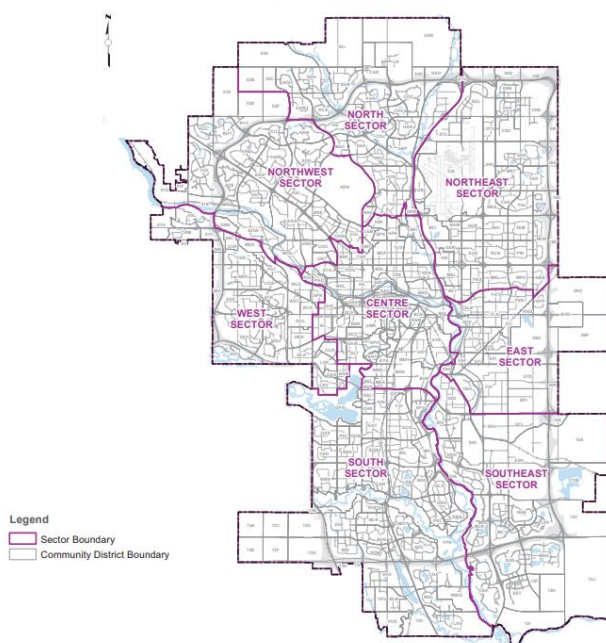


New Community Growth Strategy 2020 Market Demand Analysis

The City of Calgary monitors both capacity and demand for housing in the Calgary market. This monitoring supports The City in its efforts to ensure that capacity does not fall too low (and risk eroding affordability), or become too high (and risk inefficiency in delivering City services and/or overinvestment in City infrastructure).

As part of the New Community Growth Strategy (NCGS) 2020, this attachment illustrates how the forecasted demand can be accommodated by existing serviced lands and the investments enabling the 14 new communities approved in 2018 in the One Calgary (2019-2022) Service Plan and Budget. This information is presented for single residential (single detached and semi-detached) unit types, as well as multi-residential. The analysis includes citywide impacts as well as the impacts to The City's planning/market sectors that contain the 11 business cases – North (3), East (5), Southeast (2), and West (1).



Administration is forecasting a yearly absorption of 3,506 single/semi detached dwelling units over the next five years, compared to last five year average of 2,905 units as new communities start to develop. Serviced land capacity for 18,320 single/semi units is anticipated to exist by the end of 2022 in the new communities. This provides market support for 5 years of supply. At the end of the 2023-2026 budget cycle, it is anticipated there will still be 6 years of supply, as new capacity through infrastructure and services continues to be introduced.

Notes

- “Serviced capacity” refers to lands that have capacity for transportation, water, sanitary, storm, and fire/emergency response. This land may or may not have approved land use.
- “Forecasted demand” is based on forecasting from The City regarding the expected share of citywide units that will be started in actively developing and new communities.
- “Additional available capacity from New Community Growth Strategy” includes capacity proposed to become available through the New Community Growth Strategy.

Citywide

- Additional available capacity from New Community Growth Strategy includes capacity from yet to be serviced areas of the 14 new communities.

For Single/Semi Detached Residential	2019-2022	2023-2026
Current Serviced Capacity	14,607	18,320
Forecasted Demand - Entire Period	(12,283)	(15,422)
Additional Available Serviced Capacity from Actively Developing Communities	14,246	0
Additional Available Serviced Capacity from New Community Growth Strategy	1,750	19,217
Serviced Capacity - Before 11 business cases	18,320	22,116
Additional Available Capacity from 11 business cases	0	12,232
Total Serviced Capacity - End of Period	18,320	34,348
Estimated Years of Supply Balance - End of Period (without 11 business cases)	5	6
Estimated Years of Supply Balance - End of Period (including 11 business cases)	5	9
For Multi Residential	2019-2022	2023-2026
Current Serviced Capacity	33,909	32,789
Forecasted Demand - Entire Period	(8,645)	(12,001)
Additional Available Serviced Capacity from Actively Developing Communities	7,525	0
Additional Available Capacity from New Community Growth Strategy	0	15,941
Serviced Capacity - Before 11 business cases	32,789	36,728
Additional Available Capacity from 11 business cases	0	7,078
Total Serviced Capacity - End of Period	32,789	43,806
Estimated Years of Supply Balance - End of Period (without 11 business cases)	11	12
Estimated Years of Supply Balance - End of Period (including 11 business cases)	11	15

North Sector (3 Proposed Business Cases)

For Single/Semi Detached Residential	2019-2022	2023-2026
Current Serviced Capacity	1,783	8,228
Forecasted Demand - Entire Period	(3,042)	(3,180)
Additional Available Serviced Capacity from Actively Developing Communities	9,187	0
Additional Available Serviced Capacity from New Community Growth Strategy	300	4,154
Serviced Capacity – Before three additional business cases	8,228	9,202
Additional Available Capacity from three additional business cases	0	3,598
Total Serviced Capacity - End of Period	8,228	12,800
Estimated Years of Supply Balance - End of Period (without three additional business cases)	10	12
Estimated Years of Supply Balance - End of Period (including three additional business cases)	10	16
For Multi Residential		
	2019-2022	2023-2026
Current Serviced Capacity	9,563	11,591
Forecasted Demand - Entire Period	(2,367)	(2,710)
Additional Available Serviced Capacity from Actively Developing Communities	4,395	0
Additional Available Capacity from New Community Growth Strategy	0	3,569
Serviced Capacity – Before three additional business cases	11,591	12,450
Additional Available Capacity from three additional business cases	0	1,214
Total Serviced Capacity - End of Period	11,591	13,664
Estimated Years of Supply Balance - End of Period (without three additional business cases)	17	18
Estimated Years of Supply Balance - End of Period (including three additional business cases)	17	20

East Sector (5 Proposed Business Cases)

For Single/Semi Detached Residential	2019-2022	2023-2026
Current Serviced Capacity	0	30
Forecasted Demand - Entire Period	(170)	(670)
Additional Available Serviced Capacity from Actively Developing Communities	0	0
Additional Available Serviced Capacity from New Community Growth Strategy	200	1,938
Serviced Capacity – Before five additional business cases	30	1,298
Additional Available Capacity from five additional business cases	0	1,681
Total Serviced Capacity - End of Period	30	2,979
Estimated Years of Supply Balance - End of Period (not including five additional business cases)	0	8
Estimated Years of Supply Balance - End of Period (including five additional business cases)	0	18
For Multi Residential		
	2019-2022	2023-2026
Current Serviced Capacity	0	0
Forecasted Demand - Entire Period	-	(510)
Additional Available Serviced Capacity from Actively Developing Communities	0	0
Additional Available Capacity from New Community Growth Strategy	0	3,398
Serviced Capacity – Before five additional business cases	0	2,888
Additional Available Capacity from five additional business cases	0	3,088
Total Serviced Capacity - End of Period	0	5,976
Estimated Years of Supply Balance - End of Period (not including five additional business cases)	0	11
Estimated Years of Supply Balance - End of Period (including five additional business cases)	0	22

Southeast Sector (2 Proposed Business Cases)

- Current serviced capacity includes part of Seton.

For Single/Semi Detached Residential	2019-2022	2023-2026
Current Serviced Capacity	3,511	1,731
Forecasted Demand - Entire Period	(2,600)	(3,470)
Additional Available Serviced Capacity from Actively Developing Communities	0	0
Additional Available Serviced Capacity from New Community Growth Strategy	820	7,610
Serviced Capacity – Before additional two business cases	1731	5,871
Additional Available Capacity from two additional business cases	0	6,474
Total Serviced Capacity - End of Period	1731	12,345
Estimated Years of Supply Balance - End of Period (not including two additional business cases)	2	7
Estimated Years of Supply Balance - End of Period (including two additional business cases)	2	14
For Multi Residential	2019-2022	2023-2026
Current Serviced Capacity	5,789	3,694
Forecasted Demand - Entire Period	(2,095)	(2,880)
Additional Available Serviced Capacity from Actively Developing Communities	0	0
Additional Available Capacity from New Community Growth Strategy	0	6488
Serviced Capacity – Before two additional business cases	3,694	7,302
Additional Available Capacity from two additional business cases	-	2,776
Total Serviced Capacity - End of Period	3,694	10,078
Estimated Years of Supply Balance - End of Period (not including two additional business cases)	5	10
Estimated Years of Supply Balance - End of Period (including two additional business cases)	5	14

West Sector (1 Proposed Business Case)

For Single/Semi Detached Residential	2019-2022	2023-2026
Current Serviced Capacity	1,354	625
Forecasted Demand - Entire Period	(728)	(640)
Additional Available Serviced Capacity from Actively Developing Communities	0	0
Additional Available Serviced Capacity from New Community Growth Strategy	0	0
Serviced Capacity – Before West View business case	625	(15)
Additional Available Capacity from West View business case	-	479
Total Serviced Capacity - End of Period	625	464
Estimated Years of Supply Balance - End of Period (not including West View business case)	4	0
Estimated Years of Supply Balance - End of Period (including West View business case)	4	3
For Multi Residential	2019-2022	2023-2026
Current Serviced Capacity	3,930	3,257
Forecasted Demand - Entire Period	(674)	(460)
Additional Available Serviced Capacity from Actively Developing Communities	0	0
Additional Available Capacity from New Community Growth Strategy	0	0
Serviced Capacity – Before West View business case	3,257	2,797
Additional Available Capacity from West View business case	-	-
Total Serviced Capacity - End of Period	3,257	2,797
Estimated Years of Supply Balance - End of Period (not including West View business case)	28	24
Estimated Years of Supply Balance - End of Period (including West View business case)	28	24