



Developing Suburban Communities Supply Monitoring:

ort. Takes March inventory adds in new supply and subtracts out absorption

September 2021 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 2021 Estimated September Inventory

		Units available	e for Housin	ng		Lands available to b	e Subdivide	ed					
NORTH	5	Subdivided Lar	nd & Units ((A)		Unsubdivided Land	d & Units (B)		Total Supply	(A+B)		Share of
Community	На	SF/Semi	Multi	Total	На	SF/Semi/Row	Multi	Total	На	SF/Semi/Row	Multi	Total	City SF/semi
Nolan Hill	5	3	598	601	0	0	0	0	5	3	598	601	0%
Sage Hill	9	-9	2707	2,698	33	191	1,815	2,006	42	182	4522	4,704	1%
Kincora	0	0	1685	1,685	0	0	0	0	0	0	1685	1,685	0%
Evanston	5	10	182	192	2	19	0	19	7	29	182	211	0%
Carrington	15	362	311	673	22	469	0	469	37	831	311	1,142	5%
Livingston	15	185	475	660	16	114	514	628	31	299	989	1,288	2%
Glacier Ridge	0	0	0	0	0	0	0	0	0	0	0	0	0%
Ambleton	-3	-62	0	-62	0	0	0	0	0	0	0	0	0%
Lewisburg	0	0	0	0	0	0	0	0	0	0	0	0	0%
Total	47	489	5,958	6,447	73	793	2,329	3,122	122	1,344	8,287	9,631	7%

		Pend	ing Subdivi	sions	
На	SF/Semi	Multi	Total	# of applications	% SF/Semi
0	0	0	0	0	0%
3	0	419	419	1	0%
0	0	0	0	0	0%
0	0	0	0	0	0%
0	0	0	0	0	0%
0	0	0	0	0	0%
0	0	0	0	0	0%
0	0	0	0	0	0%
0	0	0	0	0	0%
	0	419	419	1	0%

NORTHEAST	5	Subdivided Lar	nd & Units (A)		Unsubdivided Land	d & Units (B)		Total Supply	(A+B)		Share of
Community	На	SF/Semi	Multi	Total	На	SF/Semi/Row	Multi	Total	На	SF/Semi/Row	Multi	Total	City SF/semi
Cityscape	-2	42	83	125	43	1,370	284	1,654	40	1412	367	1,779	8%
Saddle Ridge	20	312	991	1,303	46	697	235	932	66	1009	1226	2,235	6%
Skyview Ranch	10	32	1708	1,740	9	8	820	828	19	40	2528	2,568	0%
Redstone	3	15	359	374	9	136	152	288	12	151	511	662	1%
Cornerstone	43	587	807	1,394	92	1,133	486	1,619	135	1720	1293	3,013	9%
Homestead	-2	-41	-34	-75	0	0	0	0	0	0	0	0	0%
Total	71	947	3,914	4,861	199	3,344	1,977	5,321	273	4,332	5,925	10,257	24%

		Pend	ing Subdivi:	sions	
На	SF/Semi	Multi	Total	# of applications	% SF/Semi
11	159	0	159	1	20%
0	0	0	0	0	0%
0	0	0	0	0	0%
0	0	0	0	0	0%
0	0	0	0	0	0%
0	0	0	0	0	0%
11	159	0	159	1	20%

EAST	5	ubdivided Lar	nd & Units (A)		Unsubdivided Land	l & Units (B)		Total Supply	(A+B)		Share of
Community	На	SF/Semi	Multi	Total	На	SF/Semi/Row	Multi	Total	На	SF/Semi/Row	Multi	Total	City SF/semi
Belvedere	27	210	1134	1,344	0	0	0	0	27	210	1134	1,344	1%
Twin Hills	0	0	0	0	0	0	0	0	0	0	0	0	0%
Total	27	210	1,134	1,344	0	0	0	0	27	210	1,134	1,344	1%

		Pend	ling Subdivis	sions	
На	SF/Semi	Multi	Total	# of applications	% SF/Semi
12	76	0	76	1	10%
0	0	0	0	0	0%
12	76	0	76		10%

S	Subdivided Land & Units (A)			Unsubdivided Land & Units (B)				Total Supply (A+B)				Share of
На	SF/Semi	Multi	Total	На	SF/Semi/Row	Multi	Total	На	SF/Semi/Row	Multi	Total	City SF/semi
5	52	97	149	8	109	0	109	13	161	97	258	1%
36	213	403	616	-9	53	200	253	27	266	603	869	1%
-3	193	387	580	141	1,265	2,187	3,452	138	1458	2574	4,032	8%
3	268	711	979	200	3,076	1,899	4,975	203	3344	2610	5,954	18%
3	100	0	100	5	15	0	15	8	115	0	115	1%
0	0	0	0	0	0	0	0	0	0	0	0	0%
44	826	1,598	2,424	344	4,518	4,286	8,804	388	5,344	5,884	11,228	29%
	Ha 5 36 -3 3 3 0	Ha SF/Semi 5 52 36 213 -3 193 3 268 3 100 0 0	Ha SF/Semi Multi 5 52 97 36 213 403 -3 193 387 3 268 711 3 100 0 0 0 0	Ha SF/Semi Multi Total 5 52 97 149 36 213 403 616 -3 193 387 580 3 268 711 979 3 100 0 100 0 0 0 0	Ha SF/Semi Multi Total Ha 5 52 97 149 8 36 213 403 616 -9 -3 193 387 580 141 3 268 711 979 200 3 100 0 100 5 0 0 0 0 0	Ha SF/Semi Multi Total Ha SF/Semi/Row 5 52 97 149 8 109 36 213 403 616 -9 53 -3 193 387 580 141 1,265 3 268 711 979 200 3,076 3 100 0 100 5 15 0 0 0 0 0 0	Ha SF/Semi Multi Total Ha SF/Semi/Row Multi 5 52 97 149 8 109 0 36 213 403 616 -9 53 200 -3 193 387 580 141 1,265 2,187 3 268 711 979 200 3,076 1,899 3 100 0 100 5 15 0 0 0 0 0 0 0 0	Ha SF/Semi Multi Total Ha SF/Semi/Row Multi Total 5 52 97 149 8 109 0 109 36 213 403 616 -9 53 200 253 -3 193 387 580 141 1,265 2,187 3,452 3 268 711 979 200 3,076 1,899 4,975 3 100 0 100 5 15 0 15 0 0 0 0 0 0 0 0	Ha SF/Semi Multi Total Ha SF/Semi/Row Multi Total Ha 5 52 97 149 8 109 0 109 13 36 213 403 616 -9 53 200 253 27 -3 193 387 580 141 1,265 2,187 3,452 138 3 268 711 979 200 3,076 1,899 4,975 203 3 100 0 100 5 15 0 15 8 0 0 0 0 0 0 0 0	Ha SF/Semi Multi Total Ha SF/Semi/Row Multi Total Ha SF/Semi/Row 5 52 97 149 8 109 0 109 13 161 36 213 403 616 -9 53 200 253 27 266 -3 193 387 580 141 1,265 2,187 3,452 138 1458 3 268 711 979 200 3,076 1,899 4,975 203 3344 3 100 0 100 5 15 0 15 8 115 0 0 0 0 0 0 0 0 0	Ha SF/Semi Multi Total Ha SF/Semi/Row Multi Total Ha SF/Semi/Row Multi 5 52 97 149 8 109 0 109 13 161 97 36 213 403 616 -9 53 200 253 27 266 603 -3 193 387 580 141 1,265 2,187 3,452 138 1458 2574 3 268 711 979 200 3,076 1,899 4,975 203 3344 2610 3 100 0 100 5 15 0 15 8 115 0 0 0 0 0 0 0 0 0 0 0 0	Ha SF/Semi Multi Total Ha SF/Semi/Row Multi Total Ha SF/Semi/Row Multi Total 5 52 97 149 8 109 0 109 13 161 97 258 36 213 403 616 -9 53 200 253 27 266 603 869 -3 193 387 580 141 1,265 2,187 3,452 138 1458 2574 4,092 3 268 711 979 200 3,076 1,899 4,975 203 3344 2610 5,954 3 100 0 100 5 15 0 15 8 115 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

		Pend	ling Subdivi:	sions	
На	SF/Semi	Multi	Total	# of applications	% SF/Semi
3	74	0	74	1	9%
0	0	0	0	0	0%
2	0	312	312	1	0%
7	44	1,025	1,069	2	6%
5	119	184	303	1	15%
0	0	0	0	0	0%
16	237	1,521	1,758		30%

SOUTH		Subdivided La	nd & Units	(A)		Unsubdivided Lan	d & Units (B	i)		Total Supply	(A+B)		Share of
Community	На	SF/Semi	Multi	Total	На	SF/Semi/Row	Multi	Total	На	SF/Semi/Row	Multi	Total	City SF/semi
Walden	11	304	214	518	6	168	0	168	17	472	214	686	3%
Legacy	28	530	579	1,109	88	1,018	973	1,991	116	1548	1552	3,100	9%
Silverado	1	3	0	3	116	1,183	4,832	6,015	118	1186	4832	6,018	7%
Belmont	14	95	613	708	58	903	451	1,354	73	998	1064	2,062	5%
Pine Creek	5	-59	75	16	2	44	0	44	7	-15	75	60	0%
Wolf Willow	-2	154	-78	76	2	-41	0	-41	0	113	-78	35	1%
Yorkville	-1	176	-342	-166	38	761	400	1,161	37	937	58	995	5%
Alpine Park	23	280	-3	277	-11	-105	0	-105	12	175	-3	172	1%
Total	79	1,483	1,058	2,541	301	3,931	6,656	10,587	379	5,414	7,714	13,128	30%

	Pending Subdivisions											
На	SF/Semi	Multi	Total	# of applications	% SF/Semi							
0	0	0	0	0	0%							
0	0	0	0	0	0%							
0	0	0	0	0	0%							
2	66	0	66	1	8%							
6	84	128	212	1	11%							
0	0	0	0	0	0%							
0	0	0	0	0	0%							
6	41	0	41	1	5%							
14	191	128	319	3	24%							

WEST	2	Subdivided Lar	nd & Units ((A)		Unsubdivided Land	d & Units (B)		Total Supply	(A+B)		Share of
Community	На	SF/Semi	Multi	Total	На	SF/Semi/Row	Multi	Total	На	SF/Semi/Row	Multi	Total	City SF/semi
Aspen Woods	10	62	303	365	9	173	0	173	19	235	303	538	1%
Crestmont	2	161	-52	109	0	0	0	0	2	161	-52	109	1%
West Springs	16	-43	2206	2,163	25	32	2,206	2,238	41	-11	4412	4,401	0%
Springbank Hill	17	235	664	899	26	223	953	1,176	43	458	1617	2,075	3%
Total	45	415	3,121	3,536	61	428	3,159	3,587	105	843	6,280	7,123	5%

		Pend	ing Subdivi	sions	
На	SF/Semi	Multi	Total	# of applications	% SF/Semi
6	100	0	100	1	13%
0	0	0	0	0	0%
1	10	0	10	2	1%
2	7	93	100	2	1%
	447	02	210		150/

NORTHWEST	9	Subdivided Lar	nd & Units	(A)		Unsubdivided Land	d & Units (B)		Share of			
Community	На	SF/Semi	Multi	Total	На	SF/Semi/Row	Multi	Total	На	SF/Semi/Row	Multi	Total	City SF/semi
Haskayne	21	705	292	997	0	0	0	0	21	705	292	997	4%
Total	21	705	292	997	0	0	0	0	21	705	292	997	4%

На	SF/Semi	SF/Semi Multi		# of applications	% SF/Semi
0	0	0	0	0	0%
0	0	0	0	0	0%

CITYTOTAL	Subdivided Land & Units (A)					Unsubdivided Land	d & Units (B)	Total Supply (A+B)				Share of
	На	SF/Semi	Multi	Total	На	SF/Semi/Row	Multi	Total	На	SF/Semi/Row	Multi	Total	City SF/semi
	333	5,075	17,075	22,150	978	13,014	18,407	31,421	1,316	18,192	35,516	53,708	100%

		Pend	ling Subdivi	sions	
На	SF/Semi	Multi	Total	# of applications	% SF/Semi
66	780	2,161	2,941	16	100%

CITYTOTAL	S	ubdivided Lar	nd & Units ((A)		Unsubdivided Land	d & Units (B	s)		Total Supply	(A+B)		Share of
Portion of City	На	SF/Semi	Multi	Total	На	SF/Semi/Row	Multi	Total	На	SF/Semi/Row	Multi	Total	City SF/semi
NORTH 1/2 OF CITY	166	2,351	11,298	13,649	272	4,137	4,306	8,443	443	6,591	15,638	22,229	36%
SOUTH 1/2 OF CITY	167	2,724	5,777	8,501	705	8,877	14,101	22,978	872	11,601	19,878	31,479	64%

		Pena	iing Subaivi	sions	
На	SF/Semi	Multi	Total	# of applications	% SF/Semi
26	235	419	654	3	30%
40	545	1,742	2,287	13	70%

Source: City of Calgary: Planning and Development - Growth Strategies - Geodemographics

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:

Process to Determine Current Month's 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: Tabes the previous months unsubdivided supply. Then adds in any opprovals in outline plan/funduse (unsubdivided). Then takes out the months additional subdivided supply from this total. This then equals the current estimated unsubdivided supply.

These are the year-to-date subdivision applications that were accepted by the City and waiting ines are the year-to-out subanyon approximon, not were outperful on the Lips of a decision. There may be fully served for further city infrastructure is required), portially serviced (some services in place), or no services in place at all. Reported applications in this report does not guarantee approved of the applications. Subdivision authority may approve or refuse these applications based on their planning merits.

May 2020 - September 2021 (Subdivided = Tentative and Unsubdivided = Outline Plans)
Additional Supply Added to Inventory

NORTH		Subdivided Lar	ad O Haita	/A)		Unsubdivided Land	d O Hoite /f	2)		Total Add	tions (A+B)			Duilding	Dormite		Voor	du Augraga	Absorption
					He							Total	He	Building SE/Somi		Total			Absorption
Community	На	SF/Semi	Multi	Total	На	SF/Semi/Row	Multi	Total	На	SF/Semi	Multi	Total	На	SF/Semi	Multi	Total	SF/Semi	Multi	Total
Nolan Hill	7	93	0 324	0 417	0	0	0	0	7	93	0 324	0 417	8	9 102	386	9 488	39 173	233 683	272 856
Sage Hill Kincora	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	41	41
Evanston	0	0	0	0	0	0	0	0	0	0	0	0	5	97	135	232	183	135	318
Carrington	5	132	0	132	0	0	0	0	5	132	0	132	15	331	176	507	490	240	730
Livingston	7	180	0	180	0	0	0	0	7	180	0	180	26	535	424	959	758	446	1,204
Glacier Ridge Ambleton	0	0	0	0	0	0	0	0	0	0	0	0	3	62	0	62	62	0	62
Lewisburg	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	19	405	324	729	0	0	0	0	19	405	324	729	58	1136	1121	2257	1,705	1,778	3,483
				(1)															
NORTHEAST		Subdivided Lar				Unsubdivided Land					tions (A+B)			Building					Absorption
Community	На	SF/Semi	Multi	Total	На	SF/Semi/Row	Multi	Total	На	SF/Semi	Multi	Total	На	SF/Semi	Multi	Total	SF/Semi	Multi	Total
Cityscape	7	0	0	0	0	0	0	0	0	0	0	0	9	163	43	206	266	360	626
Saddle Ridge Skyview Ranch	0	195 0	0	195 0	0	0	0	0	7	195 0	0	195 0	23	423 0	67 322	490 322	547 0	97 351	644 351
Redstone	0	0	0	0	0	0	0	0	0	0	0	0	13	234	54	288	361	90	451
Cornerstone	24	436	0	436	0	0	0	0	24	436	0	436	35	666	47	713	860	111	971
Homestead	0	0	0	0	0	0	0	0	0	0	0	0	2	41	34	75	41	34	75
Total	31	631	0	631	0	0	0	0	31	631	0	631	86	1527	567	2094	2,075	1,043	3,118
EAST	,	Subdivided Lar	nd & Units	(A)		Unsubdivided Land	1 & Units (F	3)		Total Addi	tions (A+R)			Building	Permits		Year	ly Average	Absorption
Community	На	SF/Semi	Multi	Total	На	SF/Semi/Row	Multi	Total	На	SF/Semi	Multi	Total	На	SF/Semi	Multi	Total	SF/Semi	Multi	Total
Belvedere Twin Hills	0	0	0	0	0	0	0	0	0	0	0	0	0	54 0	21 0	. 75 0	54 0	0	75 0
Total	0	0	0	0	0	0	0	0	0	0	0	0	4	54	21	75	54	21	75
SOUTHEAST	S	Subdivided Lar	nd & Units	(A)		Unsubdivided Land	d & Units (E	3)		Total Addi	tions (A+B)			Building	Permits		Year	ly Average	Absorption
Community	На	SF/Semi	Multi	Total	На	SF/Semi/Row	Multi	Total	На	SF/Semi	Multi	Total	Ha	SF/Semi	Multi	Total	SF/Semi	Multi	Total
Copperfield	0	0	0	0	0	0	0	0	0	0	0	0	4	65	39	104	65	39	104
Cranston	32	199	0	199	0	0	0	0	32	199	0	199	13	175	182	357	266	202	468
Mahogany	14	300	0	300	0	0	0	0	14	300	0	300	54	814	305	1,119	825	305	1,130
Seton Rangeview	11 4	324 121	0	324 121	0	0	0	0	11 4	324 121	0	324 121	31	359 21	753 0	1,112 21	474 21	843 0	1,317 21
Hotchkiss	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	61	944	0	944	0	0	0	0	61	944	0	944	104	1434	1279	2713	1,651	1,389	3,040
SOUTH		Subdivided Lar	l 0 11-ib-	/A\		Unsubdivided Land	d 0 11-it-/6	2)		Total Addi	*i (A . D)			D. Hallana	Dannelta		V	d A	Absorbeig
														Building			real	ly Average	Absorption
Community	На	SF/Semi	Multi	Total	На	SF/Semi/Row	Multi	Total	На	SF/Semi	Multi	Total	Ha	SF/Semi	Multi	Total			
Walden	1						0	0									SF/Semi	Multi	Total
Legacy		49	0	49	0	0			1	49	0	49	16	237	220	457	320	295	615
	6	167	0	167	0	0	0	0	6	167	0	167	18	301	129	430	320 397	295 129	615 526
Silverado Belmont	0	167 0	0	167 0	0	0	0	0	6	167 0	0	167 0	18 0	301 1	129 0	430 1	320 397 2	295 129 0	615 526 2
Silverado Belmont Pine Creek		167	0	167	0	0	0	0	6	167	0	167	18	301	129	430	320 397	295 129	615 526
Belmont	0 6 0 5	167 0 90 0 165	0 0 110 0	167 0 200 0 165	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	6 0 6 0	167 0 90 0 165	0 0 110 0	167 0 200 0 165	18 0 10 12 13	301 1 171 211 208	129 0 28 5 78	430 1 199 216 286	320 397 2 246 247 266	295 129 0 40 5 91	615 526 2 286 252 357
Belmont Pine Creek Wolf Willow Yorkville	0 6 0 5	167 0 90 0 165	0 0 110 0 0	167 0 200 0 165	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	6 0 6 0 5	167 0 90 0 165	0 0 110 0 0	167 0 200 0 165	18 0 10 12 13 9	301 1 171 211 208 70	129 0 28 5 78 342	430 1 199 216 286 412	320 397 2 246 247 266 145	295 129 0 40 5 91 381	615 526 2 286 252 357 526
Belmont Pine Creek Wolf Willow Yorkville Alpine Park	0 6 0 5 0	167 0 90 0 165 0	0 0 110 0 0 0	167 0 200 0 165 0 105	0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	6 0 6 0 5 0	167 0 90 0 165 0 105	0 0 110 0 0 0	167 0 200 0 165 0 105	18 0 10 12 13 9	301 1 171 211 208 70 13	129 0 28 5 78 342 3	430 1 199 216 286 412 16	320 397 2 246 247 266 145	295 129 0 40 5 91 381 3	615 526 2 286 252 357 526 16
Belmont Pine Creek Wolf Willow Yorkville	0 6 0 5	167 0 90 0 165	0 0 110 0 0	167 0 200 0 165	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	6 0 6 0 5	167 0 90 0 165	0 0 110 0 0	167 0 200 0 165	18 0 10 12 13 9	301 1 171 211 208 70	129 0 28 5 78 342	430 1 199 216 286 412	320 397 2 246 247 266 145	295 129 0 40 5 91 381	615 526 2 286 252 357 526
Belmont Pine Creek Wolf Willow Yorkville Alpine Park	0 6 0 5 0 11 30	167 0 90 0 165 0	0 0 110 0 0 0 0 0	167 0 200 0 165 0 105	0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	6 0 6 0 5 0	167 0 90 0 165 0 105 576	0 0 110 0 0 0	167 0 200 0 165 0 105	18 0 10 12 13 9	301 1 171 211 208 70 13	129 0 28 5 78 342 3 805	430 1 199 216 286 412 16	320 397 2 246 247 266 145 13	295 129 0 40 5 91 381 3	615 526 2 286 252 357 526 16
Belmont Pine Creek Wolf Willow Yorkville Alpine Park Total	0 6 0 5 0 11 30	167 0 90 0 165 0 105	0 0 110 0 0 0 0 0	167 0 200 0 165 0 105	0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	6 0 6 0 5 0	167 0 90 0 165 0 105 576	0 0 110 0 0 0 0	167 0 200 0 165 0 105	18 0 10 12 13 9	301 1 171 211 208 70 13	129 0 28 5 78 342 3 805	430 1 199 216 286 412 16	320 397 2 246 247 266 145 13	295 129 0 40 5 91 381 3	615 526 2 286 252 357 526 16 2,580
Belmont Pine Creek Wolf Willow Yorkville Alpine Park Total WEST Community	0 6 0 5 0 11 30	167 0 90 0 165 0 105 576	0 0 110 0 0 0 0 0 110	167 0 200 0 165 0 105 686	0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	6 0 6 0 5 0 11 30	167 0 90 0 165 0 105 576	0 0 110 0 0 0 0 0 110	167 0 200 0 165 0 105 686	18 0 10 12 13 9 1 78	301 1 171 211 208 70 13 1212	129 0 28 5 78 342 3 805	430 1 199 216 286 412 16 2017	320 397 2 246 247 266 145 13	295 129 0 40 5 91 381 3 944	615 526 2 286 252 357 526 16 2,580
Belmont Pine Creek Wolf Willow Yorkville Alpine Park Total WEST	0 6 0 5 0 11 30	167 0 90 0 165 0 105 576 Subdivided Lar SF/Semi 0 0	0 0 1110 0 0 0 0 110 md & Units Multi 0	167 0 200 0 165 0 105 686 (A) Total 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 Total	6 0 6 0 5 0 11 30	167 0 90 0 165 0 105 576 Total Addi SF/Semi	0 0 110 0 0 0 0 110 tions (A+B)	167 0 200 0 165 0 105 686	18 0 10 12 13 9 1 78	301 1 171 211 208 70 13 1212 Building SF/Semi 30 32	129 0 28 5 78 342 3 805 Permits	430 1 199 216 286 412 16 2017 Total 30 135	320 397 2 246 247 266 145 13 1,636 Year SF/Semi 49	295 129 0 40 5 91 381 3 944	615 526 2 286 252 357 526 16 2,580 Absorption Total 231
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Belmont Pine Creek Wolf Willow Yorkville Alpine Park Total WEST Community Aspen Woods Crestmont West Springs	0 6 0 5 0 111 30 8 Ha 0	167 0 90 0 165 0 105 576 Subdivided Lar SF/Semi 0 0	0 0 1110 0 0 0 0 110 md & Units Multi 0 0	167 0 200 0 165 0 105 686 (A) Total 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 Total	6 0 6 0 5 0 11 30	167 0 90 0 165 0 105 576 Total Addi SF/Semi 0 0	0 0 110 0 0 0 0 110 tions (A+B) Multi 0	167 0 200 0 165 0 105 686 Total 0 0	18 0 10 12 13 9 1 78	301 1 171 211 208 70 13 1212 Building SF/Semi 30 32 75	129 0 28 5 78 342 3 805 Permits Multi 0 103 0	430 1 199 216 286 412 16 2017 Total 30 135 75	320 397 2 246 247 266 145 13 1,636 Year SF/Semi 49 73 93	295 129 0 40 5 91 381 3 944 4y Average Multi 182 168 105	615 526 2 286 252 357 526 16 2,580 Absorption Total 231 241 198
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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 ETHER…

What is the City Serviced Definition?

The definition of "serviced land" has been expanded. Previously, "serviced" has been defined as having City water, storm, and sanitary infrastructure in place **providing capacity** for development for industry.

Now "serviced" represents those Five leading infrastructure services of **Water**, **Storm**, **Sanitary**, **Transportation and Fire having infrastructure capacity in place** by either the developer or The City. **These are areas where the services are either installed by The City or provided by the developer without further City expenditures.**

These lands are **comprised of two types of measures** those that <u>have local on-site services in place</u> and those that <u>do not have local on-site</u> services in place but do have **capacity within City infrastructure to accommodate their development.**

The CITY defines capacity for a serviced lot as EITHER...

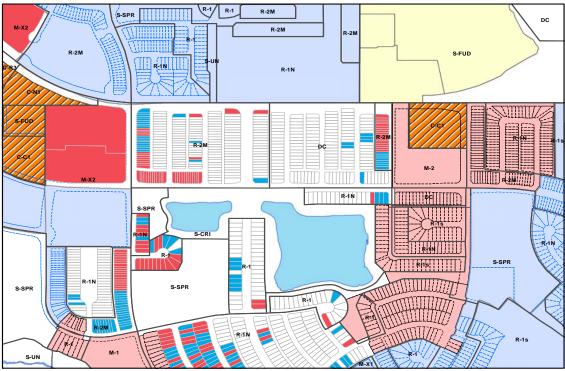
- (A) A lot that has Outline plan (land use) and all five services (water, storm, sanitary, fire and transportation). Translation: A lot which is 'available for tentative plans of subdivision.'
- Which Can Include....
- (B) A lot that is approved and available for a Building Permit (BP). Translation: 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".

The INDUSTRY (builders) defines a serviced lot as ..

(C) A lot with all approvals and services and ready for construction. Translation: A lot ready for a BP that has pipes 'sticking out of the ground'.

- In Calgary, shallow utilities are not a requirement for a BP and sometimes builders will accept a lot with the expectation of shallows being forthcoming, but for the most part the definition of a serviced lot from a builder's point of view means they have the necessary services to construct.

Sample screenshot of City of Calgary detailed inventory.



Sample of Vacant Suburban Residential Land Inventory 2015 April Civic Census Parcel Inventory Remaining Residential Supply Other Existing/Other 2015 Approved Tentative Plans (Subdivided) Land Use Boundaries Vacant 2015 Vacant Approved Tentative Plans (Subdivided) Employment Concentrations Under Construction 2015 Vacant With Approved Land Use (Unsubdivided) 2015 Vacant With Approved Area Structure Plan (Unsubdivided)

Understanding the Available Supply (of Lands available to the development industry)

Unsubdivided Serviced with Land Use Approved

These areas are fully serviced (no further City infrastructure is required) have land use and outline plan in place. These areas are available for tentative plan submissions by the Developer to the City for delivery to the market of serviced single family/semi-detached and multi-family lots. (The developer still has to apply for subdivision and pay for the final service connections from City infrastructure to every individual lot and create fully serviced parcels, and they do tend to delay this final cost in keeping with demand from the building community).

At this point – the lands have Approved ASP/OP/are fully serviced and are lying fallow until tentative plans are submitted - The City has little to say about the timing/delivery of the final serviced lot to the home builder. The City waits for the industry to submit tentative plans on this land. Conforming to the approved land use the tentative plans are generally processed within the standard '60 day' window.

Data Source

Inventory data is collected from Developer submitted "anticipated" units from both Land Use approvals and Subdivision approvals submissions

Caveats? And Issues with Monitoring

Understanding the Data

As many in the residential construction and land development industry are aware, there is an annual lot count analysis compiled by a private company that physically observes how many single family lots have deep utilities installed ("water valve/pipe out of the ground") which typically indicates construction of a house can occur on a site

In the new report, *The Developing Suburban Communities Supply Monitoring Report*, developed jointly between The City of Calgary with UDI-Calgary and CHBA-Calgary Region takes into account these fully serviced lots and <u>also captures lots that have been granted subdivision</u> approval (approved tentative plan). City leading infrastructure is in place but the lots still require utility servicing by the developer.

There may be a gap in the serviced supply indicated by the private lot count analysis and the numbers contained within this new report. This potential gap would be due to the additional information collected as indicated above, along with other changes in methodology that include time of year the initial data is compiled and the number of building permits recorded monthly.

It is important to note that any difference between the reports should not be seen as a deficiency of either reporting mechanism but rather an opportunity for the industry to gain a better understanding of the number of lots expected to come on stream within the near term as the lot servicing is completed (and become construction ready). This is a positive step forward as in the past this information has been very difficult to obtain.

Bulding Permit Land Area Estimates

As we do not have land area calculations for the Building Permits information a proxy to calculate the land area is used. This is done by simply taking the derived mathamatically calculated Units Per Hectare values of the subdivided lands as taken from the original April Land inventory. This is a reasonable method to determine the land area of the permits as these are the same areas that are currently considered subdivided and we know the units and remaining land, densities and the number of permits or units from these lands.

Negative Values Reported?

The detailed Suburban Lands Inventory is compiled using Civic Census, Registred vacant lots and Developer "Anticipated Units" as the starting point of the inventory dated April of each year. As monthly monitoring is done after the inventory there are cases where the Subdivision approval for lots and units may be higher than what The City Inventory originally recorded in April. This is true of building permits as well. In cases where this happens a negative number may be the result.

i.e., Anticipated units in Evanston may be for 300 single family units and 400 multi units on a particular land use site area. However as the subdivision and building permits are applied for there could be a case that it ended up being 310 single family and 480 multi units. This would cause the negative number. This would be adjusted in the next detailed Suburban Residential Growth detailed inventory (yearly report).

Amendment of Outline Plan

Any amendment of an approved Outline Plan was not included to avoid double counting in Monthly report, but annual adjustment will be made to reflect the changes.

Cancelled Building Permit

The Developing Suburban Communities Supply Monitoring Report report does not reflect changes for cancelled building permits, but annual adjustment will be made to reflect the changes.

Census Dwelling Count for Under-construction Dwellings

The Developing Suburban Communities Supply Monitoring Report uses Civic Census dwelling count as the base number. Under construction dwellings could be missed out if foundations are not in place or addresses are not posted properly.

Subdivision of Multi-family Sites

Multi-family sites usually go through multiple subdivision applications to create legal lots (units) that could be sold to individuals. For the purpose of Lot Supply report, UDA and City of Calgary agreed to count the very first subvision application of the sites, and the number of units are determined by the anticipated units from approved Outline Plans.

Pending Subdivision Applications

These are the subdivision applications that are accepted by the City and waiting for a decision. These may be fully serviced (no further City infrastructure is required), partially serviced (some services in plance), or no services in place at all. Reported applications in this report does not guarantee approval of the applications. Subdivision authority may approve or refuse these applications based on their planning merits.

Annual True-up

The annual true-up process takes the April 2015 land supply information from the Suburban Residential Growth (SRG) 2016-2020 report as the new starting point. By taking the SRG numbers for monthly lot supply report, the process eliminates any double counting and under estimation of land supply.

It is important to note that the SRG land absorption is based on 2015 Civic Census data, whereas the monthly lot supply report uses issued building permits as absorption. As the Civic Census counts exsiting and under construction buildings as absorption, SRG report provides the true picture of the estimated vacant subdivided land capacity in a community.

For unsubdivided land supply, the SRG uses both Outline Plans (OPs) and land use redesignation applications, whereas the monthly report only uses the very first Outline Plan application for an area and excludes all land use redesignation applications. So, by using the SRG unsubdivided supply as a starting point, the monthly report addresses any reconfigured OPs and land use redesignations.