

Infrastructure Readiness for Residential Grade-Oriented Infill: Trends and Triggers

This attachment explains how The City reviews infrastructure for Residential – Grade-Oriented Infill (R-CG) developments—housing forms such as single-detached, semi-detached, rowhouses, and townhomes—before approval. It also summarizes how R-CG fits within overall growth in the established area and why its impact on citywide systems like water, roads, and parks is currently minimal. The established area refers to neighborhoods that have completed their first generation of development.

Infrastructure Triggered by Residential – Grade-Oriented Infill (R-CG) District Applications

Before redevelopment begins, The City checks each site to make sure services like water, sewer, stormwater, and road access can support the project. This review confirms City standards are met and identifies any upgrades needed because of combined growth in the area. Section 129.1 of the Land Use Bylaw states:

The Development Authority must confirm there is adequate sewage collection, treatment and disposal, water supply, treatment and distribution, storm water collection and storage and road infrastructure capacity necessary to serve the development.

This review ensures that

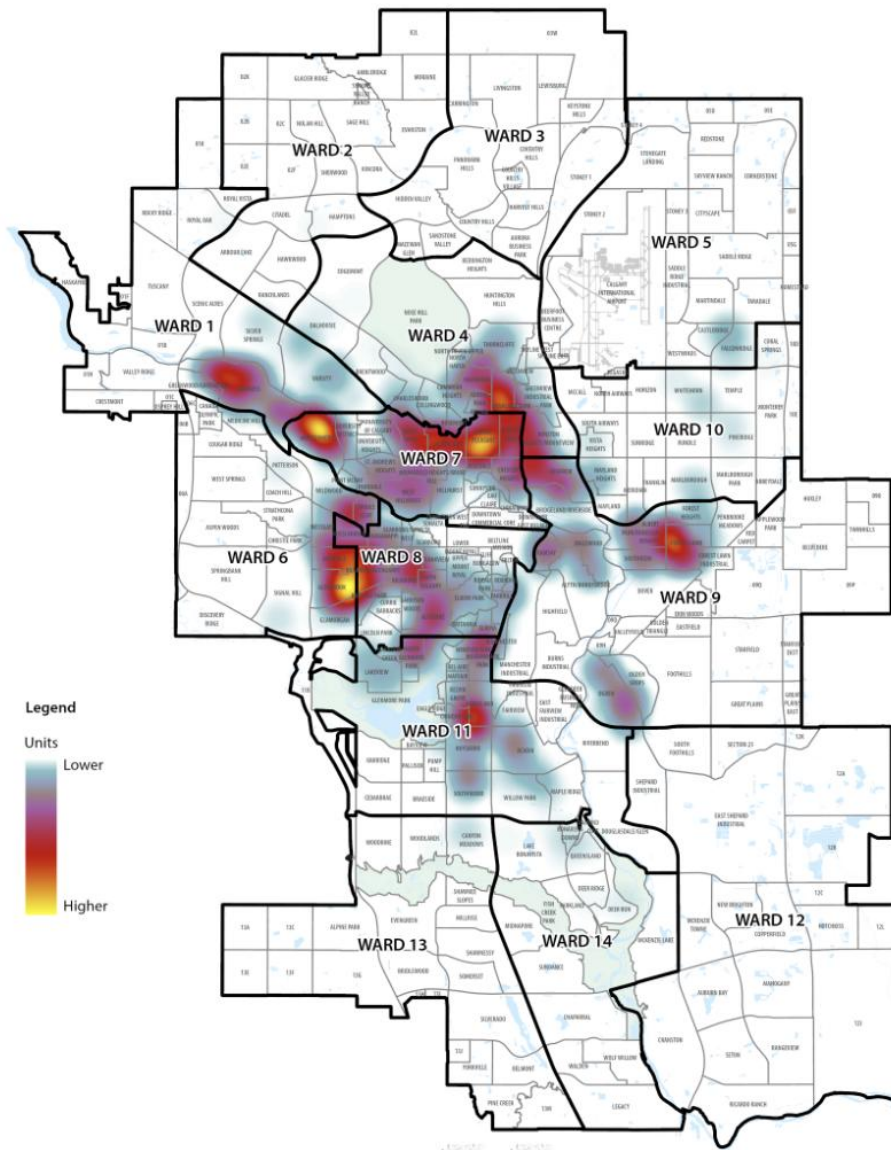
- a) City standards for site servicing, design and accessibility are met, and
- b) any required upgrades from combined impact of growth are addressed before development proceeds.

In some cases, redevelopment projects may require upgrades. For example, taller buildings close together may need more water supply for fire protection and clusters of new homes might need bigger wastewater pipes. Redevelopment also often means rebuilding sidewalks to meet today's accessibility standards and adding on-site stormwater improvements to handle increased hard surfaces like roofs and driveways. Road capacity is generally assumed to be sufficient for smaller-scale infill projects like R-CG, but where larger developments are proposed, transportation reviews may identify improvements through broader mobility planning and investment programs.

The City is tracking development permits for the R-CG and H-GO Districts. Between October 1, 2024 and September 30, 2025, The City received 906 development permits for new low-density housing in R-CG and H-GO Districts for a total of 2,420 units. Most of these projects are in pre-1970 neighborhoods, though the level of activity varies widely by community. Figure 1 illustrates how these 2,420 units are distributed across the city.

Note: Figure 1 includes both H-GO and R-CG applications. For more detail on R-CG and H-GO application trends, see IP2025-1002 Quarterly Briefing on the Effect of the Rezoning for Housing on Calgary's Housing Supply.

Figure 1: Number of Units – Development Permit Applications Submitted for Low Density Housing – Established Area (Q4 2024 – Q3 2025)



Of the 906 development permits mapped in Figure 1, 828 were R-CG applications. All applications were assessed, and this report outlines infrastructure impacts.

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Utilities

Out of 828 R-CG applications, only three needed minor off-site utility upgrades as the vast majority of R-CG projects fit within existing infrastructure capacity (Table 1).

Roads and Parks

R-CG applications have not required upgrades to off-site road infrastructure. Similarly, R-CG does not require additional park provision because these low-density infill developments fit within the existing community amenities and open space network.

However, providing more mobility choices—such as transit, vehicular mobility, walking and wheeling—and enhancing community park provision are addressed through broader citywide and community-level programs, and R-CG developments benefit from these investments (see Attachment 3 for more detail).

Table 1: Off-site Infrastructure Triggered by R-CG Applications from October 2024 to September 2025

Off-site Infrastructure Triggered	R-CG Housing Form: 828 Applications 1,949 Total Homes	
	Single/Semi-Detached: 532 applications 663 Homes	Rowhouse or Townhouse: 296 applications 1,286 Homes
Water upgrade	0	1
Wastewater upgrade	0	0
Storm extension	0	2
Road infrastructure	0	0
Parks	0	0

Adjacent, rather than off-site, public realm infrastructure requirements, such as street light upgrades, sidewalk upgrades, occasional curb extensions, and on-site private stormwater storage are triggered more frequently for R-CG development. These needs are currently being supported through new pilot cost-sharing models funded by the federal Housing Accelerator Fund, including On-Site Stormwater Storage Pilot and the proposed Sidewalk Incentive Pilot. Where water or wastewater upgrades and stormwater extensions are required, R-CG and other low-density housing forms (such as H-GO District) are currently supported by additional cost-sharing programs, including the Established Area Linear Levy Pilot and the Storm Extension Pilot. These initiatives are being tested to help reduce redevelopment barriers for industry and ensure that infrastructure improvements are delivered efficiently to enable more new housing in the established area.

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Addressing Combined Impact of Growth and Increased Densification

The City monitors the combined impact of growth across all housing types, in addition to reviewing servicing needs for individual developments. Between 2024 October 1 and 2025 September 30, development permit applications in the established area proposed 12,705 new homes. Of these, 1,949 homes were in R-CG districts (including single detached, semi-detached, townhouse and rowhouse), which is roughly 1 in 7 of proposed new housing during this period. At this time, about 34 per cent of new R-CG homes replace older single-detached houses rather than adding net new homes.

For context, the established area has an estimated 470,465 existing homes (1). If current trends continue, new R-CG would amount to about 0.4 per cent addition, or one new home for every 240 existing homes, every year. While this rate is manageable for citywide systems like water, roads, and parks, R-CG represents meaningful change for communities and accommodates thousands of new Calgarians. Citywide systems are planned and sized based on overall population and housing stock, so changes at this scale do not require major off-site upgrades solely because of R-CG. Apartment-style housing forms place the greatest demands on off-site infrastructure and therefore have the strongest influence on City-led investment priorities for mobility, utility, and parks systems at this time. The City will continue monitoring and respond if future redevelopment creates greater demands.

(1) Note on established area housing stock estimate: in the absence of a civic census, this *estimate is based on registered addresses and residential property tax assessments as of December 2024 and does not capture institutional housing or illegal secondary suites.*

The City meets many infrastructure needs through coordinated, long-term investment programs. Attachment 5 provides more detail on the impact of these programs. These programs support more housing and improve amenities and infrastructure that benefit all housing types, including R-CG. Broader growth-related infrastructure investments—such as improved parks, utility systems, streetscapes, and mobility networks—are being delivered through initiatives such as:

- Established Area Growth and Change Strategy
- Main Streets Program & Transit-Oriented Development (TOD) Program
- Local Area Investment Fund
- 5A Network Program
- Utility Redevelopment Programs
- Connect: Calgary Parks Plan, GamePLAN, RouteAhead
- Ten Year Capital Investment Plans