

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)

September 2022 Pending Subdivisions  
 Included in September 2022 Subdivided Land Totals

Sector & Community

Community	Subdivided Land & Units (A)				Unsubdivided Land & Units (B)				Total Supply (A+B)				Share of Suburban SF/semi
	Ha	SF/Semi	Multi	Total	Ha	SF/Semi/Row	Multi	Total	Ha	SF/Semi/Row	Multi	Total	
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%
Total	124	2,748	6,423	9,171	74	2,371	1,164	3,535	198	5,119	7,587	12,707	16%

Pending Subdivisions					
Ha	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%
4	192	0	0	1	8%
2	0	593	593	1	0%
4	135	116	251	1	6%
0	0	0	0	0	0%
2	92	0	92	1	4%
12	419	709	936	4	18%

Community	Subdivided Land & Units (A)				Unsubdivided Land & Units (B)				Total Supply (A+B)				Share of Suburban SF/semi
	Ha	SF/Semi	Multi	Total	Ha	SF/Semi/Row	Multi	Total	Ha	SF/Semi/Row	Multi	Total	
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%

Pending Subdivisions					
Ha	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%

Community	Subdivided Land & Units (A)				Unsubdivided Land & Units (B)				Total Supply (A+B)				Share of Suburban SF/semi
	Ha	SF/Semi	Multi	Total	Ha	SF/Semi/Row	Multi	Total	Ha	SF/Semi/Row	Multi	Total	
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%

Pending Subdivisions					
Ha	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%

Community	Subdivided Land & Units (A)				Unsubdivided Land & Units (B)				Total Supply (A+B)				Share of Suburban SF/semi
	Ha	SF/Semi	Multi	Total	Ha	SF/Semi/Row	Multi	Total	Ha	SF/Semi/Row	Multi	Total	
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%

Pending Subdivisions					
Ha	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%
9	313	382	695	4	13%

Community	Subdivided Land & Units (A)				Unsubdivided Land & Units (B)				Total Supply (A+B)				Share of Suburban SF/semi
	Ha	SF/Semi	Multi	Total	Ha	SF/Semi/Row	Multi	Total	Ha	SF/Semi/Row	Multi	Total	
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%

Pending Subdivisions					
Ha	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%
18	794	74	869	7	34%

Community	Subdivided Land & Units (A)				Unsubdivided Land & Units (B)				Total Supply (A+B)				Share of Suburban SF/semi
	Ha	SF/Semi	Multi	Total	Ha	SF/Semi/Row	Multi	Total	Ha	SF/Semi/Row	Multi	Total	
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%

Pending Subdivisions					
Ha	SF/Semi	Multi	Total	# of applications	% SF/Semi
0	0	0	0	0	0%
0	0	0	0	0	0%
6	6	652	658	5	0%
5	94	242	336	5	4%
2	74	0	74	1	3%
11	100	893	993	10	4%

Community	Subdivided Land & Units (A)				Unsubdivided Land & Units (B)				Total Supply (A+B)				Share of Suburban SF/semi
	Ha	SF/Semi	Multi	Total	Ha	SF/Semi/Row	Multi	Total	Ha	SF/Semi/Row	Multi	Total	
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%

Pending Subdivisions					
Ha	SF/Semi	Multi	Total	# of applications	% SF/Semi
3	118	0	118	1	5%
0	0	0	0	0	0%
3	118	0	118	1	5%

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

Pending Subdivisions					
Ha	SF/Semi	Multi	Total	# of applications	% SF/Semi
72	2,361	2,571	4,740	32	100%

CITYTOTAL				Subdivided Land & Units (A)				Unsubdivided Land & Units (B)				Total Supply (A+B)				Share of Suburban SF/semi
Ha	SF/Semi	Multi	Total	Ha	SF/Semi/Row	Multi	Total	Ha	SF/Semi/Row	Multi	Total	Ha	SF/Semi/Row	Multi	Total	
Portion of City	291	6,491	11,960	18,451	221	7,212	4,717	11,929	512	13,703	16,677	30,380	43%			
NORTH 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					
Ha	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 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 EITHER...  
 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...  
 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".  
 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 serviced (some 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.

Serviced Subdivision and Outline Plan/Land Use Approvals from May 1, 2022 - September 30, 2022  
Included in September 2022 Totals (after accounting for absorption)

Absorption  
from May 1, 2022 - Sept 30, 2022

Yearly Average Absorption:  
Sept 2020 - Sept 2022

NORTH	New Subdivision Approvals (A)				New Outline Plan/Land Use Approvals (B)				Total New Additions (A+B)			
	Ha	SF/Semi	Multi	Total	Ha	SF/Semi/Row	Multi	Total	Ha	SF/Semi	Multi	Total
Community												
Nolan Hill	0	0	0	0	0	0	0	0	0	0	0	0
Sage Hill	3	60	58	118	0	0	0	0	3	60	58	118
Kincora	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
Livingston*	14	290	0	290	0	0	0	0	14	290	0	290
Glacier Ridge	8	274	0	274	0	0	0	0	8	274	0	274
Ambleton	5	132	246	378	0	0	0	0	5	132	246	378
Lewisburg	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>29</b>	<b>756</b>	<b>304</b>	<b>1060</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>29</b>	<b>756</b>	<b>304</b>	<b>1060</b>

Issued Building Permits			
Ha	SF/Semi	Multi	Total
6	0	234	234
11	51	263	314
0	0	0	0
16	86	282	368
5	129	59	188
4	144	0	144
6	115	46	161
0	0	0	0
<b>47</b>	<b>525</b>	<b>884</b>	<b>1409</b>

Yearly Average Absorption		
SF/Semi	Multi	Total
2	117	119
84	431	515
0	0	0
281	223	505
435	243	679
91	0	91
143	23	166
0	0	0
<b>1,038</b>	<b>1,038</b>	<b>2,076</b>

NORTHEAST	Subdivided Land & Units (A)				Unsubdivided Land & Units (B)				Total Additions (A+B)			
	Ha	SF/Semi	Multi	Total	Ha	SF/Semi/Row	Multi	Total	Ha	SF/Semi	Multi	Total
Community												
Cityscape	7	195	0	195	0	0	0	0	7	195	0	195
Saddle Ridge	2	90	0	90	0	0	0	0	2	90	0	90
Skyview Ranch	1	9	168	177	0	0	0	0	1	9	168	177
Redstone	0	0	0	0	0	0	0	0	0	0	0	0
Cornerstone	24	658	373	1,031	0	0	0	0	24	658	373	1,031
Homestead	10	303	0	303	0	0	0	0	10	303	0	303
<b>Total</b>	<b>45</b>	<b>1255</b>	<b>541</b>	<b>1796</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>45</b>	<b>1255</b>	<b>541</b>	<b>1796</b>

Issued Building Permits			
Ha	SF/Semi	Multi	Total
1	59	0	59
6	88	14	102
0	0	13	13
6	9	47	56
28	210	86	296
3	97	0	97
<b>44</b>	<b>463</b>	<b>160</b>	<b>623</b>

Yearly Average Absorption		
SF/Semi	Multi	Total
157	0	157
295	108	403
0	206	206
120	65	185
565	109	675
130	0	130
<b>1,268</b>	<b>489</b>	<b>1,757</b>

EAST	Subdivided Land & Units (A)				Unsubdivided Land & Units (B)				Total Additions (A+B)			
	Ha	SF/Semi	Multi	Total	Ha	SF/Semi/Row	Multi	Total	Ha	SF/Semi	Multi	Total
Community												
Belvedere	0	0	0	0	0	0	0	0	0	0	0	0
Twin Hills	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Issued Building Permits			
Ha	SF/Semi	Multi	Total
10	52	95	147
0	0	0	0
<b>10</b>	<b>52</b>	<b>95</b>	<b>147</b>

Yearly Average Absorption		
SF/Semi	Multi	Total
82	47	129
0	0	0
<b>82</b>	<b>47</b>	<b>129</b>

SOUTHEAST	Subdivided Land & Units (A)				Unsubdivided Land & Units (B)				Total Additions (A+B)			
	Ha	SF/Semi	Multi	Total	Ha	SF/Semi/Row	Multi	Total	Ha	SF/Semi	Multi	Total
Community												
Copperfield	3	48	0	48	0	0	0	0	3	48	0	48
Cranston	0	0	0	0	0	0	0	0	0	0	0	0
Mahogany	9	233	0	233	15	757	0	757	24	991	0	991
Seton	21	528	14	542	0	0	0	0	21	528	14	542
Rangeview	3	99	0	99	47	1,243	898	2,141	49	1,342	898	2,240
Hotchkiss	7	138	288	426	0	0	0	0	7	138	288	426
<b>Total</b>	<b>42</b>	<b>1046</b>	<b>302</b>	<b>1348</b>	<b>61</b>	<b>2001</b>	<b>898</b>	<b>2899</b>	<b>104</b>	<b>3047</b>	<b>1200</b>	<b>4247</b>

Issued Building Permits			
Ha	SF/Semi	Multi	Total
5	15	53	68
5	81	27	108
10	115	22	137
13	83	334	417
3	129	0	129
0	6	0	6
<b>36</b>	<b>429</b>	<b>436</b>	<b>865</b>

Yearly Average Absorption		
SF/Semi	Multi	Total
34	39	73
157	192	348
356	289	645
268	453	721
108	1	109
5	0	5
<b>929</b>	<b>974</b>	<b>1,903</b>

SOUTH	Subdivided Land & Units (A)				Unsubdivided Land & Units (B)				Total Additions (A+B)			
	Ha	SF/Semi	Multi	Total	Ha	SF/Semi/Row	Multi	Total	Ha	SF/Semi	Multi	Total
Community												
Walden	0	0	0	0	0	0	0	0	0	0	0	0
Legacy	17	312	365	677	10	272	0	272	27	584	365	949
Silverado	0	0	0	0	7	265	0	265	7	265	0	265
Belmont	13	153	388	541	0	0	0	0	13	153	388	541
Pine Creek	6	165	56	221	0	0	0	0	6	165	56	221
Wolf Willow	8	240	0	240	0	0	0	0	8	240	0	240
Yorkville	3	115	0	115	0	0	0	0	3	115	0	115
Alpine Park	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>48</b>	<b>985</b>	<b>810</b>	<b>1795</b>	<b>17</b>	<b>536</b>	<b>0</b>	<b>536</b>	<b>64</b>	<b>1522</b>	<b>810</b>	<b>2331</b>

Issued Building Permits			
Ha	SF/Semi	Multi	Total
2	56	8	64
4	111	0	111
0	7	0	7
4	98	50	148
5	142	0	142
2	52	70	122
7	62	160	222
2	71	0	71
<b>26</b>	<b>599</b>	<b>288</b>	<b>887</b>

Yearly Average Absorption		
SF/Semi	Multi	Total
167	124	291
253	97	350
8	0	8
161	28	189
260	0	260
200	35	235
109	225	334
57	0	57
<b>1,216</b>	<b>509</b>	<b>1,725</b>

WEST	Subdivided Land & Units (A)				Unsubdivided Land & Units (B)				Total Additions (A+B)			
	Ha	SF/Semi	Multi	Total	Ha	SF/Semi/Row	Multi	Total	Ha	SF/Semi	Multi	Total
Community												
Aspen Woods	6	100	0	100	2	38	0	38	8	138	0	138
Crestmont	0	0	0	0	0	0	0	0	0	0	0	0
West Springs	4	1	583	584	0	0	0	0	4	1	583	584
Springbank Hill	10	0	0	10	0	0	0	0	10	0	0	10
Osprey Hill	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>20</b>	<b>101</b>	<b>583</b>	<b>684</b>	<b>2</b>	<b>38</b>	<b>0</b>	<b>38</b>	<b>21</b>	<b>139</b>	<b>583</b>	<b>722</b>

Issued Building Permits			
Ha	SF/Semi	Multi	Total
1	15	0	15
0	3	0	3
1	20	0	20
3	33	22	55
0	0	0	0
<b>4</b>	<b>71</b>	<b>22</b>	<b>93</b>

Yearly Average Absorption		
SF/Semi	Multi	Total
32	0	32
14	52	66
55	96	151
81	290	372
0	0	0
<b>182</b>	<b>439</b>	<b>621</b>

NORTHWEST	Subdivided Land & Units (A)				Unsubdivided Land & Units (B)				Total Additions (A+B)			
	Ha	SF/Semi	Multi	Total	Ha	SF/Semi/Row	Multi	Total	Ha	SF/Semi	Multi	Total
Community												
Haskayne	22	366	368	734	0	0	0	0	22	366	368	734
Greenwood/Greenbriar	7	139	188	327	0	0	0	0	7	139	188	327
<b>Total</b>	<b>22</b>	<b>366</b>	<b>368</b>	<b>734</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>22</b>	<b>366</b>	<b>368</b>	<b>734</b>

Issued Building Permits			
Ha	SF/Semi	Multi	Total
3	70	40	110
5	0	19	19
<b>3</b>	<b>70</b>	<b>40</b>	<b>110</b>

Yearly Average Absorption		
SF/Semi	Multi	Total
157	38	195
0	49	49
<b>157</b>	<b>38</b>	<b>195</b>

CITYTOTAL	Subdivided Land & Units (A)				Unsubdivided Land & Units (B)				Total Additions (A+B)			
	Ha	SF/Semi	Multi	Total	Ha	SF/Semi/Row	Multi	Total	Ha	SF/Semi	Multi	Total
<b>Total</b>	<b>206</b>	<b>4,510</b>	<b>2,908</b>	<b>7,418</b>	<b>80</b>	<b>2,575</b>	<b>898</b>	<b>3,473</b>	<b>286</b>	<b>7,084</b>	<b>3,806</b>	<b>10,891</b>

Issued Building Permits			
Ha	SF/Semi	Multi	Total
<b>170</b>	<b>2,209</b>	<b>1,925</b>	<b>4,134</b>

Yearly Average Absorption		
SF/Semi	Multi	Total
<b>4,874</b>	<b>3,535</b>	<b>8,409</b>

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

Source & Definitions:  
Source: City of Calgary - Planning and Development - Growth Strategies - Growth Analytics

# 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 have local on-site services in place and those that do not have local on-site 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....

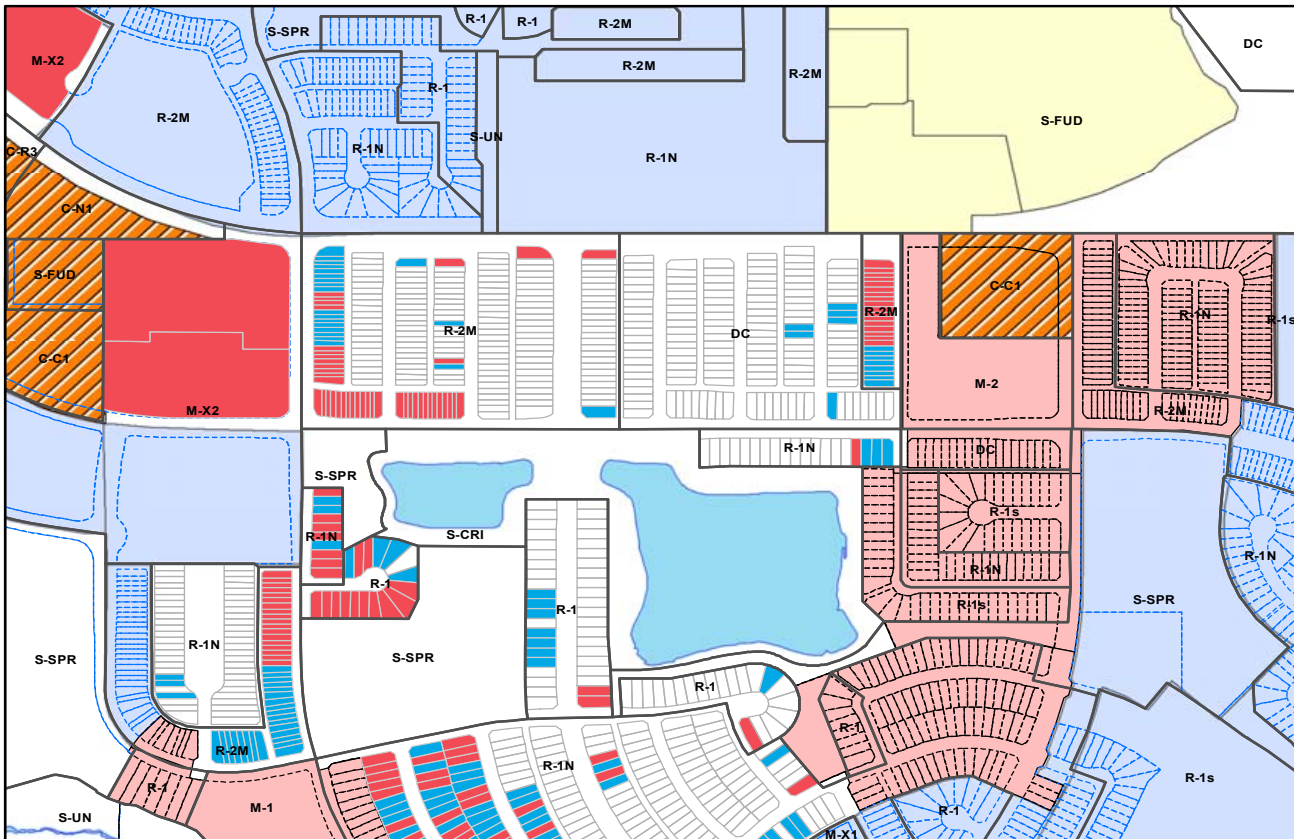
(B) A lot that is approved and available for a Building Permit (BP). Translation: **A lot that has all services, is subdivided** and has all the approvals. This also includes those lots that have “pipes sticking out of the ground”.

## 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

- Existing/Other
- Vacant
- Under Construction

### Remaining Residential Supply

- 2015 Approved Tentative Plans (Subdivided)
- 2015 Vacant Approved Tentative Plans (Subdivided)
- 2015 Non-Approved Tentative Plans (Unsubdivided)
- 2015 Vacant With Approved Land Use (Unsubdivided)
- 2015 Vacant With Approved Area Structure Plan (Unsubdivided)

### Other

- Land Use Boundaries
- Employment Concentrations
- Regional Standing Water

# 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 also captures lots that have been granted subdivision 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.

## Building 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 mathematically 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, Registered 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 subdivision 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 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.

#### 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 existing 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.