

**THE
CALGARY
PARTY**

HOUSING TOOLKIT

A city that works for everyone starts with a place to call home

Calgary is facing a housing crisis that affects individuals and families in every part of our city. Rents are rising faster than wages, home prices continue to climb out of reach, and many young people are making the difficult choice to leave Calgary in search of more affordable options. Families are feeling the squeeze, and seniors who helped build this city are now finding themselves priced out of the communities they've called home for decades.

At the same time, those who are working hard to build more housing - architects, developers, planners, and tradespeople - are bogged down by red tape, conflicting regulations, and slow decision-making. The result is a system that simply isn't keeping up with the needs of our growing city.

Housing is not just one issue among many - it is the foundation that underpins everything else. From affordability and economic opportunity to climate action, public health, safety, and quality of life, every major urban challenge intersects with housing. Without enough homes, we cannot build a fair, prosperous, or sustainable Calgary.

The Calgary Party believes that it's time for bold, focused, and practical leadership. We must treat housing with the urgency it demands. This toolkit outlines a clear, five-part strategy to address Calgary's housing crisis and create a city where everyone - regardless of income, age, or background - has a fair shot at finding a safe, stable, and affordable place to call home.



1

MAKE HOUSING CALGARY'S FIRST PRIORITY



This isn't just a slogan— it's a governance shift.

The City of Calgary will formally prioritize solving the housing crisis above all else. Every department, policy, budget, and investment will be evaluated through the lens of housing.

Currently, City Administration juggles competing priorities - from climate goals to recreation upgrades - without a unifying strategy. Housing is too often left out or treated as an afterthought.

To change that, we will:

- Make housing the central focus across all City decisions
- Align every department's work under a unified housing-first approach
- Evaluate plans and policies with one key question: Does this help solve Calgary's housing crisis?

This isn't about undermining our communities - it's about strengthening them. We mean all types of housing: rental, ownership, missing middle, non-market, supportive, and more.

With clear direction and alignment across City staff, we can break through the gridlock and make housing the first conversation at every committee table - not the last.

Fast, predictable approvals with a 3-3-3-1 framework

Permitting delays are a major barrier to housing affordability. The Calgary Party's 3-3-3-1 Framework sets clear, predictable timelines for approvals based on project scale - cutting red tape and boosting certainty for builders and homeowners alike:

- 3 days for home renovations (especially accessibility upgrades)
- 3 weeks for single-family homes and townhouses within existing zoning
- 3 months for mid-rise and multi-family projects with zoning in place
- 1 year for large-scale developments needing land use changes

To make this work, we'll invest in digital tools like PRET and eComply, expand fast-track programs, and simplify permits for trusted, affordable housing builders.

The results:

- Faster housing delivery
- Lower costs for buyers and renters
- Stronger economic growth through construction
- Better access for Calgarians needing adaptive homes

With this bold approach, we'll cut approval times by up to 50% - bringing clarity, speed, and confidence to Calgary's housing process.



2
**IMPROVE
SPEED &
CERTAINTY**



3 STRATEGIC DENSITY

More Transit-oriented development

Strategic density means building more homes in the right places - near transit, jobs, schools, and shops - so people have real choices in how they live and move. It supports local businesses, reduces car dependence, and builds complete, livable communities.

Calgary has invested billions in transit, particularly along LRT and BRT lines. To get full value from that investment, we'll make it easier to develop around transit hubs, such as:

- The south end of Macleod Trail, where strip malls can become vibrant, mixed-use hubs
- The northern Red Line, with room for growth in connected but underused areas
- The Green Line, offering a once-in-a-generation chance to plan entire neighbourhoods from scratch

We'll align land use, transit, and infrastructure to create inclusive, walkable communities with a mix of housing, green space, and public amenities. We will also continue to invest in the city's Mainstreets program, creating more vibrant corridors with housing and retail to enhance the community.

To meet future housing needs, we'll identify 30–50 well-serviced, transit-connected sites across Calgary - each capable of housing 10,000–30,000 people. These areas will be thoughtfully planned to support affordability, sustainability, and access to opportunity.

Strategic density reduces costs, cuts emissions, and protects natural areas—while giving more Calgarians the chance to live close to the things that matter most.

Calgary will keep growing outward - but how we grow needs to evolve.

New communities like Livingston, Cornerstone, Rangeview, and Silverton are already showing the way forward. They offer diverse housing options - townhomes, apartments, and smaller lots - alongside affordability and walkability. Calgarians are choosing these areas because they reflect modern needs, not outdated models of car-dependent, large-lot suburbs.

These communities are thriving now, with developers delivering more compact, inclusive, and complete neighbourhoods. But progress is being held back by outdated planning rules, rigid infrastructure standards, and slow approvals.

We'll modernize suburban growth by:

- Streamlining approvals and updating zoning
- Supporting public transit, parks, schools, and community services
- Prioritizing complete communities with vibrant streets, shops, and gathering spaces

The goal isn't just more homes - it's better neighbourhoods from the start. Places where families can thrive, seniors can stay connected, and all Calgarians can find a home that suits their life.

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SMARTER SUBURBAN GROWTH FOR TODAY'S MARKET



5

RESTORE VIBRANT IN ESTABLISHED COMMUNITIES

We support respectful density.

Many of Calgary's older communities have seen population declines, leading to school closures, shuttered businesses, and a weakening sense of connection. The Calgary Party will help restore vibrancy to these neighbourhoods with respectful, community-led development.

Therefore, we support smart density, such as semi-detached homes, fourplexes, townhouses and backyard suites on residential streets that fits the character of existing neighbourhoods while welcoming new families. We also support higher density on main streets which can support local business and transit.

Fairness means:

- Every neighbourhood contributes to growth
- No one community is overburdened
- All redevelopment reflects local voices and values

We'll focus on the kinds of homes Calgarians need: accessible units for seniors, rental options for students and newcomers, and affordable homes for everyone, including young families. We'll also protect heritage, add green space, and prioritize walkability and human-scale design.

Revitalizing these areas means making room for life - schools, local shops, friendly sidewalks, and strong community ties.

Let's build the Calgary we deserve

This housing strategy is more than a policy plan - it's a call to action. The Calgary Party believes we can tackle the housing crisis head-on with a focused, coordinated, and community-driven approach.

We will support smarter suburban growth in the places where Calgarians are already choosing to live - and remove the barriers standing in their way.

We will transform the permitting system with our 3-3-3-1 framework - cutting delays, streamlining approvals, and bringing clarity and fairness to the process.

We believe Calgary can be a city of opportunity - where a safe, stable, and affordable home is within reach for everyone.

The blueprint is here. The time to act is now.

Let's stop managing decline. Let's build the future - faster, smarter, and together.

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