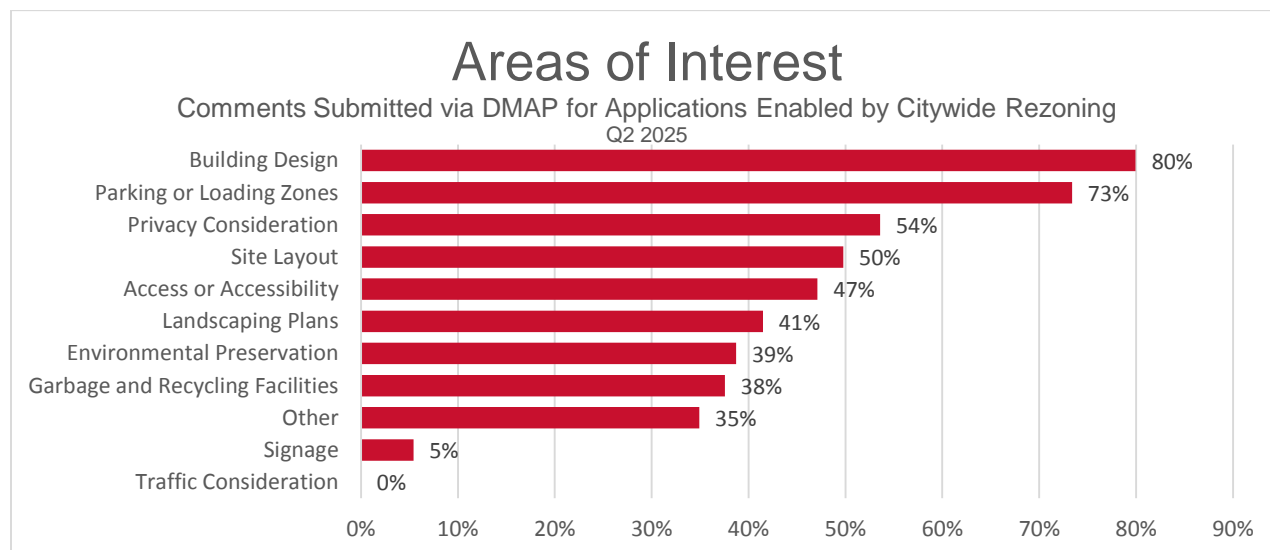


Figure 5: Areas of Interest, Comments Submitted via DMAP for Applications Enabled by Citywide Rezoning, Q2 2025

### 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, directing 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:

- 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;
- Timelines for permit approvals; and
- 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."

Author: Matthew Atkinson, Community Planning, Planning & Development Services

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