



CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

MAR 06 2015

ITEM: C2015-0277
Disturbance
CITY CLERK'S DEPARTMENT

Developing & Recently Completed Suburban Communities Supply Monitoring:

Monthly reporting will be adjusted (trued up) with each SRG annual inventory report. Takes December inventory adds in new supply and subtracts out absorption

December, 2014 Estimated Serviced Inventory Subdivided Lots and Unsubdivided with Approved Land Use / Outline Plan (includes vacant registered lots and approved Tentative Plans of Subdivision)

Sector & Community

2014 Estimated December Inventory

NORTH	Units available for Housing				Lands available to be Subdivided				Total Supply (A+B)			
	Subdivided Land & Units (A)				Unsubdivided Land & Units (B)				Total Supply (A+B)			
Community	Ha	SF/Semi	Multi	Total	Ha	SF/Semi	Multi	Total	Ha	SF/Semi	Multi	Total
Nolan Hill	36	721	349	1,070	75	366	1,215	1,581	111	1,087	1,564	2,651
Sage Hill	13	222	592	814	80	437	5,949	6,386	93	659	6,541	7,200
Sherwood	12	290	452	742	8	0	-60	-60	20	290	392	682
Kincora	-8	4	1,219	1,223	8	0	1,412	1,412	-1	4	2,631	2,635
Evanston	33	571	333	904	2	0	20	20	35	571	353	924
Total	86	1,808	2,945	4,753	172	803	8,536	9,339	258	2,611	11,481	14,092

NORTHEAST	Subdivided Land & Units (A)				Unsubdivided Land & Units (B)				Total Supply (A+B)			
	Subdivided Land & Units (A)				Unsubdivided Land & Units (B)				Total Supply (A+B)			
Community	Ha	SF/Semi	Multi	Total	Ha	SF/Semi	Multi	Total	Ha	SF/Semi	Multi	Total
Cityscape	10	372	63	435	93	1,005	1,975	2,980	102	1,377	2,038	3,415
Saddle Ridge	2	105	-75	30	168	3,571	1,528	5,099	170	3,676	1,453	5,129
Skyview Ranch	6	61	1,565	1,626	39	-5	5,576	5,571	45	56	7,141	7,197
Redstone	9	242	86	328	94	1,012	2,483	3,495	103	1,254	2,569	3,823
Total	26	780	1,639	2,419	394	5,583	11,562	17,145	420	6,363	13,201	19,564

EAST	Subdivided Land & Units (A)				Unsubdivided Land & Units (B)				Total Supply (A+B)			
	Subdivided Land & Units (A)				Unsubdivided Land & Units (B)				Total Supply (A+B)			
Community	Ha	SF/Semi	Multi	Total	Ha	SF/Semi	Multi	Total	Ha	SF/Semi	Multi	Total
No Communities	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0

SOUTHEAST	Subdivided Land & Units (A)				Unsubdivided Land & Units (B)				Total Supply (A+B)			
	Subdivided Land & Units (A)				Unsubdivided Land & Units (B)				Total Supply (A+B)			
Community	Ha	SF/Semi	Multi	Total	Ha	SF/Semi	Multi	Total	Ha	SF/Semi	Multi	Total
New Brighton	4	108	-6	102	3	0	235	235	7	108	229	337
Copperfield	4	85	75	160	31	321	764	1,085	35	406	839	1,245
Cranston	17	324	310	634	23	222	108	330	40	546	418	964
Mahogany	54	989	344	1,333	280	3,353	5,799	9,152	334	4,342	6,143	10,485
Auburn Bay	35	699	538	1,237	8	-2	632	630	42	697	1,170	1,867
Total	114	2,205	1,261	3,466	345	3,894	7,538	11,432	459	6,099	8,799	14,898

SOUTH	Subdivided Land & Units (A)				Unsubdivided Land & Units (B)				Total Supply (A+B)			
	Subdivided Land & Units (A)				Unsubdivided Land & Units (B)				Total Supply (A+B)			
Community	Ha	SF/Semi	Multi	Total	Ha	SF/Semi	Multi	Total	Ha	SF/Semi	Multi	Total
Chaparral	2	46	0	46	0	0	0	0	2	46	0	46
Walden	16	329	360	689	51	633	689	1,322	67	962	1,049	2,011
Legacy	34	607	915	1,522	192	2,716	1,251	3,967	225	3,323	2,166	5,489
Silverado	5	31	58	89	9	121	113	234	14	152	171	323
Total	55	1,013	1,333	2,346	252	3,470	2,053	5,523	307	4,483	3,386	7,869

WEST	Subdivided Land & Units (A)				Unsubdivided Land & Units (B)				Total Supply (A+B)			
	Subdivided Land & Units (A)				Unsubdivided Land & Units (B)				Total Supply (A+B)			
Community	Ha	SF/Semi	Multi	Total	Ha	SF/Semi	Multi	Total	Ha	SF/Semi	Multi	Total
Aspen Woods	22	259	63	322	21	245	288	533	43	504	351	855
West Springs	5	29	81	110	20	97	690	787	25	126	771	897
Springbank Hill	13	128	0	128	1	-4	0	-4	14	124	0	124
Total	41	416	144	560	41	338	978	1,316	82	754	1,122	1,876

NORTHWEST	Subdivided Land & Units (A)				Unsubdivided Land & Units (B)				Total Supply (A+B)			
	Subdivided Land & Units (A)				Unsubdivided Land & Units (B)				Total Supply (A+B)			
Community	Ha	SF/Semi	Multi	Total	Ha	SF/Semi	Multi	Total	Ha	SF/Semi	Multi	Total
No Communities	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0

CITYTOTAL	Subdivided Land & Units (A)				Unsubdivided Land & Units (B)				Total Supply (A+B)			
	Ha	SF/Semi	Multi	Total	Ha	SF/Semi	Multi	Total	Ha	SF/Semi	Multi	Total
Total	322	6,222	7,322	13,544	1,204	14,088	30,667	44,755	1,525	20,310	37,989	58,299

CITYTOTAL	Subdivided Land & Units (A)				Unsubdivided Land & Units (B)				Total Supply (A+B)			
	Ha	SF/Semi	Multi	Total	Ha	SF/Semi	Multi	Total	Ha	SF/Semi	Multi	Total
Portion of City												
NORTH 1/2 OF CITY	112	2,588	4,583	7,171	566	6,386	20,099	26,485	677	8,974	24,682	33,656
SOUTH 1/2 OF CITY	210	3,634	2,738	6,372	638	7,702	10,569	18,271	848	11,336	13,307	24,643

Source: City of Calgary: Planning Development and Assessment - City Wide Policy & Integration - Geodemographics

North half of Calgary = North, Northeast, East, Northwest Sectors; South half of Calgary = Southeast, South and West Sectors

Note on SERVICED LAND: The CITY defines capacity for a serviced lot as EITHER...

Lot that has Outline plan (land use) and all five services (water, storm, sanitary, fire and transportation).

Translation: A lot which is 'available for tentative plans of subdivision.'... Which December Include...

Lot that is approved and available for a Building Permit (BP). Translation: A lot that has all services,

is subdivided and has all the approvals. This also includes those lots that have "pipes sticking out of the ground".

Process to determine Current Month's supply:

Subdivided: Takes previous months supply. Adds in the approvals for the month to get additional supply added. Then subtracts out estimated absorption using Building Permits from the Subdivided supply. This then equals the current estimated subdivided supply.

Unsubdivided: Takes the previous months unsubdivided supply. Then adds in any approvals in outline plan/landuse (unsubdivided). Then takes out the months additional subdivided supply from this total. This then equals the current estimated unsubdivided supply.