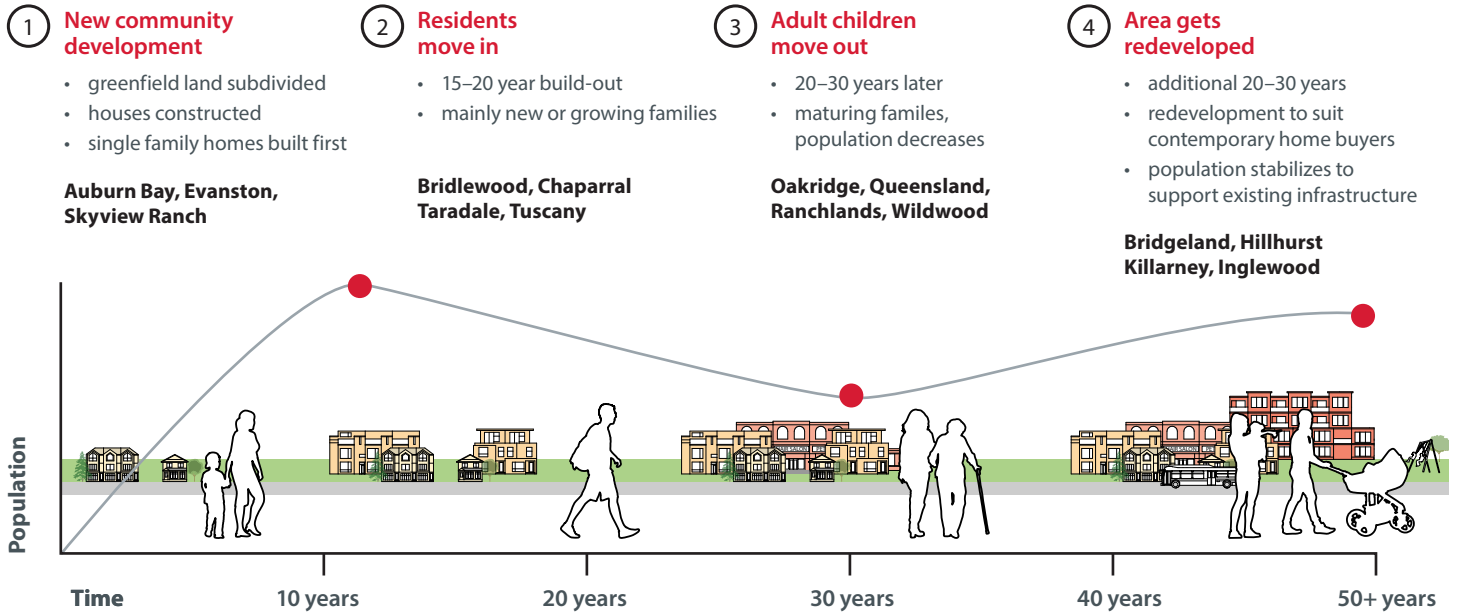




Neighbourhood Growth

Your changing community



Cities are never “done”

Cities constantly grow and change, and neighbourhoods need to keep pace. As seen in these before and after photos of Bridgeland in Calgary, much has changed from 1910 to the present day; more buildings, taller buildings, different uses and more people living there.

How does growth and change happen?

Growth and change are a normal part of a community’s lifecycle. As the demographics in a community change, the needs change too. Infill redevelopment adds new residents and families who are needed to support businesses, schools, city services and investments in amenities and public spaces.

Redevelopment will look different from community to community, but it may include adding or changing housing types, making infrastructure upgrades (ie. Water and waste management) or adding public space improvements.

Currently, when a landowner chooses to redevelop a parcel of land, they are required to apply for a land use redesignation. This process can take up to 15 months, however with citywide rezoning, this timeline is significantly reduced (4-6 months), and applicants can save thousands of dollars.

Who decides how growth and change will happen in my community?

Proactively rezoning residential parcels that currently only allow for 1 or 2 units will make it easier, and faster, to add additional forms of housing in all communities in response to growth and change. Landowners are still required to apply for the appropriate development permits to ensure proposed new houses are compatible with the surrounding community.

You can learn more about the development permit process at calgary.ca/dpprocess

Rezoning does not mean The City will demolish existing single-detached homes, but rather it adds flexibility for the landowner to build the type of home(s) they want.

Learn more about citywide rezoning at calgary.ca/rezoningforhousing