

## Developing Suburban Communities Supply Monitoring:

Estimated Serviced Inventory as of September 30, 2022

Vacant serviced planned land by subdivision status and housing type, in housing unit estimates and land area (hectares

### Sector & Community

NORTH	9	Subdivided 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	Suburban
· ·													SF/semi
Nolan Hill	2	0	485	485	0	1	1	2	2	1	486	487	0%
Sage Hill	31	217	2777	2,994	6	9	730	738	37	226	3506	3,732	1%
Kincora	4	0	1564	1,564	0	71	48	119	4	71	1612	1,683	0%
Carrington	18	579	214	793	53	1,743	386	2,129	72	2322	600	2,922	7%
Livingston	38	947	1021	1,968	15	547	0	547	53	1494	1021	2,515	5%
Glacier Ridge	17	603	116	719	0	0	0	0	17	603	116	719	2%
Ambleton	10	310	246	556	0	0	0	0	10	310	246	556	1%
Lewisburg	2	92	0	92	0	0	0	0	2	92	0	92	0%
T-4-I	124	2.740	C 422	0.171	74	2 271	1.104	2 525	100	F 110	7 507	12 707	100/

NORTH		Subdivided La	nd & Units	(A)		Unsubdivided Land	d & Units (E	3)		Total Supply	(A+B)		Share of			Pend	ling Subdivi:	sions
Community	На	SF/Semi	Multi	Total	На	SF/Semi/Row	Multi	Total	На	SF/Semi/Row	Multi	Total	Suburban SF/semi	На	SF/Semi	Multi	Total	# c
Nolan Hill	2	0	485	485	0	1	1	2	2	1	486	487	0%	0	0	0	0	0
Sage Hill	31	217	2777	2,994	6	9	730	738	37	226	3506	3,732	1%	0	0	0	0	0
Kincora	4	0	1564	1,564	0	71	48	119	4	71	1612	1,683	0%	0	0	0	0	C
Carrington	18	579	214	793	53	1,743	386	2,129	72	2322	600	2,922	7%	4	192	0	0	1
Livingston	38	947	1021	1,968	15	547	0	547	53	1494	1021	2,515	5%	2	0	593	593	1
Glacier Ridge	17	603	116	719	0	0	0	0	17	603	116	719	2%	4	135	116	251	1
Ambleton	10	310	246	556	0	0	0	0	10	310	246	556	1%	0	0	0	0	C
Lewisburg	2	92	0	92	0	0	0	0	2	92	0	92	0%	2	92	0	92	1
Total	124	2,748	6,423	9,171	74	2,371	1,164	3,535	198	5,119	7,587	12,707	16%	12	419	709	936	4

NORTHEAST	S	Subdivided Lar	ıd & 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	Suburban SF/semi
Cityscape	16	425	285	710	20	712	0	712	36	1137	285	1,421	4%
Saddle Ridge	20	521	755	1,276	7	540	512	1,052	27	1061	1267	2,328	3%
Skyview Ranch	7	10	1247	1,257	12	0	992	992	19	10	2239	2,249	0%
Redstone	10	7	596	603	2	0	171	171	12	7	767	774	0%
Cornerstone	45	1219	892	2,111	61	2,030	1,306	3,336	106	3249	2198	5,446	10%
Homestead	13	409	0	409	32	803	174	977	45	1212	174	1,386	4%
Total	111	2,591	3,775	6,366	133	4,085	3,155	7,240	244	6,676	6,929	13,605	21%

		Pend	ing Subdivi	sions	
На	SF/Semi	Multi	Total	# of applications	% SF/Semi
0	0	0	0	0	0%
3	163	0	163	2	7%
0	0	0	0	0	0%
0	0	0	0	0	0%
8	271	0	271	1	11%
0	0	0	0	0	0%
10	434	0	434	3	18%

% SF/Semi 0% 0% 0% 8% 0%

EAST	9	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	Suburban SF/semi
Belvedere	17	357	668	1,025	0	0	0	0	17	357	668	1,025	1%
Twin Hills	0	0	0	0	0	0	0	0	0	0	0	0	0%
Total	17	357	668	1,025	0	0	0	0	17	357	668	1,025	1%

		Pend	ling Subdivi	sions	
На	SF/Semi	Multi	Total	# of applications	% SF/Semi
7	183	512	695	3	8%
0	0	0	0	0	0%
7	183	512	695	3	8%

SOUTHEAST	Sı	ubdivided La	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	Suburban SF/semi
Copperfield	9	81	261	342	0	0	0	0	9	81	261	342	0%
Cranston	6	104	0	104	0	0	0	0	6	104	0	104	0%
Mahogany	36	490	1751	2,241	53	1,678	643	2,321	89	2168	2394	4,562	7%
Seton	30	652	448	1,100	81	2,207	1,173	3,380	111	2859	1621	4,480	9%
Rangeview	19	660	305	965	150	4,444	2,518	6,962	169	5104	2822	7,927	16%
Hotchkiss	8	170	288	458	0	0	0	0	8	170	288	458	1%
Total	108	2,157	3,053	5,210	284	8,329	4,333	12,663	391	10,487	7,386	17,873	33%

		Pend	ling Subdivi	sions	
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%
3	44	166	210	2	2%
6	269	216	485	2	11%
0	0	0	0	0	0%
	313	382	695		13%

SOUTH	S	ubdivided Lar	nd & Units	(A)		Unsubdivided Lan	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	Suburban SF/semi
Walden	8	247	102	349	5	79	53	132	13	326	155	481	1%
Legacy	45	660	494	1,153	23	558	169	727	68	1218	662	1,880	4%
Silverado	21	590	775	1,365	49	1,041	4,003	5,044	70	1630	4778	6,409	5%
Belmont	29	564	857	1,421	0	0	0	0	29	564	857	1,421	2%
Pine Creek	21	484	226	710	0	0	0	0	21	484	226	710	2%
Wolf Willow	12	345	164	510	0	0	0	0	12	345	164	510	1%
Yorkville	6	233	0	233	0	0	0	0	6	233	0	233	1%
Alpine Park	23	850	0	850	0	0	0	0	23	850	0	850	3%
Total	165	3,973	2,619	6,592	78	1,678	4,224	5,903	243	5,651	6,843	12,494	18%

		Pend	ling Subdivi		
На	SF/Semi	Multi	Total	# of applications	% SF/Semi
3	132	0	132	2	6%
0	0	0	0	0	0%
1	64	0	64	1	3%
5	176	74	250	1	7%
0	0	0	0	0	0%
1	54	0	54	1	2%
0	0	0	0	0	0%
8	368	0	368	2	16%
10	704	74	960	7	2.40/

WEST	S	ubdivided La	nd & Units (	A)		Unsubdivided Lan	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	Suburban SF/semi
Aspen Woods	9	115	0	115	6	124	55	179	15	239	55	294	1%
Crestmont	0	2	0	2	3	2	565	567	3	4	565	569	0%
West Springs	13	23	1428	1,451	9	513	1,006	1,520	22	536	2434	2,971	2%
Springbank Hill	22	251	1227	1,478	3	747	857	1,604	24	998	2084	3,081	3%
Osprey Hill	2	74	0	74	7	148	89	237	9	222	89	311	1%
Total	46	465	2,655	3,120	27	1,535	2,572	4,106	74	1,999	5,227	7,226	6%

ш			Pend	ing Subdivi	isions	
	На	SF/Semi	Multi	Total	# of applications	% SF/Semi
- [	0	0	0	0	0	0%
ı	0	0	0	0	0	0%
ı	6	6	652	658	5	0%
ı	5	94	242	336	5	4%
ı	2	74	0	74	1	3%
- [	11	100	893	993	10	4%

NORTHWEST	S	ubdivided 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	Suburban SF/semi
Haskayne	28	655	486	1,141	8	218	6	224	35	873	491	1,365	3%
Greenwood/Greenbriar	12	139	609	748	6	537	392	930	18	676	1002	1,678	2%
Total	39	794	1,095	1,889	14	756	398	1,154	53	1,550	1,493	3,043	5%

		Pend	ling Subdivi	sions	
На	SF/Semi	Multi	Total	# of applications	% SF/Semi
3	118	0	118	1	5%
0	0	0	0	0	0%
3	118		118		5%

CITYTOTAL		Subdivided La	nd & Units	(A)	Unsubdivided Land & Units (B)					Share of			
	На	SF/Semi	Multi	Total	На	SF/Semi/Row	Multi	Total	На	SF/Semi/Row	Multi	Total	Suburban SF/semi
	610	13,085	20,287	33,372	609	18,754	15,846	34,600	1,219	31,839	36,134	67,973	100%

		Pend	ling Subdivi	sions	
На	SF/Semi	Multi	Total	# of applications	% SF/Semi
72	2,361	2,571	4,740	32	100%

CITYTOTAL	S	ubdivided Lar	nd & Units (	A)		Unsubdivided Land	d & Units (B	)		Share of			
Portion of City	На	SF/Semi	Multi	Total	На	SF/Semi/Row	Multi	Total	На	SF/Semi/Row	Multi	Total	Suburban SF/semi
NORTH 1/2 OF CITY	291	6,491	11,960	18,451	221	7,212	4,717	11,929	512	13,703	16,677	30,380	43%
SOUTH 1/2 OF CITY	319	6,594	8,327	14,921	388	11,542	11,129	22,672	707	18,137	19,456	37,593	57%

	Pending Subdivisions											
На	SF/Semi	Multi	Total	# of applications	% SF/Semi							
33	1,154	1,221	2,375	11	49%							
39	1.207	1.350	2.557	21	51%							

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

North half of Colgany = North, Northeast, East, Northwest Sectors; South half of Colgany = Southeast, South and West Sectors Note on SERVICED LAND: The CITY defines capacity for a serviced lot as ETHER... Lot that has Outline plan (land use) and all five services (water, storm, sanitary, five and transportation).

Translation: A lot which is 'available for tentative plans of subdivision.'.... Which can 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 approval. It is 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.

Pending Subdivisions:

These are the year-to-date subdivision applications that were accepted by the City and waiting for a decision. These may be fully serviced (no further City infrastructure is required), partially yer a vectision. I mese may be yeary services (in a) juriner to vily improstructure is required, jurinary serviced (some services in place), or no services in place), are no services in place), 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.

NORTH	No	y Subdivicio	n Approval	le (A)	Now	Outline Blan / Land	Lico Approx	valc (P)		otal Now Ac	ditions (A)	D)		Iccurd Puils	ling Dormite	•	Voorly A	vorago Abc	orntion
		ew Subdivisio				Outline Plan/Land				otal New Ad			На	SF/Semi				verage Absi Multi	
Community	На	SF/Semi	Multi	Total	На	SF/Semi/Row	Multi	Total	На	SF/Semi	Multi	Total			Multi	Total	SF/Semi		Total
Nolan Hill Sage Hill	0	60	0 58	118	0	0	0	0	3	60	0 58	0 118	6 11	0 51	234 263	234 314	2 84	117 431	119 515
Kincora	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Carrington	0	0	0	0	0	0	0	0	0	0	0	0	16	86	282	368	281	223	505
Livingston*	14	290	0	290	0	0	0	0	14	290	0	290	5	129	59	188	435	243	679
Glacier Ridge	8 5	274 132	0 246	274 378	0	0	0	0	8 5	274	0 246	274 378	6	144 115	0 46	144 161	91 143	23	91 166
Ambleton Lewisburg	0	0	0	0	0	0	0	0	0	132	0	0	0	0	0	0	0	0	0
Total	29	756	304	1060	0	0	0	0	29	756	304	1060	47	525	884	1409	1,038	1,038	2,076
NORTHEAST		. bali idaal la	ınd & Units	(4)		Unsubdivided Lan	d O I Inito /	2)		Total Addi	tions (A : D)			January Duile	lina Darmit		Voorly A	.orogo Abo	auntion
														Issued Build	ling Permit		Yearly A	verage Abs	orption
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	195 90	0	195 90	0	0	0	0	7	195 90	0	195 90	6	59 88	0 14	59 102	157 295	108	157 403
Saddle Ridge Skyview Ranch	1	9	168	177	0	0	0	0	1	9	168	177	0	0	13	13	0	206	206
Redstone	0	0	0	0	0	0	0	0	0	0	0	0	6	9	47	56	120	65	185
Cornerstone	24	658	373	1,031	0	0	0	0	24	658	373	1,031	28	210	86	296	565	109	675
Homestead	10	303	0	303	0	0	0	0	10	303	0	303	3	97	0	97	130	0	130
Total	45	1255	541	1796		0		0	45	1255	541	1796	44	463	160	623	1,268	489	1,757
EAST	S	ubdivided La	ınd & Units	(A)		Unsubdivided Lan	d & Units (E	3)		Total Addi	tions (A+B)			Issued Build	ling Permit	s	Yearly A	verage Abs	orption
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	0	0	0	0	0	0	0	0	0	0	0	0	10	52	95	147	82	47	129
Twin Hills	0	0	0	0	0	0	0	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	10	52	95	147	82	47	129
SOUTHEAST	S	ubdivided La	ınd & Units	(A)		Unsubdivided Lan	d & Units (F	3)		Total Addi	tions (A+B)			Issued Build	ling Permits	s	Yearly A	verage Abs	orption
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
	3	48	0	48	0	0	0		3	48	0	48	5				34	39	73
Copperfield Cranston	0	0	0	0	0	0	0	0	0	0	0	0	5	15 81	53 27	68 108	157	192	348
Mahogany	9	233	0	233	15	757	0	757	24	991	0	991	10	115	22	137	356	289	645
Seton	21	528	14	542	0	0	0	0	21	528	14	542	13	83	334	417	268	453	721
Rangeview	3	99	0	99	47	1,243	898	2,141	49	1342	898	2,240	3	129	0	129	108	1	109
		420	200	126	_	0	^	^	-	420	200				^	_		^	-
Hotchkiss Total	7 42	138 1046	288 302	426 1348	0 61	0 2001	0 898	0 2899	7 104	138 3047	288 1200	426	0	6 429	0 436	6 865	5	0 974	5 1,903
Total				426 1348	0 61		0 898	0 2899	7 104	138 3047				6 429	0 436	6 865		0 974	5 1,903
Total SOUTH	42		302	1348			898	2899			1200	426	0		436	865	5 929		1,903
Total	42	1046	302	1348		2001	898	2899		3047	1200	426	0	429	436	865	5 929	974	1,903
Total SOUTH	42 S Ha	1046 Subdivided La SF/Semi 0	302 and & Units Multi 0	(A) Total 0	61 Ha 0	Unsubdivided Lan SF/Semi/Row 0	898 d & Units (E Multi 0	2899 3) Total 0	104 Ha	3047  Total Addi  SF/Semi  0	1200 tions (A+B) Multi 0	426 4247 Total	0 36 Ha	Issued Build SF/Semi 56	436 ling Permits Multi 8	865 Total	5 929 Yearly A SF/Semi 167	974 verage Abso Multi 124	1,903 orption Total 291
Total  SOUTH  Community  Walden Legacy	42 S Ha 0	1046 subdivided La SF/Semi 0 312	302 and & Units Multi 0 365	(A) Total 0 677	Ha 0 10	Unsubdivided Lan SF/Semi/Row 0 272	898 d & Units (E  Multi  0 0	2899  Total  0 272	104 Ha 0 27	Total Addi SF/Semi 0 584	1200 tions (A+B) Multi 0 365	426 4247 Total 0 949	0 36 Ha 2 4	Issued Build SF/Semi 56 111	436 ling Permits Multi 8 0	865 Total 64 111	5 929 Yearly A' SF/Semi 167 253	974 verage Abso Multi 124 97	1,903 orption Total 291 350
Total  SOUTH  Community  Walden  Legacy Silverado	42 S Ha 0 17 0	1046 subdivided La SF/Semi 0 312 0	302 and & Units Multi 0 365 0	1348 (A) Total 0 677 0	Ha 0 10 7	Unsubdivided Lan SF/Semi/Row  0 272 265	898 d & Units (E Multi 0 0	2899  Total  0 272 265	Ha 0 27 7	3047  Total Addi SF/Semi  0 584 265	1200 tions (A+B) Multi 0 365 0	426 4247 Total 0 949 265	0 36 Ha 2 4	429   Issued Build   SF/Semi   56   111   7	436  Multi  8  0 0	865 Total 64 111 7	5 929 Yearly A' SF/Semi 167 253 8	974  verage Abso  Multi  124  97  0	1,903 orption Total 291 350 8
SOUTH Community Walden Legacy Silverado Belmont	42 S Ha 0	1046 subdivided La SF/Semi 0 312	302 and & Units Multi 0 365 0 388	(A) Total 0 677 0 541	Ha 0 10	Unsubdivided Lan SF/Semi/Row  0 272 265 0	898 d & Units (E  Multi  0 0	2899  Total  0 272 265 0	104  Ha  0 27 7 13	Total Addi SF/Semi 0 584	1200 tions (A+B) Multi 0 365	426 4247 Total 0 949 265 541	0 36 Ha 2 4 0	Issued Build SF/Semi 56 111	436 ling Permits Multi 8 0	Total 64 111 7 148	5 929 Yearly A' SF/Semi 167 253 8 161	974 verage Abso Multi 124 97	1,903 orption Total 291 350 8 189
Total  SOUTH  Community  Walden  Legacy Silverado	42 Ha 0 17 0 13	ubdivided La SF/Semi 0 312 0 153	302 and & Units Multi 0 365 0	1348 (A) Total 0 677 0	Ha 0 10 7 0	Unsubdivided Lan SF/Semi/Row  0 272 265	898  d & Units (E  Multi  0  0  0	2899  Total  0 272 265	Ha 0 27 7	Total Addi SF/Semi 0 584 265 153	1200 tions (A+B) Multi 0 365 0 388	426 4247 Total 0 949 265	0 36 Ha 2 4	SF/Semi 56 111 7 98	436  Multi  8  0  0  50	865 Total 64 111 7	5 929 Yearly A' SF/Semi 167 253 8	974 werage Abso Multi 124 97 0 28	1,903 orption Total 291 350 8
SOUTH Community Walden Legacy Silverado Belmont Pine Creek Wolf Willow Yorkville	42 Ha 0 17 0 13 6 8	1046  SF/Semi  0 312 0 153 165 240 115	302  Multi  0 365 0 388 56 0 0	(A)  Total  0  677  0  541  221  240  115	Ha 0 10 7 0 0 0 0 0 0	2001  Unsubdivided Lan  SF/Semi/Row  0  272  265  0  0  0  0	898 d & Units (E Multi 0 0 0 0 0	2899  Total  0 272 265 0 0 0 0	104  Ha  0 27 7 13 6 8 3	Total Addi SF/Semi 0 584 265 153 165 240 115	1200  tions (A+B)  Multi  0 365 0 388 56 0 0	Total 0 949 265 541 221 240 115	0 36 Ha 2 4 0 4 5 2 7	SSUE   SUE   SUE	436 Multi  8 0 0 50 0 70 160	865 Total 64 111 7 148 142 122 222	5 929 Yearly A' SF/Semi 167 253 8 161 260 200 109	974 verage Absorbation Multi 124 97 0 28 0 35 225	1,903  orption  Total  291  350  8  189  260  235  334
SOUTH Community Walden Legacy Silverado Belmont Pine Creek Wolf Willow	42 Ha 0 17 0 13 6 8 3	0 312 0 153 165 240	302 Multi 0 365 0 388 56 0 0	1348  (A)  Total  0  677  0  541  221  240  115  0	Ha 0 10 7 0 0 0 0 0 0 0	Unsubdivided Lan SF/Semi/Row  0 272 265 0 0 0	898 d & Units (E Multi 0 0 0 0	2899  Total  0 272 265 0 0 0 0 0	Ha 0 27 7 13 6 8 8 3 0	3047  Total Addi  SF/Semi  0  584  265  153  165  240  115  0	1200 tions (A+B) Multi 0 365 0 388 56 0 0	Total 0 949 265 541 221 240 115 0	0 36 Ha 2 4 0 4 5 2 7	429  Issued Build  SF/Semi  56 111 7 98 142 52 62 71	436  Multi  8 0 0 50 0 70 160 0	865  Total 64 111 7 148 142 122 222 71	5 929 Yearly A' SF/Semi 167 253 8 161 260 200 109 57	974  verage Abse  Multi  124  97  0  28  0  35  225  0	1,903 orption Total 291 350 8 189 260 235 334 57
SOUTH Community Walden Legacy Silverado Belmont Pine Creek Wolf Willow Yorkville	42 Ha 0 17 0 13 6 8	1046  SF/Semi  0 312 0 153 165 240 115	302  Multi  0 365 0 388 56 0 0	(A)  Total  0  677  0  541  221  240  115	Ha 0 10 7 0 0 0 0 0 0	2001  Unsubdivided Lan  SF/Semi/Row  0  272  265  0  0  0  0	898 d & Units (E Multi 0 0 0 0 0	2899  Total  0 272 265 0 0 0 0	104  Ha  0 27 7 13 6 8 3	Total Addi SF/Semi 0 584 265 153 165 240 115	1200  tions (A+B)  Multi  0 365 0 388 56 0 0	Total 0 949 265 541 221 240 115	0 36 Ha 2 4 0 4 5 2 7	SSUE   SUE   SUE	436 Multi  8 0 0 50 0 70 160	865 Total 64 111 7 148 142 122 222	5 929 Yearly A' SF/Semi 167 253 8 161 260 200 109	974 verage Absorbation Multi 124 97 0 28 0 35 225	1,903  orption  Total  291  350  8  189  260  235  334
SOUTH Community Walden Legacy Silverado Belmont Pine Creek Wolf Willow Yorkville	42 Ha 0 17 0 13 6 8 3	1046  SF/Semi  0 312 0 153 165 240 115	302 Multi 0 365 0 388 56 0 0	Total 0 677 0 541 221 240 115 0 1795	Ha 0 10 7 0 0 0 0 0	2001  Unsubdivided Lan  SF/Semi/Row  0  272  265  0  0  0  0	898  d & Units (t  Multi  0  0  0  0  0  0  0	2899  Total 0 272 265 0 0 0 0 536	Ha 0 27 7 13 6 8 8 3 0	3047  Total Addi  SF/Semi  0  584  265  153  165  240  115  0	1200  Multi 0 365 0 388 56 0 0 0 810	Total 0 949 265 541 221 240 115 0	0 36 Ha 2 4 0 4 5 2 7	429  Issued Build  SF/Semi  56 111 7 98 142 52 62 71	436  Multi 8 0 0 50 0 70 160 0 288	Total 64 111 7 148 142 122 222 71 887	5 929  Yearly A  SF/Semi 167 253 8 161 260 200 109 57 1,216	974  verage Abse  Multi  124  97  0  28  0  35  225  0	1,903 orption Total 291 350 8 189 260 235 334 57
SOUTH Community Walden Legacy Silverado Belmont Pine Creek Wolf Willow Yorkville Alpine Park Total	42 Ha 0 17 0 13 6 8 3	1046  SF/Semi  0 312 0 153 165 240 115 0 985	302  Multi 0 365 0 388 56 0 0 0 810	Total 0 677 0 541 221 240 115 0 1795	Ha 0 10 7 0 0 0 0 0	2001 Unsubdivided Lan SF/Semi/Row 0 272 265 0 0 0 0 0 536	898  d & Units (t  Multi  0  0  0  0  0  0  0	2899  Total 0 272 265 0 0 0 0 536	Ha 0 27 7 13 6 8 8 3 0	3047  Total Addi SF/Semi 0 584 265 153 165 240 115 0 1522	1200  Multi 0 365 0 388 56 0 0 0 810	Total 0 949 265 541 221 240 115 0	0 36 Ha 2 4 0 4 5 2 7	429  Issued Build  SF/Semi  56 111  7 98 142 52 62 71 599	436  Multi 8 0 0 50 0 70 160 0 288	Total 64 111 7 148 142 122 222 71 887	5 929  Yearly A  SF/Semi 167 253 8 161 260 200 109 57 1,216	974  verage Abso  Multi  124  97  0  28  0  35  225  0  509	1,903  orption  Total  291  350  8  189  260  235  334  57  1,725
SOUTH Community Walden Legacy Silverado Belmont Pine Creek Wolf Willow Yorkville Alpine Park Total  WEST Community	42 Ha 0 17 0 13 6 8 3 0 48	1046 ubdivided La SF/Semi 0 312 0 153 165 240 115 0 985	302  Multi 0 365 0 388 56 0 0 0 810	(A)  Total  0  677  0  541  221  240  115  0  1795	Ha 0 10 7 0 0 0 0 17	2001 Unsubdivided Lan SF/Semi/Row 0 272 265 0 0 0 0 0 Unsubdivided Lan	898  d & Units (E  Multi  0  0  0  0  0  0  0  0  0  0  0  0  0	2899  Total 0 272 265 0 0 0 0 536	Ha 0 27 7 13 6 8 3 0 64	Total Addi SF/Semi 0 584 265 153 165 240 115 0 1522 Total Addi	1200  Multi 0 365 0 388 56 0 0 0 810	Total 0 949 265 541 221 240 115 0 2331	0 36 Ha 2 4 0 4 5 2 7 2 26	429   Issued Build   SF/Semi   56   111   7   98   142   52   62   71     599     Issued Build	436  Multi  8 0 0 50 70 160 0 288	Total 64 111 7 148 142 122 222 71 887	5 929  Yearly A'  SF/Semi 167 253 8 161 260 200 109 57 1,216  Yearly A'	974  verage Abso  Multi 124  97  0  28  0  35  225  0  509	1,903  orption  Total  291  350  8  189  260  235  334  57  1,725
SOUTH Community Walden Legacy Silverado Belmont Pine Creek Wolf Willow Yorkville Alpine Park Total  WEST Community Aspen Woods Crestmont	42  Ha  0  17  0  13  6  8  3  0  48  S  Ha  6  0	1046  ubdivided La  SF/Semi  0  312  0  153  165  240  115  0  985  ubdivided La  SF/Semi  100  0	302  Multi 0 365 0 388 56 0 0 0 810  Multi Units Multi 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	(A) Total 0 677 0 541 221 240 115 0 1795 (A) Total 100 0	Ha  0 10 7 0 0 0 0 17 Ha  Ha 2	2001 Unsubdivided Lan SF/Semi/Row 0 272 265 0 0 0 0 Unsubdivided Lan SF/Semi/Row 38 0	898  d & Units (E  Multi  0  0  0  0  0  0  0  Multi  f  Multi  f  f  f  f  f  f  f  f  f  f  f  f  f	2899  Total 0 272 265 0 0 0 0 536  Total 38 0	Ha 0 27 7 13 6 8 3 0 64 Ha 8 0 0	3047  Total Addit SF/Semi 0 584 265 153 165 240 115 0 1522  Total Addit SF/Semi 138 0	1200  Multi 0 365 0 388 56 0 0 0 810  Multi 0 0 810	Total 0 949 265 541 221 115 0 2331 Total 138 0	0 36 Ha 2 4 0 4 5 2 7 7 2 2 26	429	436  Multi 8 0 50 0 70 160 0 288  Multi Multi 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Total 64 111 7 148 142 122 222 71 887 Total 15 3	5 929  Yearly A'  SF/Semi 167 253 8 161 260 200 109 57 1,216  Yearly A'  SF/Semi 32	974  verage Abss  Multi 124  97  0 28  0 35 225  0 509  werage Abss  Multi 0 52	1,903  orption  Total 291 350 8 189 260 235 334 57 1,725  orption  Total 32 66
SOUTH Community Walden Legacy Silverado Belmont Pine Creek Woff Willow Yorkville Alpine Park Total  WEST Community Aspen Woods Crestmont West Springs	42  Ha  0  17  0  13  6  8  3  0  48	1046  sk/Semi 0 312 0 312 0 153 165 240 115 0 985  sk/Semi 100 0 1	302  und & Units  Multi 0 365 0 388 56 0 0 810  und & Units  Multi 0 0 583	(A) Total 0 677 0 541 221 240 115 0 1795 (A) Total	Ha 0 10 7 0 0 0 0 17 Ha Ha 2 0 0	2001  Unsubdivided Lan  SF/Semi/Row  0  272  265  0  0  0  0  536  Unsubdivided Lan  SF/Semi/Row  38  0  0	898  d & Units (E  Multi  0  0  0  0  0  0  0  0  Multi  Multi  0  0  0  0  0  0  0  0  0  0  0  0  0	2899  Total 0 272 265 0 0 0 536  Total 38 0 0 0	Ha 0 27 7 13 6 8 3 0 64 Ha 8 8 0 4	3047  Total Addi SF/Semi  0 584 265 153 165 240 115 0 1522  Total Addi SF/Semi 138 0 1	1200  tions (A+B)  Multi  0  365  0  388  56  0  0  810  Multi  0  0  583	Total 0 949 265 541 221 0 115 0 2331  Total 138	0 36 Ha 2 4 0 0 4 5 2 7 2 26 Ha 1 0 0 1	429	436  Multi 8 0 0 50 70 160 0 288  Multi 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Total 64 111 7 148 142 122 222 71 887 Total 15 3 20	5 929  Yearly A' SF/Semi 167 253 8 161 260 200 109 57 1,216  Yearly A' SF/Semi 32 14 55	974  verage Abs  Multi 124 97 0 28 0 35 225 0 509  verage Abs  Multi 0 52 96	1,903  orption  Total 291 350 8 189 260 235 334 57 1,725  orption  Total 32 66 151
SOUTH Community Walden Legacy Silverado Belmont Pine Creek Wolf Willow Yorkville Alpine Park Total  WEST Community Aspen Woods Crestmont West Springs Springbank Hill	42  Ha  0  17  0  13  6  8  8  3  0  48  Ha  6  0  4  10	1046  ubdivided La  SF/Semi 0 312 0 153 165 240 151 0 985  ubdivided La  SF/Semi 100 0 1	302  und & Units  Multi  0 365 0 388 56 0 0 810  wind & Units  Multi 0 0 583 0	(A) Total 0 677 0 541 221 240 11795 (A) Total 100 0 584 0	Ha 0 10 7 0 0 0 0 17 Ha 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2001  Unsubdivided Lan  SF/Semi/Row  0  272  265  0  0  0  0  Unsubdivided Lan  SF/Semi/Row  38  0  0  0	898  d & Units (E  Multi  0  0  0  0  0  0  0  0  Multi  0  0  0  0  0  0  0  0  0  0  0  0  0	2899  Total 0 272 265 0 0 0 536  Total 38 0 0 0 0 0	Ha 0 27 7 13 6 8 3 0 64 Ha 8 0 4 10	3047  Total Addit  SF/Semi  0  584  265  240  115  0  1552  Total Addit  SF/Semi  138  0  1  1	1200  tions (A+B)  Multi 0 365 0 388 56 0 0 810  tions (A+B)  Multi 0 583 0 0 0 583	Total 0 949 265 541 221 240 115 0 2331  Total 138 0 584 0	0 36 Ha 2 4 0 4 5 5 2 7 2 26 Ha 1 0 0 1 3	429	436  Multi  8 0 0 50 70 160 0 288  Multi  Multi 0 222	Total 64 111 7 148 142 122 71 887  S Total 15 3 20 55	5 929  Yearly A' SF/Semi 167 253 8 161 260 200 109 57 1,216  Yearly A' SF/Semi 32 14 55 81	974  verage Abs  Multi 124 97 0 28 0 35 225 0 509  verage Abs  Multi 0 52 96 290	1,903  orption  Total  291  350  8  189  260  235  334  57  1,725  orption  Total  32  66  151  372
SOUTH Community Walden Legacy Silverado Belmont Pine Creek Woff Willow Yorkville Alpine Park Total  WEST Community Aspen Woods Crestmont West Springs	42  Ha  0  17  0  13  6  8  3  0  48	1046  sk/Semi 0 312 0 312 0 153 165 240 115 0 985  sk/Semi 100 0 1	302  und & Units  Multi 0 365 0 388 56 0 0 810  und & Units  Multi 0 0 583	(A) Total 0 677 0 541 221 240 115 0 1795 (A) Total	Ha 0 10 7 0 0 0 0 17 Ha Ha 2 0 0	2001  Unsubdivided Lan  SF/Semi/Row  0  272  265  0  0  0  0  536  Unsubdivided Lan  SF/Semi/Row  38  0  0	898  d & Units (E  Multi  0  0  0  0  0  0  0  0  Multi  Multi  0  0  0  0  0  0  0  0  0  0  0  0  0	2899  Total 0 272 265 0 0 0 536  Total 38 0 0 0	Ha 0 27 7 13 6 8 3 0 64 Ha 8 8 0 4	3047  Total Addi SF/Semi  0 584 265 153 165 240 115 0 1522  Total Addi SF/Semi 138 0 1	1200  tions (A+B)  Multi  0  365  0  388  56  0  0  810  Multi  0  0  583	Total 0 949 265 541 221 0 115 0 2331  Total 138	0 36 Ha 2 4 0 0 4 5 2 7 2 26 Ha 1 0 0 1	429	436  Multi 8 0 0 50 70 160 0 288  Multi 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Total 64 111 7 148 142 122 222 71 887 Total 15 3 20	5 929  Yearly A' SF/Semi 167 253 8 161 260 200 109 57 1,216  Yearly A' SF/Semi 32 14 55	974  verage Abs  Multi 124 97 0 28 0 35 225 0 509  verage Abs  Multi 0 52 96	1,903  orption  Total 291 350 8 189 260 235 334 57 1,725  orption  Total 32 66 151
SOUTH Community Walden Legacy Silverado Belmont Pine Creek Wolf Willow Yorkville Alpine Park Total  WEST Community Aspen Woods Crestmont West Springs Springbank Hill Osprey Hill	S Ha 0 0 17 0 0 13 3 0 0 48 S Ha 6 0 0 4 10 0 0 20	1046 ubdivided La SF/Semi 0 312 0 153 165 240 115 985 SF/Semi 100 0 1 1 0 0 1 1 0 0 1 1	302  multi 0 365 0 365 0 0 810  wind & Units  Multi 0 0 0 810  multi 0 0 583 0 0 0 583	(A) Total 0 677 0 541 221 240 115 0 1795 (A) Total 0 0 684	Ha 0 10 7 0 0 0 0 17 Ha 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2001  Unsubdivided Lan  SF/Semi/Row  0  272  265  0  0  0  0  536  Unsubdivided Lan  SF/Semi/Row  38  0  0  0  0  33	898  d & Units (E  Multi  0  0  0  0  0  0  0  d & Units (E  Multi  0  0  0  0  0  0  0  0  0  0  0  0  0	2899  Total 0 272 265 0 0 0 0 536  Total 38 0 0 0 38	Ha 0 27 7 13 6 8 3 0 64  Ha 8 0 4 10 0	3047  Total Addi SF/Semi  0 584 265 153 165 240 115 0 1552  Total Addi SF/Semi 0 1 38 0 1 0 0	1200  tions (A+B)  Multi 0 365 0 388 56 0 0 0 810  tions (A+B)  Multi 0 0 583 0 0 583	Total 0 949 265 541 221 240 115 0 2±81  Total 0 0 584 0 0	0 36 Ha 2 4 0 4 5 5 2 7 2 26 Ha 1 0 0 1 3	429	436  ding Permit  Multi  8  0  0  50  0  70  160  0  288  Unit of the permit of the pe	Total 64 1111 7 148 142 122 222 71 1887 Total 15 3 20 93	5 929  Yearly A' SF/Semi 167 253 8 161 260 200 109 57 1,216  Yearly A' SF/Semi 32 14 555 81 0	974 verage Absc Multi 124 97 0 28 0 35 225 0 509 verage Absc Multi 0 52 96 290 0 439	1,903 orption Total 291 350 8 189 260 235 334 57 1,725 orption Total 32 66 151 372 0 621
SOUTH Community Walden Legacy Silverado Belmont Pine Creek Wolf Willow Yorkville Alpine Park Total  WEST Community Aspen Woods Crestmont West Springs Springbank Hill Osprey Hill Total	S Ha 0 0 17 0 0 13 3 0 0 48 S Ha 6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1046 ubdivided La SF/Semi 0 312 0 153 165 240 115 0 985 185 SF/Semi 100 0 1 1 0 0 1 1 0 0 1 1 0 0 1 1 0 0 0 1 1 0 0 0 1 1 0 0 0 1 1 0 0 0 0 1 1 0	302  Ind & Units  Multi 0 365 0 388 56 0 0 810  Ind & Units  Multi 0 0 583 0 0 583 0 583 Ind & Units	(A)  Total  0 677 0 541 221 240 115 0 1795  (A)  Total 0 0 684  (A)	Ha 0 10 7 0 0 0 0 17 Ha 2 0 0 0 0 2	2001 Unsubdivided Lan SF/Semi/Row 0 272 265 0 0 0 0 536 Unsubdivided Lan SF/Semi/Row 38 0 0 0 0 Unsubdivided Lan 38	898  d & Units (E  Multi 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 d & Units (E  Multi 0 0 0 0 0 d & Units (E  Multi 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2899 3) Total 0 272 265 0 0 0 536  Total 38 0 0 0 0 38 38	Ha 0 27 7 7 13 6 8 8 3 0 64 Ha 8 0 4 10 0 21	3047  Total Addi SF/Semi  0 584 265 153 165 240 115 0 1552  Total Addi SF/Semi 0 1 38 0 1 10 0 139	1200  tions (A+B)  Multi  0 365 0 388 56 0 0 810  tions (A+B)  Multi 0 0 583 0 0 583 tions (A+B)	70tal 0 949 265 541 221 240 115 0 2331 Total 138 0 584 0 0 722	0 36 Ha 2 4 0 4 5 5 2 7 2 2 26 Ha 1 0 4 1 3 3 0 4 4 4 4 3 0 1 1 0 1 1 0 1 1 1 1 0 1 1 1 1 1 1 1	429	436  Multi 8 0 0 50 0 70 160 0 288  Multi 0 0 22 0 22  ling Permits	Total 64 1111 7 148 142 122 222 71 887 Total 15 3 20 93	5 929  Yearly A' SF/Semi 167 253 8 161 260 200 109 57 1,216  Yearly A' SF/Semi 32 14 55 81 0 182	974  verage Abse  Multi 124  97  0  28  0  35  225  0  509  verage Abse  Multi 0  52  96  290  0  439	1,903  orption  Total 291 350 8 189 260 235 334 57 1,725  orption  Total 32 66 151 372 0 621 orption
SOUTH Community Walden Legacy Silverado Belmont Pine Creek Wolf Willow Yorkville Alpine Park Total  WEST Community Aspen Woods Crestmont West Springs Springbank Hill Osprey Hill	S Ha 0 0 17 0 0 13 3 0 0 48 S Ha 6 0 0 4 10 0 0 20	1046 ubdivided La SF/Semi 0 312 0 153 165 240 115 985 SF/Semi 100 0 1 1 0 0 1 1 0 0 1 1	302  multi 0 365 0 365 0 0 810  wind & Units  Multi 0 0 0 810  multi 0 0 583 0 0 0 583	(A) Total 0 677 0 541 221 240 115 0 1795 (A) Total 0 0 684	Ha 0 10 7 0 0 0 0 17 Ha 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2001  Unsubdivided Lan  SF/Semi/Row  0  272  265  0  0  0  0  536  Unsubdivided Lan  SF/Semi/Row  38  0  0  0  0  33	898  d & Units (E  Multi  0  0  0  0  0  0  0  d & Units (E  Multi  0  0  0  0  0  0  0  0  0  0  0  0  0	2899  Total 0 272 265 0 0 0 0 536  Total 38 0 0 0 38	Ha 0 27 7 13 6 8 3 0 64  Ha 8 0 4 10 0	3047  Total Addi SF/Semi  0 584 265 153 165 240 115 0 1552  Total Addi SF/Semi 0 1 38 0 1 0 0	1200  tions (A+B)  Multi 0 365 0 388 56 0 0 0 810  tions (A+B)  Multi 0 0 583 0 0 583	Total 0 949 265 541 221 240 115 0 2±81  Total 0 0 584 0 0	0 36 Ha 2 4 0 4 5 5 2 7 2 26 Ha 1 0 0 1 3	429	436  ding Permit  Multi  8  0  0  50  0  70  160  0  288  Unit of the permit of the pe	Total 64 1111 7 148 142 122 222 71 1887 Total 15 3 20 93	5 929  Yearly A' SF/Semi 167 253 8 161 260 200 109 57 1,216  Yearly A' SF/Semi 32 14 555 81 0	974 verage Absc Multi 124 97 0 28 0 35 225 0 509 verage Absc Multi 0 52 96 290 0 439	1,903 orption Total 291 350 8 189 260 235 334 57 1,725 orption Total 32 66 151 372 0 621
SOUTH Community Walden Legacy Silverado Belmont Pine Creek Wolf Willow Yorkville Alpine Park Total  WEST Community Aspen Woods Crestmont West Springs Springbank Hill Osprey Hill Total  NORTHWEST Community Haskayne	42  S  Ha  0  17  0  13  6  8  3  0  48  S  Ha  6  0  0  4  10  0  20	1046  ubdivided La  SF/Semi 0 312 0 153 165 240 115 0 985 240 115 0 100 115 0 101 201 201 201 201 201 201 201 201 2	302  Ind & Units  Multi 0 365 0 388 56 0 0 810  Multi 0 0 583  Multi 0 0 583  Multi 368	(A) Total 0 677 0 541 221 240 115 0 1795 (A) Total 100 0 684 (A) Total 734	Ha 0 100 7 7 0 0 0 0 0 17 17 Ha 2 2 0 0 0 0 2 2	2001 Unsubdivided Lan SF/Semi/Row 0 272 265 0 0 0 0 536 Unsubdivided Lan SF/Semi/Row 38 0 0 0 0 Unsubdivided Lan SF/Semi/Row 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	898  d & Units (E  Multi 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2899 3) Total 0 272 265 0 0 0 0 536  Total 38 0 0 0 38  Total 38 0 0 0 Total 38	Ha 0 27 7 7 13 6 8 8 0 64 10 0 0 21 Ha 22	Total Addi SF/Semi 0 584 265 153 165 240 115 0 15522  Total Addi SF/Semi 138 0 0 139  Total Addi SF/Semi 366	1200  tions (A+8) Multi 0 365 0 388 56 0 0 810  tions (A+8) Multi 0 0 583 0 563 Multi 368	Total 0 949 265 541 115 0 2331  Total 138 0 722  Total 138 0 722  Total 734	0 36 Ha 2 4 0 4 5 2 7 7 2 26 Ha 1 0 1 3 0 4 4 5 4 7 2 4 4 7 4 7 4 7 4 7 4 7 8 7 8 7 8 7 8 7 8	429	436  ling Permit Multi 8 0 0 0 70 160 0 288 ling Permit 0 0 222 ling Permit Multi 40	Total 64 1111 7 148 142 122 222 71 887  Total 15 3 20 55 0 93	5 929  Yearly A' SF/Semi 167 253 8 161 260 200 109 57 1,216  Yearly A' SF/Semi 32 14 55 81 0 182  Yearly A' SF/Semi 157	974 verage Abse Multi 124 97 0 28 0 35 225 0 509 verage Abse Multi 0 52 96 290 0 439 verage Abse Multi 38	1,903  orption  Total 291 350 8 189 260 235 334 57 1,725  orption  Total 32 66 151 372 0 621  orption  Total 195
SOUTH Community Walden Legacy Silverado Belmont Pine Creek Woff Willow Yorkville Alpine Park Total  WEST Community Aspen Woods Crestmont West Springs Springbank Hill Osprey Hill Total  NORTHWEST Community	42  S  Ha  0  177  0  133  6  8  8  8  48  S  Ha  6  0  4  10  0  20	1046 ubdivided La SF/Semi 0 312 0 153 165 240 115 0 985 240 100 0 101 100 0 101 101 ubdivided La	302  Ind & Units  Multi  0 365 0 388 56 0 0 810  Multi 0 0 583 0 0 583  Ind & Units  Multi	(A) Total 0 677 0 541 221 240 115 0 1795 (A) Total 100 0 684 (A) Total 734 327	Ha  0 10 7 7 0 0 0 0 17  Ha 2 0 0 0 0 2	Unsubdivided Lan SF/Semi/Row  0 272 265 0 0 0 0 536 Unsubdivided Lan SF/Semi/Row  38 0 0 0 0 Unsubdivided Lan SF/Semi/Row	898  d & Units (E  Multi  0  0  0  0  0  0  0  0  0  0  0  0  0	2899 3) Total 0 272 265 0 0 0 0 536  Total 38 0 0 0 0 Total 38 7 Total	Ha 0 27 7 13 6 8 3 0 64 Ha 8 0 0 21 Ha 22 7	3047  Total Addi SF/Semi  0 584 265 153 165 240 115 0 1522  Total Addi SF/Semi  138 0 0 0 139  Total Addi SF/Semi	1200  tions (A+B)  Multi  0 365 0 388 56 0 0 810  Multi 0 0 583 0 0 583 tions (A+B)  Multi	Total 0 949 265 541 221 240 115 0 2331  Total 138 0 0 7722  Total 734 327	0 36 Ha 2 4 0 4 4 5 2 7 7 2 26 Ha 1 0 1 1 3 0 4 4 0 4 4 0 1 0 1 0 1 0 1 0 1 0 1 0 1	429	### ##################################	Total 64 1111 7 148 142 122 222 71 887  Total 15 3 20 55 0 93  Total 110 19	5 929  Yearly A' SF/Semi 167 253 8 161 260 200 109 57 1,216  Yearly A' SF/Semi 32 14 0 182  Yearly A' SF/Semi 157 0 0	974 verage Abselverage Abselve	1,903  orption  Total  291  350  8  189  260  235  334  57  1,725  orption  Total  32  66  151  372  0  621  orption  Total  195  49
SOUTH Community Walden Legacy Silverado Belmont Pine Creek Wolf Willow Yorkville Alpine Park Total  WEST Community Aspen Woods Crestmont West Springs Springbank Hill Osprey Hill Total  NORTHWEST Community Haskayne	42  S  Ha  0  17  0  13  6  8  3  0  48  S  Ha  6  0  0  4  10  0  20	1046  ubdivided La  SF/Semi 0 312 0 153 165 240 115 0 985 240 115 0 100 115 0 101 201 201 201 201 201 201 201 201 2	302  Ind & Units  Multi 0 365 0 388 56 0 0 810  Multi 0 0 583  Multi 0 0 583  Multi 368	(A) Total 0 677 0 541 221 240 115 0 1795 (A) Total 100 0 684 (A) Total 734	Ha 0 100 7 7 0 0 0 0 0 17 17 Ha 2 2 0 0 0 0 2 2	2001 Unsubdivided Lan SF/Semi/Row 0 272 265 0 0 0 0 536 Unsubdivided Lan SF/Semi/Row 38 0 0 0 0 Unsubdivided Lan SF/Semi/Row 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	898  d & Units (E  Multi 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2899 3) Total 0 272 265 0 0 0 0 536  Total 38 0 0 0 38  Total 38 0 0 0 Total 38	Ha 0 27 7 7 13 6 8 8 0 64 10 0 0 21 Ha 22	Total Addi SF/Semi 0 584 265 153 165 240 115 0 15522  Total Addi SF/Semi 138 0 0 139  Total Addi SF/Semi 366	1200  tions (A+8) Multi 0 365 0 388 56 0 0 810  tions (A+8) Multi 0 0 583 0 563 Multi 368	Total 0 949 265 541 115 0 2331  Total 138 0 722  Total 138 0 722  Total 734	0 36 Ha 2 4 0 4 5 2 7 7 2 26 Ha 1 0 1 3 0 4 4 5 4 7 2 4 4 7 4 7 4 7 4 7 4 7 8 7 8 7 8 7 8 7 8	429	436  ling Permit Multi 8 0 0 0 70 160 0 288 ling Permit 0 0 222 ling Permit Multi 40	Total 64 1111 7 148 142 122 222 71 887  Total 15 3 20 55 0 93	5 929  Yearly A' SF/Semi 167 253 8 161 260 200 109 57 1,216  Yearly A' SF/Semi 32 14 55 81 0 182  Yearly A' SF/Semi 157	974 verage Abse Multi 124 97 0 28 0 35 225 0 509 verage Abse Multi 0 52 96 290 0 439 verage Abse Multi 38	1,903  orption  Total 291 350 8 189 260 235 334 57 1,725  orption  Total 32 66 151 372 0 621  orption  Total 195
SOUTH Community Walden Legacy Silverado Belmont Pine Creek Wolf Willow Yorkville Alpine Park Total  WEST Community Aspen Woods Crestmont West Springs Springbank Hill Osprey Hill Total  NORTHWEST Community Haskayne	42  S  Ha  0  17  0  13  6  8  3  0  48  S  Ha  6  0  0  48  S  Ha  22  7  22	1046  ubdivided La  SF/Semi 0 312 0 153 165 240 115 0 985 240 115 0 100 115 0 101 201 201 201 201 201 201 201 201 2	302  Ind & Units  Multi  0 365 0 0 810 810  Ind & Units  Multi 0 0 583 0 0 0  Multi 0 1 583 0 0 Multi 368 188 368	(A) Total 0 677 0 541 221 240 115 0 1795 (A) Total 100 0 684 (A) Total 734 327	Ha 0 100 7 7 0 0 0 0 0 17 17 Ha 2 2 0 0 0 0 2 2	2001 Unsubdivided Lan SF/Semi/Row 0 272 265 0 0 0 0 536 Unsubdivided Lan SF/Semi/Row 38 0 0 0 0 Unsubdivided Lan SF/Semi/Row 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	898  d & Units (E  Multi  0  0  0  0  0  0  0  0  0  d & Units (E  Multi  0  0  0  0  Multi  0  0  0  0  0  0  0  0  0  0  0  0  0	2899  Total 0 2772 265 0 0 0 0 536  Total 38 0 0 0 0 Total 38 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Ha 0 27 7 13 6 8 3 0 64 Ha 8 0 0 21 Ha 22 7	Total Addi SF/Semi 0 584 265 153 165 240 115 0 1552  Total Addi SF/Semi 138 0 1 1 0 0 139  Total Addi SF/Semi 366 139 366	1200  tions (A+8) Multi 0 365 0 388 56 0 0 810  tions (A+8) Multi 0 0 583 0 563 Multi 368	Total 0 949 265 541 221 240 115 0 2331  Total 138 0 0 7722  Total 734 327	0 36 Ha 2 4 0 4 5 2 7 7 2 26 Ha 1 0 1 3 0 4 4 5 4 7 2 4 4 7 4 7 4 7 4 7 4 7 8 7 8 7 8 7 8 7 8	429	436  Multi 8 0 0 50 0 70 160 0 288  Multi 0 0 22 0 10 22 Multi 40 19 40	Total 64 1111 7 148 142 122 222 71 887  Total 15 3 20 55 0 93  Total 110 19 110	5 929  Yearly A' SF/Semi 167 253 8 161 260 200 109 57 1,216  Yearly A' SF/Semi 32 14 55 81 0 182  Yearly A' SF/Semi 157	974 verage Abselverage Abselve	1,903  orption  Total  291  350  8  189  260  235  334  57  1,725  orption  Total  32  66  151  372  0  621  orption  Total  195  49  195
SOUTH Community Walden Legacy Silverado Belmont Pine Creek Wolf Willow Yorkville Alpine Park Total  WEST Community Aspen Woods Crestmont West Springs Springbank Hill Osprey Hill Total  NORTHWEST Community Haskayne Greenwood/Greenbriar Total	S Ha 0 177 0 133 6 8 8 3 0 48 8 6 0 0 48 10 0 0 20 S Ha 22 7 22 S	1046 ubdivided La SF/Semi 0 312 0 153 165 240 115 0 985 ubdivided La SF/Semi 100 0 0 1 1 0 0 1 1 0 0 1 1 1 0 0 0 ubdivided La SF/Semi 366 139 366	302  Ind & Units  Multi  0 365 0 0 388 56 0 0 0 810  Ind & Units  Multi  0 0 583 0 0 0  Multi  188 368 188 368 Ind & Units	(A)  Total  0 677 0 541 221 240 115 0 1795  (A)  Total  100 0 0 0 584 0 0 0 Total 1795	Ha 0 10 0 0 0 0 17 Ha 2 2 0 0 0 0 2 2 Ha 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Unsubdivided Lan  SF/Semi/Row  0 272 265 0 0 0 0 536  Unsubdivided Lan  SF/Semi/Row  38 0 0 0 0 0 SF/Semi/Row  38 0 0 Unsubdivided Lan  Unsubdivided Lan  Unsubdivided Lan  Unsubdivided Lan	898  d & Units (6  Multi 0 0 0 0 0 0 0 0 0 0 0 0 0 0 d & Units (6  Multi 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2899 3) Total 0 2772 265 0 0 0 0 536 3) Total 38 0 0 0 0 Total 38 0 0 0 0 38 3)	Ha 0 0 27 7 7 13 6 8 8 3 0 64 Ha 8 10 0 0 21 Ha 22 7 22	Total Addi SF/Semi  0 584 265 153 165 240 115 0 1522  Total Addi SF/Semi  138 0 0 1 1 1 1 0 0 0 366 139 366 Total Addi Total Addi	1200  tions (A+B)  Multi  0 365 0 0 388 56 0 0 0 810  tions (A+B)  Multi 0 0 0 583 0 0 0 Multi 368 188 368	Total 0 949 265 541 221 240 115 0 2331  Total 138 0 0 722  Total 138 138 0 0 722  Total 734 327 734	0 36 Ha 2 4 0 4 5 2 7 7 2 26 Ha 1 0 1 3 0 4 4 5 4 7 4 4 7 4 4 7 4 4 4 4 4 4 4 4 4	429	### ##################################	Total 64 1111 7 148 142 222 71 887  Total 15 3 20 55 0 93  Total 110 19 110	5 929  Yearly A' SF/Semi 167 253 8 161 260 200 109 57 1,216  Yearly A' SF/Semi 32 14 55 81 0 182  Yearly A' SF/Semi 157 0 157 Vearly A'	974  verage Abs/ Multi 124 97 0 28 0 35 225 0 509  verage Abs/ Multi 0 52 96 290 0 43 99 verage Abs/ Multi 38 49 38	1,903  orption  Total 291 350 8 189 260 235 334 57 1,725  orption  Total 32 66 65 151 372 0 621 orption  Total 195 49 195
SOUTH Community Walden Legacy Silverado Belmont Pine Creek Wolf Willow Yorkville Alpine Park Total  WEST Community Aspen Woods Crestmont West Springs Springbank Hill Osprey Hill Total  NORTHWEST Community Haskayne Greenwood/Greenbriar Total	42  S  Ha  0  17  0  13  6  8  3  0  48  S  Ha  6  0  0  48  S  Ha  22  7  22	1046 ubdivided La SF/Semi 0 312 0 153 165 240 115 0 985 ubdivided La SF/Semi 100 0 1 1 0 0 101 style="background-color: red;"> 0 0 0 1 1 0 0 0 1 1 0 0 1 1 366 139 366	302  Ind & Units  Multi  0 365 0 0 810 810  Ind & Units  Multi 0 0 583 0 0 0  Multi 0 1 583 0 0 Multi 368 188 368	(A) Total 0 677 0 541 221 240 115 0 1795 (A) Total 100 0 684 (A) Total 734 327	Ha 0 100 7 7 0 0 0 0 0 17 17 Ha 2 2 0 0 0 0 2 2	2001  Unsubdivided Lan  SF/Semi/Row  0  272  2655  0  0  0  0  536  Unsubdivided Lan  SF/Semi/Row  38  0  0  0  Unsubdivided Lan  SF/Semi/Row  38  0  0  0  0  0  0  0  0  0  0  0  0  0	898  d & Units (E  Multi  0  0  0  0  0  0  0  0  0  d & Units (E  Multi  0  0  0  0  Multi  0  0  0  0  0  0  0  0  0  0  0  0  0	2899  Total 0 2772 265 0 0 0 0 536  Total 38 0 0 0 0 Total 38 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Ha 0 27 7 13 6 8 3 0 64 Ha 8 0 0 21 Ha 22 7	Total Addi SF/Semi 0 584 265 153 165 240 115 0 1552  Total Addi SF/Semi 138 0 1 1 0 0 139  Total Addi SF/Semi 366 139 366	1200  tions (A+8)  Multi  0 365 0 0 0 810  tions (A+8)  Multi 0 0 810  tions (A+8)  Multi 0 0 0 1 583 0 0 0 1 583 0 0 0 1 583 0 0 0 0 1 810 8188 8368	Total 0 949 265 541 221 240 115 0 2331  Total 138 0 0 7722  Total 734 327	0 36 Ha 2 4 0 4 5 2 7 7 2 26 Ha 1 0 1 3 0 4 4 5 4 7 2 4 4 7 4 7 4 7 4 7 4 7 8 7 8 7 8 7 8 7 8	429	436  Multi 8 0 0 50 0 70 160 0 288  Multi 0 0 22 0 10 22 Multi 40 19 40	Total 64 1111 7 148 142 122 222 71 887  Total 15 3 20 55 0 93  Total 110 19 110	5 929  Yearly A' SF/Semi 167 253 8 161 260 200 109 57 1,216  Yearly A' SF/Semi 32 14 55 81 0 182  Yearly A' SF/Semi 157	974  verage Abse  Multi  124  97  0  28  0  509  509  verage Abse  Multi  0  52  96  290  0  439  verage Abse  Multi 38  49  38	1,903  orption  Total  291  350  8  189  260  235  334  57  1,725  orption  Total  32  66  151  372  0  621  orption  Total  195  49  195

<sup>\*</sup> Livingston has approved land use in this time period, but Transportation has indicated there are outstanding capital infrastructure needs at this time.

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### 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 services in place</u> but do have **capacity within City infrastructure to accommodate their development.** 

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

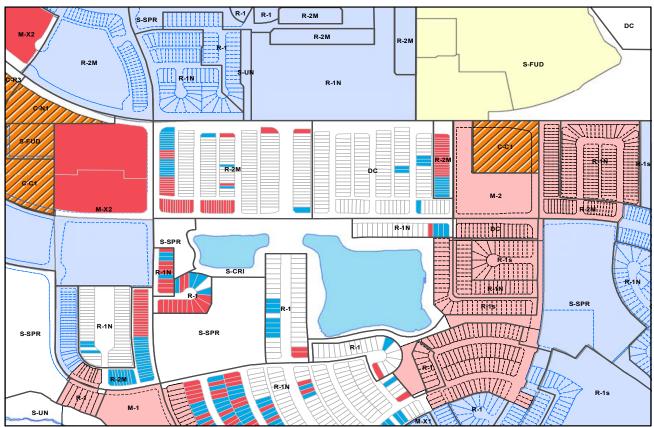
- (A) A lot that has Outline plan (land use) and all five services (water, storm, sanitary, fire and transportation). Translation: A lot which is 'available for tentative plans of subdivision.'
- .... Which Can Include....
- (B) A lot that is approved and available for a Building Permit (BP). Translation: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



# 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.