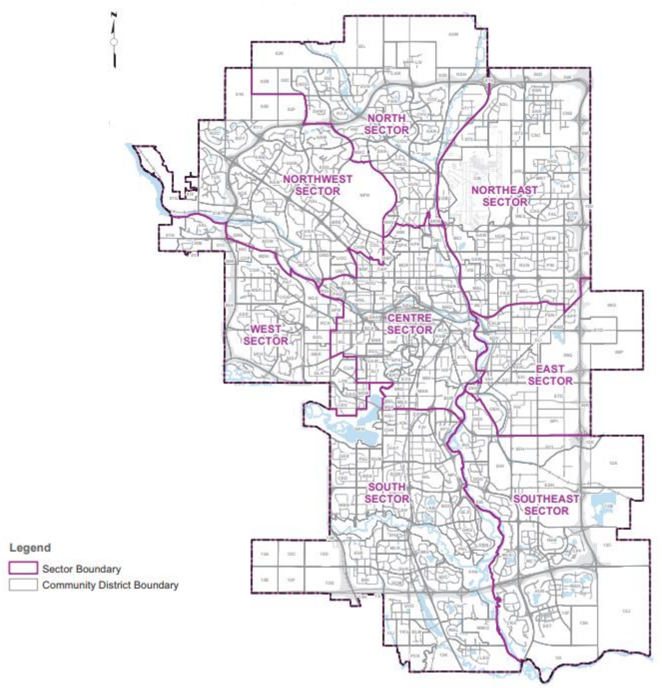
New Community Capacity Analysis

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 pushing housing prices up while reducing affordability), or become too high (and risk inefficiency in delivering City services and/or overinvestment in City infrastructure). Furthermore, a balanced capacity scenario can increase competition and innovation, while encouraging communities to build out in order to support public and private amenities.

As part of the New Community Growth Strategy, this attachment explores how the new communities recommended for investment in Attachment 1 for inclusions in the One Calgary Service Plan and Budget help facilitate market demand over the next (2019-2022) and following (2023-2026) budget cycles. This information is presented for single residential (single detached and semi-detached) unit types, as well as multi-residential. It is also analyzes capacity impacts citywide and in The City's seven planning/market sectors.



With capacity for 18,864 single units by end 2022 in actively developing and new communities, the Recommended Portfolio will provide market support for 5.4 years of supply at 3500 units/year and 4.2 years at 4500 units/year. On top of this, an additional 14,829 single units will be ready for 2023-2026.

An important note – this is a scenario exercise that makes assumptions about future infrastructure investments. Should these assumptions not prove to be correct, due to Council decisions, financial impacts, or infrastructure delivery considerations, then the scenario analysis will also not be correct.

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 actively developing communities” includes capacity expected to become available via investment in actively developing communities. *These investments have not been approved by Council and their status is subject to change.*
- “Additional available capacity from New Community Growth Strategy” includes capacity proposed to become available through the New Community Growth Strategy. *These investments have not been approved by Council and their status is subject to change.*

Citywide

- Additional available capacity from actively developing communities includes capacity in Keystone Hills, Cornerstone and West Macleod ASPs.
- Additional available capacity from New Community Growth Strategy includes capacity from the Recommended Portfolio described in Attachment 1.

For Single Residential	**2018**	**2019-2022**	**2023-2026**
Serviced Capacity – Start of Period	14,880	14,694	18,864
Forecasted Demand – Entire Period	(3,282)	(13,901)	(17,120)
Additional Available Capacity from Actively Developing Communities	3,096	16,321	0
Serviced Capacity – Before New Community Growth Strategy	**14,694**	**17,114**	**1,744**
Additional Available Capacity from New Community Growth Strategy	0	1,750	14,829
Total Serviced Capacity – End of Period	**14,694**	**18,864**	**16,573**

For Multi-Residential	**2018**	**2019-2022**	**2023-2026**
Serviced Supply – Start of Period	33,881	33,138	37,050
Forecasted Demand – Entire Period	(1,923)	(6,346)	(9,340)
Additional Available Supply from Actively Developing Communities	1,180	10,258	0
Serviced Capacity – Before New Community Growth Strategy	**33,138**	**37,050**	**27,710**
Additional Available Capacity from New Community Growth Strategy	0	0	8,291
Total Serviced Capacity – End of Period	**33,138**	**37,050**	**36,001**

North Sector

- Additional available capacity from actively developing communities includes capacity from the Keystone Hills ASP.
- Additional available capacity from New Community Growth Strategy includes capacity from the Recommended Portfolio described in Attachment 1.

For Single Residential	**2018**	**2019-2022**	**2023-2026**
Serviced Capacity – Start of Period	1,301	2,738	9,226
Forecasted Demand – Entire Period	(809)	(3,062)	(3,800)
Additional Available Capacity from Actively Developing Communities	2,246	9,050	0
Serviced Capacity – Before New Community Growth Strategy	**2,738**	**8,726**	**5,426**
Additional Available Capacity from New Community Growth Strategy	0	500	981
Total Serviced Capacity – End of Period	**2,738**	**9,226**	**6,407**

For Multi-Residential	**2018**	**2019-2022**	**2023-2026**
Serviced Supply – Start of Period	8,700	8,371	12,108
Forecasted Demand – Entire Period	(559)	(1,695)	(2,250)
Additional Available Supply from Actively Developing Communities	230	5,432	0
Serviced Capacity – Before New Community Growth Strategy	**8,371**	**12,108**	**9,858**
Additional Available Capacity from New Community Growth Strategy	0	0	1,558
Total Serviced Capacity – End of Period	**8,371**	**12,108**	**11,416**

Northeast Sector

- Additional available capacity from actively developing communities includes capacity in the Cornerstone ASP.

For Single Residential	**2018**	**2019-2022**	**2023-2026**
Serviced Capacity – Start of Period	4,380	3,629	3,483
Forecasted Demand – Entire Period	(751)	(3,157)	(3,410)
Additional Available Capacity from Actively Developing Communities	0	3,011	0
Serviced Capacity – Before New Community Growth Strategy	**3,629**	**3,483**	**73**
Additional Available Capacity from New Community Growth Strategy	0	0	0
Total Serviced Capacity – End of Period	**3,629**	**3,483**	**73**

For Multi-Residential	**2018**	**2019-2022**	**2023-2026**
Serviced Supply – Start of Period	13,470	13,084	13,435
Forecasted Demand – Entire Period	(386)	(1,635)	(2,250)
Additional Available Supply from Actively Developing Communities	0	1,986	0
Serviced Capacity – Before New Community Growth Strategy	**13,084**	**13,435**	**11,185**
Additional Available Capacity from New Community Growth Strategy	0	0	0
Total Serviced Capacity – End of Period	**13,084**	**13,435**	**11,185**

East Sector

- Additional available capacity from New Community Growth Strategy includes capacity from the Recommended Portfolio described in Attachment 1.

For Single Residential	**2018**	**2019-2022**	**2023-2026**
Serviced Capacity – Start of Period	0	0	20
Forecasted Demand – Entire Period	0	(230)	(690)
Additional Available Capacity from Actively Developing Communities	0	0	0
Serviced Capacity – Before New Community Growth Strategy	**0**	**(230)**	**(670)**
Additional Available Capacity from New Community Growth Strategy	0	250	1,744
Total Serviced Capacity – End of Period	**0**	**20**	**1,074**

For Multi-Residential	**2018**	**2019-2022**	**2023-2026**
Serviced Supply – Start of Period	0	0	0
Forecasted Demand – Entire Period	0	0	0
Additional Available Supply from Actively Developing Communities	0	0	0
Serviced Capacity – Before New Community Growth Strategy	**0**	**0**	**0**
Additional Available Capacity from New Community Growth Strategy	0	0	1,631
Total Serviced Capacity – End of Period	**0**	**0**	**1,631**

Southeast Sector

- Additional available capacity from actively developing communities includes capacity in Seton.
- Additional available capacity from New Community Growth Strategy includes capacity from the Recommended Portfolio described in Attachment 1.

For Single Residential	**2018**	**2019-2022**	**2023-2026**
Serviced Capacity – Start of Period	4,320	4,274	825
Forecasted Demand – Entire Period	(896)	(3,949)	(3,930)
Additional Available Capacity from Actively Developing Communities	850	0	0
Serviced Capacity – Before New Community Growth Strategy	**4,274**	**325**	**(3,105)**
Additional Available Capacity from New Community Growth Strategy	0	500	8,386
Total Serviced Capacity – End of Period	**4,274**	**825**	**5,281**

For Multi-Residential	**2018**	**2019-2022**	**2023-2026**
Serviced Supply – Start of Period	7,468	7,967	6,542
Forecasted Demand – Entire Period	(451)	(1,425)	(2,780)
Additional Available Supply from Actively Developing Communities	950	0	0
Serviced Capacity – Before New Community Growth Strategy	**7,967**	**6,542**	**3,762**
Additional Available Capacity from New Community Growth Strategy	0	0	2,971
Total Serviced Capacity – End of Period	**7,967**	**6,542**	**6,733**

South Sector

- Additional available capacity from actively developing communities includes capacity in the West Macleod ASP.
- Additional available capacity from New Community Growth Strategy includes capacity from the Recommended Portfolio described in Attachment 1.

For Single Residential	**2018**	**2019-2022**	**2023-2026**
Serviced Capacity – Start of Period	3,041	2,421	4,303
Forecasted Demand – Entire Period	(620)	(2,628)	(4,700)
Additional Available Capacity from Actively Developing Communities	0	4,260	0
Serviced Capacity – Before New Community Growth Strategy	**2,421**	**4,053**	**(397)**
Additional Available Capacity from New Community Growth Strategy	0	250	1,798
Total Serviced Capacity – End of Period	**2,421**	**4,303**	**1,401**

For Multi-Residential	**2018**	**2019-2022**	**2023-2026**
Serviced Supply – Start of Period	1,996	1,528	3,117
Forecasted Demand – Entire Period	(468)	(1,251)	(1,670)
Additional Available Supply from Actively Developing Communities	0	2,840	0
Serviced Capacity – Before New Community Growth Strategy	**1,528**	**3,117**	**1,447**
Additional Available Capacity from New Community Growth Strategy	0	0	1,152
Total Serviced Capacity – End of Period	**1,528**	**3,117**	**2,599**

West Sector

For Single Residential	**2018**	**2019-2022**	**2023-2026**
Serviced Capacity – Start of Period	1,838	1,632	1,007
Forecasted Demand – Entire Period	(206)	(625)	(590)
Additional Available Capacity from Actively Developing Communities	0	0	0
Serviced Capacity – Before New Community Growth Strategy	**1,632**	**1,007**	**417**
Additional Available Capacity from New Community Growth Strategy	0	0	0
Total Serviced Capacity – End of Period	**1,632**	**1,007**	**417**

For Multi-Residential	**2018**	**2019-2022**	**2023-2026**
Serviced Supply – Start of Period	2,247	2,187	1,847
Forecasted Demand – Entire Period	(60)	(340)	(390)
Additional Available Supply from Actively Developing Communities	0	0	0
Serviced Capacity – Before New Community Growth Strategy	**2,187**	**1,847**	**1,457**
Additional Available Capacity from New Community Growth Strategy	0	0	0
Total Serviced Capacity – End of Period	**2,187**	**1,847**	**1,457**

Northwest Sector

- Additional available capacity from New Community Growth Strategy includes capacity from the Recommended Portfolio described in Attachment 1.

For Single Residential	**2018**	**2019-2022**	**2023-2026**
Serviced Capacity – Start of Period	0	0	0
Forecasted Demand – Entire Period	0	(250)	0
Additional Available Capacity from Actively Developing Communities	0	0	0
Surplus (Deficit) in Serviced Capacity – Before New Community Growth Strategy	**0**	**(250)**	**0**
Additional Available Capacity from New Community Growth Strategy	0	250	1,920
Surplus (Deficit) in Serviced Capacity – End of Period	**0**	**0**	**1,920**

For Multi-Residential	**2018**	**2019-2022**	**2023-2026**
Serviced Supply – Start of Period	0	0	0
Forecasted Demand – Entire Period	0	0	0
Additional Available Supply from Actively Developing Communities	0	0	0
Surplus (Deficit) in Serviced Capacity – Before New Community Growth Strategy	**0**	**0**	**0**
Additional Available Supply from New Community Growth Strategy	0	0	979
Surplus (Deficit) in Serviced Capacity – Before New Community Growth Strategy	**0**	**0**	**979**