



FAQs on Rezoning

Are these new builds really affordable?

Yes, in three key ways:

1. Many new builds include basement suites, which are among the most affordable rentals.
2. Adding new housing allows people to move into newer units, freeing up older units.
3. Approximately half of R-CG builds in Calgary are financed through MLI Select, a federal program that requires a portion of the units to be rented at below-market rates.

Will they build apartments?

No. Apartments are not permitted under the R-CG land use district. Only grade-oriented units with individual entrances at ground level — such as rowhomes, duplexes, and homes with secondary suites — can be built.

Can our infrastructure handle it?

Yes, and in fact, this approach is better for our infrastructure. City council asked administration to do a comprehensive review of this question and the review determined that we have the infrastructure to handle gentle R-CG redevelopment.

Every new development must complete an infrastructure assessment and pay for any required upgrades. This helps renew aging infrastructure.

Adding housing within our existing footprint is far less strain on our pumps, pipes, and roads than building entirely new communities at the edge of the city.

What about parking issues?

All new builds are still required to provide one parking stall for every two units. This means most main units will include parking stalls, but basement suites typically will not. Basement suites tend to be rented by students and low-income people who do not have cars. Street parking challenges can be addressed through a residential permitting system if needed.

Doesn't this hurt trees?

Some trees on private land may be lost as redevelopment occurs. However, building new communities at the edge of the city destroys large areas of natural wetlands and open land.

As trees in our inner city neighbourhoods come to the end of their natural lifespans, redevelopment presents an opportunity to revitalize and maintain our urban tree canopy. The current rules require new trees to be planted in R-CG developments.

Adding housing within our current footprint is significantly better for our ecosystem than expanding outward.

Why “No Repeal Without Replace”?

City Council is considering repealing rezoning without a clear replacement plan. We are not arguing that rezoning is perfect and shouldn't improve.

In order to protect Calgary's affordability gains and housing funding any change must:

- Protect housing supply
- Maintain federal funding eligibility
- Preserve missing middle housing opportunities
- Safeguard progress on affordability

Will new buildings block sunlight?

Rezoning does not allow high-rises next door. Most new homes are duplexes, rowhomes, or small apartments, often no taller than what's already permitted. Calgary has setback rules, height limits, and shadow studies to prevent unreasonable impacts. Shadowing is regulated, studied, and manageable.

Will this ruin our community's character?

Communities aren't frozen in time; they've always evolved. What we call "character" today was once new, controversial, and unfamiliar. Rezoning allows gentle, incremental change - not sudden transformation. It helps keep schools open, local businesses alive, and families connected.

A neighbourhood with only one type of home eventually prices out everyone except a few. A neighbourhood with choice stays alive. Many Calgary neighbourhoods have reduced populations since their peak in the 1980s, when Calgary was much smaller. Character isn't just buildings — it's people, stability, and belonging.

List of additional research and resources:

Info on repeal <https://www.calgary.ca/planning/projects/rezoning.html>

Background on rezoning <https://www.calgary.ca/planning/projects/rezoning/background-info.html>

Housing strategy <https://www.calgary.ca/communities/housing-in-calgary/housing-strategy.html>

Video on missing middle: https://youtu.be/DX_-UcC14xw?si=AkIU9BBRqfq98G2Z

Effect of new housing on affordability:

<https://www.cmhc-schl.gc.ca/professionals/housing-markets-data-and-research/housing-research/research-reports/accelerate-supply/filtering-canada-is-price-right>

Upzoning case studies from around the world: <https://onefinaleffort.com/>

Affordability cost of repealing rezoning:

<https://marklocki.substack.com/p/the-affordable-housing-cost-of-repealing>

General housing in Calgary information: <https://moreneighbourscalgary.substack.com/>