

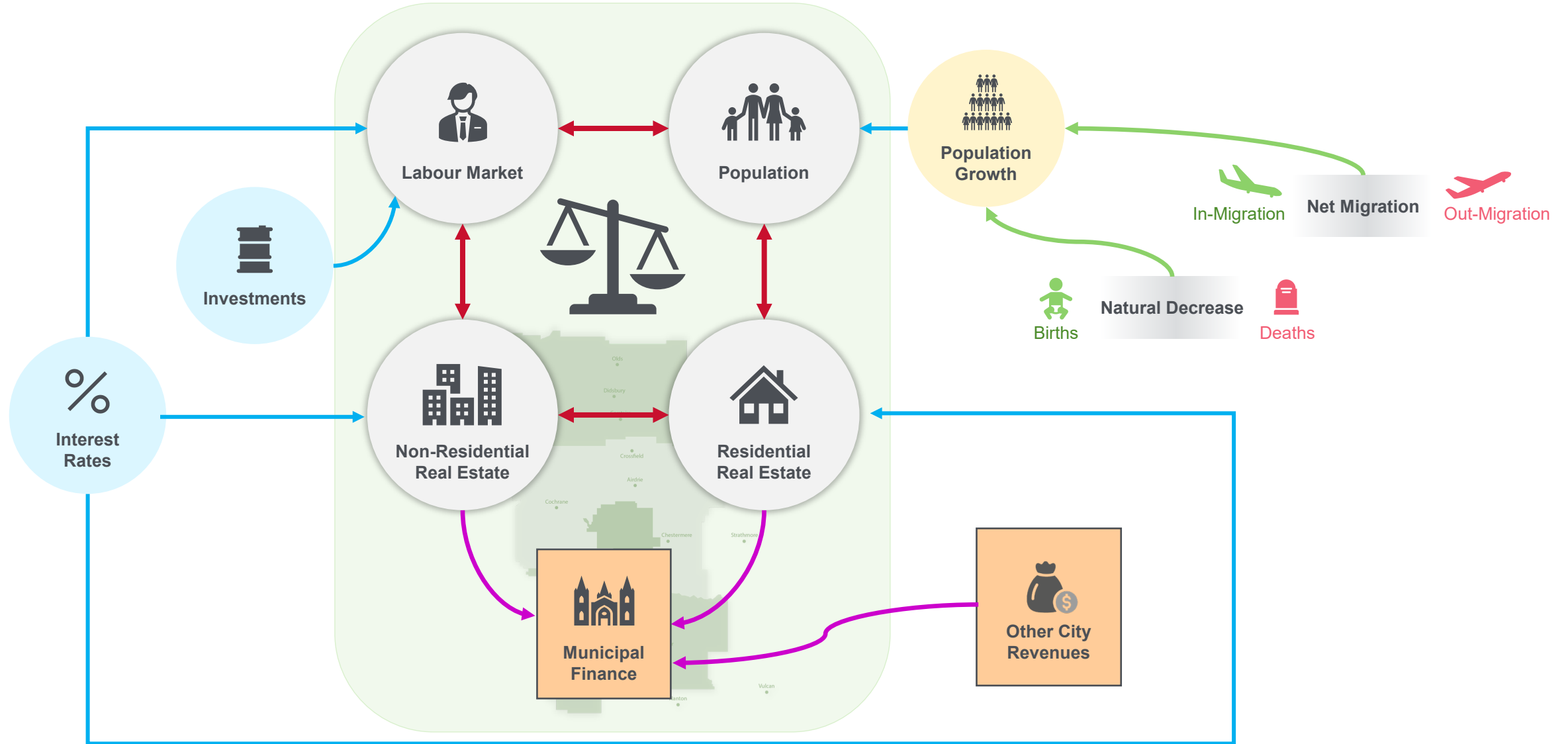


# Calgary's Population Growth and its Financial Implications

C2024-1097 Attachment 2  
2024 November 5



# Population growth is one of the key factors affecting City revenues and services



# Calgary experienced a population growth in 2023 the size of Medicine Hat



- Calgary gained **75,000\*** new residents, the biggest annual jump since the 1980s.
- This growth outpaced forecasts by 2.6 percentage points, bringing 33,600 more people than expected in 2023.

*\*Source: City of Calgary*



# Migration is a key source of population growth



x2

## International migration

to Calgary Census Metropolitan Area (CMA)

30,000  
in 2022



60,200  
in 2023



x3

## Domestic migration

to Calgary Census Metropolitan Area (CMA)

8,540  
in 2022



27,900  
in 2023

Most domestic migration movements can be traced to Toronto, Vancouver & Edmonton



# Government policies driving Calgary's population surge: a complex push and pull

## Canada <sup>Canada</sup> Federal immigration shift



from  
growth



to  
restrictions

- Federal immigration levels surged since 2020 to fill labour gaps and aid refugees.
- Policies are now shifting, with permanent resident targets cut, temporary visas reduced, and a cap on international students.
- This marks a clear departure from the earlier strategy of rapid immigration growth.



## Province's strategy



from attract  
skilled workers



to boost  
population  
growth

- Alberta aims to grow its population to 10 million by 2050.
- The 'Alberta is Calling' campaign offers a \$5,000 bonus to attract skilled tradespeople.
- The province is leveraging its affordability to draw newcomers from other regions.
- Fastest demographic growth in Canada, with efforts to expand provincial nomination allocations to target skilled workers.

# City revenue sources: not all driven by population growth, increasing reliance on property taxes

**Between 2019 to 2023**

Population growth: 10.7%



Source: City of Calgary

≠



**Between 2019 to 2023**

Total City Revenue  
(inflation-adjusted)

-1.5%



Property Tax  
Revenue

-5%



Franchise Fees, Local Access  
Fees and Dividends

61%\*



Other Non-tax  
Revenue

-14%



Sales of Goods & Services –  
Tax Supported

-7%

*\*Franchise Fees revenue in 2022 & 2023 were skewed by the rapid escalation in the Regulated Rate Option. Inflation adjusted increase in 2025 based on the Council approved target revenue and budgets would be -5%.*



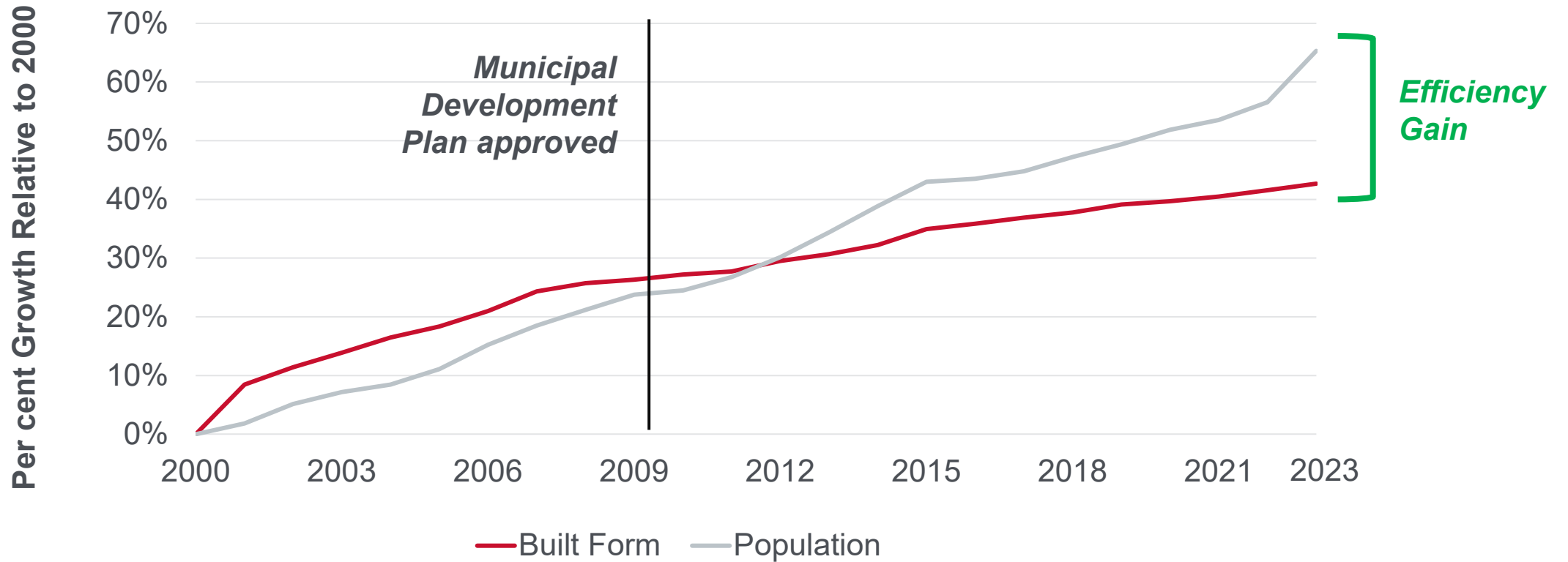
# Correlation of revenue and expenses of the top 15 City services to population growth

Top 15 Services Based on 2023-2026 Budgeted Expenditures	Link to Population Growth	
	Expense	Revenue
Wastewater Collection and Treatment, Water Treatment and Supply, Stormwater Management	Moderate	Moderate
Waste & Recycling	<b>Stronger</b>	<b>Stronger</b>
Police Services	Moderate	Weaker
Public Transit, Specialized Transit	Moderate	Moderate
Streets, Sidewalks and Pathways	<b>Stronger</b>	<b>Stronger</b>
Parking	Weaker	Weaker/Moderate
Fire and Emergency Response, Fire Inspection and Enforcement, Fire Safety Education	Moderate	Moderate
Parks and Open Spaces	Moderate	Weaker
Recreation Opportunities	Weaker	Weaker



# Since 2011, Calgary has grown more efficiently

Growth in Calgary's Population and Built Form\*, 2000-2023



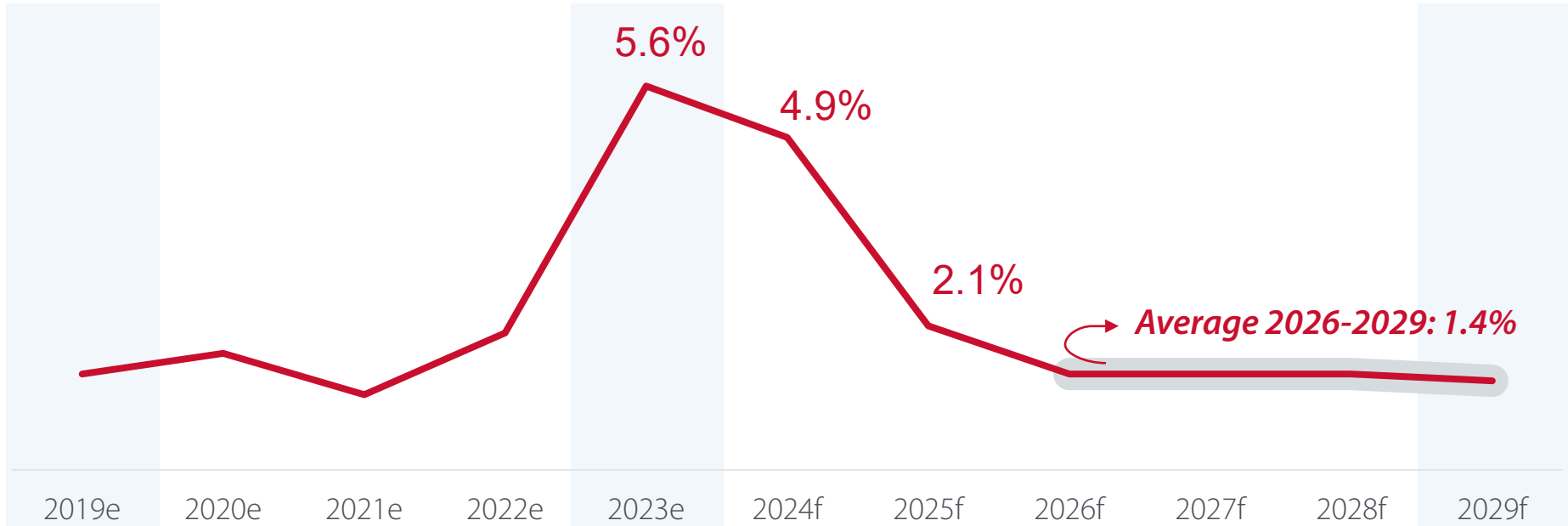
\***Built form** is the constructed urban extent (buildings, roads, etc.) of the city





# We currently forecast population growth slowing, based on current government policies

City of Calgary  
Population Growth  
(percentage growth)



Total  
Population



\*e = estimate, f = forecast

Source: City of Calgary