

## Planning and Development Services Briefing to

Infrastructure and Planning Committee

2024 October 16

ISC: UNRESTRICTED

IP2024-1089

## 2024 Citywide Growth Strategy Monitoring Report

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### PURPOSE OF BRIEFING

This briefing introduces the Citywide Growth Strategy Monitoring Report, an annual monitoring and reporting function of the Citywide Growth Strategy (Strategy), as originally initiated through Council direction in 2018 (see Attachment 1 for Background and Previous Council Direction).

### SUPPORTING INFORMATION

Together with residents, businesses and the building and development industry, Administration works to achieve strategic growth that delivers a great city in which to live, work and play. This report provides data and analysis to support decision making required to accomplish this goal.

The Monitoring Report (Attachment 2) provides Council, residents, developers, builders and internal partners with current citywide growth-related data and analysis. Progress updates from decisions made in 2023 and previous years are also included, helping to ensure transparency, accountability and effectiveness from the accounting of growth and change-related investments.

Key takeaways from this year's reporting include:

1. Calgary's population increased in 2023 by 5.6 per cent to 1.42 million, almost three times the historical average population increase. This creates vitality and economic opportunities but puts pressure on City services as well as the local housing market.
2. In 2023, Calgary saw an all time high for new housing starts in the city at 16,700, with residential building permit value reaching \$4.5 billion.
3. There are 186 hectares of serviced industrial land with development agreements, which could be depleted within four years. Actions are required to prompt greenfield industrial land development beyond this supply, particularly related to costs to develop in Calgary.
4. Calgary is well positioned in terms of serviced land supply for new communities, with seven to nine years of serviced land available as of 2024 May. There are currently 41 approved new communities that provide housing choice and support affordability.
5. Calgary's established area continues to offer diverse development opportunities in support of citywide residential growth, as over 3,600 new housing starts occurred here in 2023. The recent approval of the Rezoning for Housing initiative has increased opportunities for redevelopment and housing choice in the established area.

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 for each component of the Strategy, including industrial areas, established areas (with Main Streets and Transit-Oriented Development) and new communities.

### ATTACHMENTS

1. Background and Previous Council Direction
2. 2024 Citywide Growth Strategy Monitoring Report

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General Manager Debra Hamilton concurs with the information in this Briefing.