

BRIEFING

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**Planning and Development Services Briefing to
Infrastructure and Planning Committee
2023 June 07**

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2022 Citywide Growth Strategy Monitoring Report

PURPOSE OF BRIEFING

Calgary's population is growing at a very rapid pace, and through the Citywide Growth Strategy ("Strategy"), The City works to accommodate this growth in a way that helps build a great city – balanced, sustainable, inclusive, efficient, and livable. This briefing introduces the 2022 Citywide Growth Strategy Monitoring Report (Attachment 2), which provides Council, Calgarians, developers, builders and internal partners with current citywide growth-related data and analysis, as well as progress updates from decisions made in 2022 and previous years.

This work is an important monitoring function of the Strategy, and it helps ensure transparency, accountability, and effectiveness through the accounting of investments related to growth and change. Administration has brought annual reports on the impacts of the Strategy since 2019, as directed by Council (see Attachment 1 for background and previous Council direction).

SUPPORTING INFORMATION

The Strategy continues to identify actions and investments to enable growth that is market responsive, financially prudent, and aligned with the long-term vision described in the Municipal Development Plan and Calgary Transportation Plan. This monitoring report provides a necessary feedback mechanism to support decision making and responsiveness.

Updates are provided for growth trends and market conditions at a citywide level and by component of the Strategy, including industrial areas, established areas (with Main Streets and Transit Oriented Development) and new communities. The monitoring report also provides a look ahead to anticipated growth trends using available forecasts.

The report also discusses alignment to Council's guiding policies, including Part 5 of the Municipal Development Plan (the Citywide Growth Strategy) and the Climate Resilience Plan.

Key takeaways from this year's reporting include:

1. Calgary has emerged from the COVID-19 pandemic with strong economic fundamentals and significant population growth, and an expectation of robust growth going forward.
2. Calgary's advantage of relative housing affordability has led to historic levels of net migration, but strong demand, inflation, supply chain impacts, and rising interest rates have challenged overall affordability.
3. Industrial floor space absorption in 2022 was more than double that of 2021 in the Calgary area. Greater availability of space and lower rents than other Canadian markets are a factor. Competition for development within the Calgary region continues.
4. The city is well positioned in terms of serviced land supply for new communities, with 9 to 12 years of serviced land available as of 2022 April. There are currently 40 approved

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new communities and in 2022, Council approved the initiation of eight new community areas that will further increase choice and support affordability.

5. Calgary's established areas continue to provide excellent development opportunities, as nearly 4,000 new housing starts occurred here in 2022.

Together with Calgarians, businesses, and the building and development industry, Administration continues to work to achieve strategic growth that delivers a great city in which to live, work and play. This work aims to provide the necessary data and analysis to ensure these goals are being achieved.

ATTACHMENT(S)

1. Background and Previous Council Direction
2. 2022 Citywide Growth Strategy Monitoring Report