

Planning and Development Services Briefing to

Infrastructure and Planning Committee

ISC: UNRESTRICTED

2026 March 11

IP2026-0206

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

PURPOSE OF BRIEFING

This Quarterly Briefing provides an update on the implementation of the Rezoning for Housing initiative (citywide rezoning), in accordance with Council direction provided at the time of approval.

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 63 per cent of all low-density units proposed through development permits in the established area in 2025, supporting a greater diversity of housing types.
- Development permit volumes continue to rise, with Q4 2025 recording a 27 per cent increase over Q4 2024. A total of 304 applications were received, proposing 947 new units, 77 per cent of which were townhouses, rowhouses, or multiple dwelling units.
- Building permit activity indicates a significant shift toward more diverse housing forms, with a 153 per cent year-over-year increase in permits issued for townhouse and rowhouse homes within established areas in 2025.
- While development permit application volumes remained elevated throughout 2025, overall approval timelines have remained largely consistent with previous years.
- A total of 1,772 public comments were received through the Development Map (DMAP) platform on rezoning- enabled applications. Building design and parking were the most frequently cited concerns. Broader engagement on the Guide for Small- Scale Housing reinforced these priorities, along with privacy and sustainable design. [Guide to Small Scale Housing What We Heard Report Phase 1](#).

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. Administration continues to monitor development permit applications to assess the impacts of citywide rezoning. Attachment 2 provides supporting data, visualizations and mapping. Since its implementation, citywide rezoning has contributed to a more efficient planning process, enabling a greater diversity and supply of housing options across Calgary.

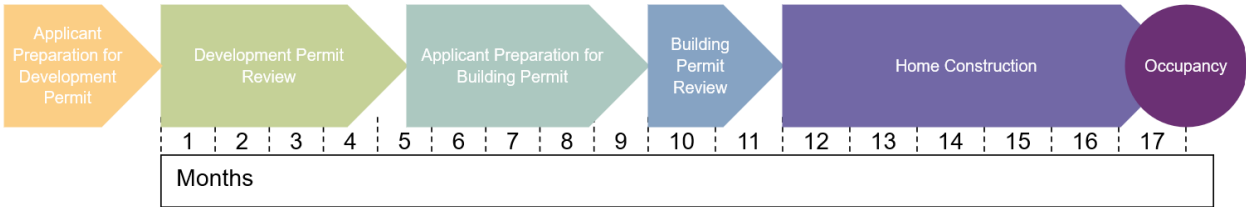
Land Use Amendment and Permit Process and Timelines

Citywide rezoning has streamlined the housing approval process by allowing applicants to proceed directly to a development permit without requiring a land use amendment. This change removed a step that previously added approximately four to six months to the approval process. As a result, housing delivery has accelerated and application volumes have increased, while public input continues to be incorporated through the development permit process.

Prior to citywide 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 per cent approval rate. Since the implementation of citywide rezoning in August 2024, 639 development permit applications have been submitted that would have previously required individual land use bylaw amendments and public hearings.

Development permits 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.



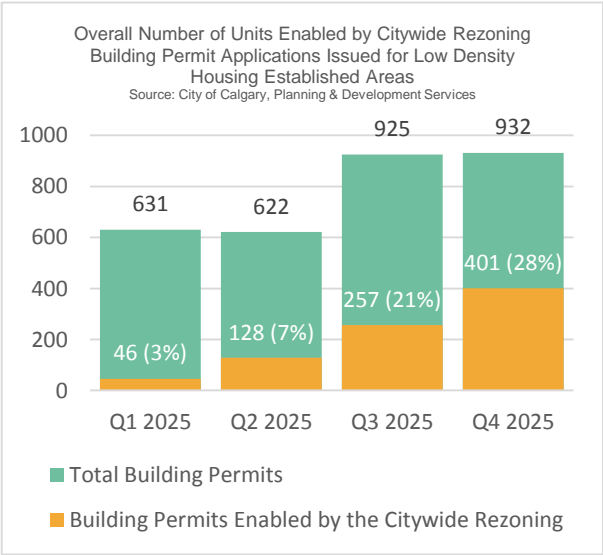
Development and Building Permit Activity

Development Permit Applications

In Q4 2025, a total of 304 development permit applications proposing low-density housing within the established area were submitted. This represents a 27 per cent increase compared to Q4 2024. These applications proposed 947 new units, with 77 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 Q4 2025, 161 would have previously required a land use amendment before proceeding with their development permit. These applications propose 668 new units. Overall, citywide rezoning enabled 71 per cent of new low-density units applied for through development permits in the established area during Q4 2025, enabling rowhouse, townhouse, semi-detached and smaller single detached homes. Across all of 2025, 63 per cent of all low-density units proposed through development permits in the established area have been enabled by the rezoning for housing.

Building Permit Applications

During Q4 2025, building permits were issued for 932 low-density units and suites in the established area, including 154 single detached homes and suites, 118 semi-detached homes and suites, and 556 townhouse and rowhouse homes and suites. This represents a 53 per cent increase compared to Q4 2024. Notably, townhouse and rowhouse units and suites increased by 107 per cent over the same period, indicating a shift in the forms of housing being constructed. Of the 932 low-density units and suites issued, 401 units (43 per cent) were enabled by the citywide rezoning. This marks a continued upward trend from previous quarters, where 28 per cent of units in Q3 2025 and 21 per cent in Q2 2025 were enabled by the rezoning.



On an annual basis, the number of low-density units and suites issued building permits in established areas increased by 64 per cent from 2024 to 2025. In comparison, developing communities experienced a 16 per cent decline over the same period. While developing communities continue to deliver approximately 2.3 times more low-density units than established areas, these trends indicate growing interest in infill development.

As of 2025, 64 housing units enabled by citywide rezoning have been completed and are ready for occupancy. This figure is expected to increase significantly as projects advance through construction.

Overall, citywide rezoning is demonstrating effectiveness as a policy tool for increasing housing supply, diversifying housing types, and streamlining development processes. By removing land use amendment requirements, housing supply timelines, costs, risks, and complexity have been reduced. 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 13 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 required an average of 138 days to reach a decision. Among housing types, single-detached and semi-detached dwellings were processed most efficiently, with average decision times of 100 days and 109 days, respectively. Rowhouse applications required an average of 186 days for approval, reflecting the increased complexity of these applications, including public feedback and reviews by transportation and engineering specialists.

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 that continued through 2025.

Public Feedback and Community Engagement

Public engagement remains a critical component of the development permit process. In total, 1,772 comments were received via the [DMAP](#) platform regarding applications enabled by the citywide rezoning. Of these, 1,531 comments expressed opposition, 153 were in support, and 88 were neutral. The most frequently cited concerns included building design (78 per cent of commenters), parking and loading zones (76 per cent of commenters). Additional concerns included privacy, site layout, landscaping, and access. These themes are consistent with feedback received through broader engagement on the Guide for Small-Scale Housing.

ATTACHMENT(S)

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

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