



Downtown Calgary Snapshot Q4 2021

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Place



Downtown Development Incentive Program expands

City Council approved an additional \$55 million in funding for the Downtown Calgary Development Incentive Program (for a total of \$100 million). This funding will allow the program to support eleven short-listed downtown office to residential conversions that have been submitted through the first phase of the program. The eleven short-listed properties exist within the **Greater Downtown Plan** area (Downtown Core, Eau Claire, Chinatown, Downtown West, East Village, and the Beltline) with the majority being within the priority area of the Downtown Core.

Program facts:

- 11 applicants short-listed for the program's first phase
- ~1.3 million sq. ft. of office space will be converted to ~1,400 residential units
- 22% of The City's goal of removing 6 million sq. ft. of vacant office space over the next ten years

Source: The City of Calgary

Work



Plug and Play accelerates the growth of Calgary's innovation ecosystem

The Opportunity Calgary Investment Fund (OCIF) is supporting local entrepreneurs and startups through the establishment of Plug and Play Alberta by global business accelerator Plug and Play LLC with its headquarters in downtown Calgary. Plug and Play Alberta will deliver programs in Calgary to bring venture capital from around the world to Alberta. They will offer accelerator programs in digital health and sustainable clean resources across the province. Plug and Play will offer local companies support in several ways including workshops and webinars, 1:1 mentoring and coaching, investment pitch opportunities, and pilot-project facilitation.

Plug and Play facts:

- Network of 30,000 startups and 500 corporations worldwide
- Part of \$35 million investment from all three orders of government for the Alberta Scaleup and Growth Accelerator program

Source: Calgary Economic Development

Live



Return of cozy in the East Village

Calgary Municipal Land Corporation (CMLC) and the East Village have welcomed back their Hygge Hut and Nordic Loop to bring winter community spaces back to downtown's east end. Hygge Hut – (pronounced “hoo-ga”) - is a Scandinavian-style space is inspired by the Danish idea of hygge, which means a special kind of well-being—it's a cozy, easy togetherness. The nordic loop is a partnership with Foothills Nordic and Fort Calgary, to create a free, groomed cross-country ski trail open to people of all abilities.

Hygge Hut and Nordic Loop facts:

- Hygge Hut is located at C-Square (4 St. S.E. and 7 Ave. S.E.)
- Nordic Loop is 1 km long with entrances at Fort Calgary, Elbow River bridge and 6 St. S.E.

Source: Calgary Municipal Land Corporation

Connect



Greater Downtown Perception Survey highlights citizen views of downtown

The sixth iteration of the Greater Downtown Perception Survey (formerly the Centre City Perception Survey) highlighted the impact of the COVID-19 pandemic on Calgary's downtown and how Calgarians view the centre of the city. Key takeaways from the survey are that far fewer Calgarians are visiting downtown and it's CTrain stations are seen as less safe, downtown is less likely to be viewed as heart or identity of Calgary, and downtown is less likely to be viewed as desirable place to live or to meet people. The City is currently working to address these perceptions through safety programs like the Downtown Ambassadors and Stephen Avenue Safety Hub.

Greater Downtown Perception Survey facts:

- 1,021 Calgarians surveyed in Fall 2021
- 68% surveyed viewed CTrain stations as safe (decline from 2019)
- 88% surveyed who lived downtown said they were likely to remain living downtown (decline from 2019)

Source: The City of Calgary

State of Calgary's Economy

Calgary's Downtown is the core of our city's vibrancy and economic resilience



↑ Population
1,323,700



↑ Jobs
886,100



↑ GDP Growth
4.2%

Source: Population and GDP Growth - 2021 estimate, Fall 2021 Economic Outlook, Corporate Economics, The City of Calgary; Jobs - Average October-December 2021, Statistics Canada

Place



↑ Construction Value
\$61 million

↓ Building Permits
138

- Downtown & Beltline Office Sales
\$0

↑ Average Downtown Office Net Rental Rate
\$11.45/sq. ft.

Source: Calgary Growth Strategies and Assessment, The City of Calgary; CBRE

Work



Office Absorption Volume

↓ Downtown
-169,584 sq. ft.

↑ Beltline
-44,418 sq. ft.

Downtown & Beltline

↑ Office Vacancy
33.16%

↓ Office Supply
49,433,816 sq. ft.

Source: Assessment, The City of Calgary; CBRE

Live



Downtown Events

Number of events
4

Estimated Total Attendance
33,350

Bike Score®

84/100 Bike Score® for Calgary Downtown
90/100 Bike Score® for Beltline

Walk Score®

91/100 Walk Score® for Calgary Downtown
91/100 Walk Score® for Beltline

Source: The City of Calgary

Source: Bike Score®

Connect



↑ Posts across platforms
2,699

#downtownnyc

↑ Quarterly Customer Satisfaction at Downtown Ctrain Stations
81%

↓ Calgary Internet Exchange (YYCIX) Q2 2021 Data Transfer Peak
44.9 GB/s

Source: Social Studio; YYCIX; Calgary Transit

Downtown Calgary Snapshot: Glossary

Downtown Calgary

The Bow and Elbow Rivers bind Calgary's Downtown to the north and east and 17 Avenue to the south and 14 Street to the west. It includes communities such as the Downtown Commercial Core, East Village, Beltline, Downtown West End, Eau Claire and Chinatown.

State of Calgary's Economy

Gross Domestic Product (GDP) Growth

Measure of the value of final goods and services produced by the economy within the Calgary Economic Region.

- Reporting Period: 2021 estimate
- Data Source: Statistics Canada; Stokes Economics; Fall 2021 Economic Outlook, Corporate Economics, The City of Calgary

Jobs

Estimate of the number of employed people in the Calgary Economic Region.

- Reporting Period: Quarterly, Q4 2021
- Data Source: Statistics Canada; Corporate Economics, The City of Calgary

Population

Estimate of the number of inhabitants in the city of Calgary.

- Reporting Period: 2021 estimate
- Data Source: Statistics Canada; Stokes Economics; Fall 2021 Economic Outlook, Corporate Economics, The City of Calgary

Place

Building Permits

Number of building permits issued.

- Reporting Period: Quarterly, Q4 2021
- Data Source: Calgary Growth Strategies, The City of Calgary

Construction Value

Value of building construction permits that were issued.

- Reporting Period: Quarterly, Q4 2021
- Data Source: Calgary Growth Strategies, The City of Calgary

Downtown & Beltline

Average Office Net Rental Rates

A weighted average of head lease rates per square foot across all building classes in a given location (such as Downtown or Beltline). This rate is exclusive of building costs such as operating costs and property taxes.

- Reporting Period: Quarterly, Q4 2021
- Data Source: CBRE

Downtown & Beltline Office Sales

Total value of office sales.

- Reporting Period: Quarterly, Q4 2021
- Data Source: Assessment, The City of Calgary

Work

Office Absorption Volume

The net change in occupied space, measured in square footage, over a specified time frame, and takes into consideration newly constructed space. Commonly it is reported from one quarter to the next (for example, from Q3 2021 to Q4 2021).

- Reporting Period: Quarterly, Q4 2021
- Data Source: Assessment, The City of Calgary

Office Supply

Total square footage of rental space in office properties, regardless of occupancy or vacancy.

- Reporting Period: Quarterly, Q4 2021
- Data Source: CBRE

Office Vacancy

Percentage and square footage of unoccupied space available to rent in office properties.

- Reporting Period: Quarterly, Q4 2021
- Data Source: CBRE

Live

Walk Score® is an online, independently calculated walkability index that scores neighbourhood walkability based on a number of metrics, including walking routes to nearby amenities, distance, population density, block length and intersection density. Scores are given out of 100.

For more information regarding the Walk Score® Methodology, please visit <https://www.walkscore.com/methodology.shtml>

- Reporting Period: Annually
- Data Source: Walk Score®

Bike Score® is an online, independently calculated bikeability index that measures whether an area is good for biking. A Bike Score is calculated by measuring bike infrastructure (lanes, trails, etc.), hills, destinations, road connectivity, and the number of bike commuters. Score are given out of 100.

For more information regarding the Bike Score® Methodology, please visit <https://www.walkscore.com/bike-score-methodology.shtml>

- Reporting Period: Annually
- Data Source: Bike Score®

Downtown Events

Number of Events: The data represents Festival & Events that are managed through the Festival & Event application process and are reviewed by the Interdepartmental Event Team. This list does not include festival and events that occur on private property or apply through Calgary Parks. IE: Calgary Stampede Grounds, the BMO Centre and Telus Convention Centre, Parks – events booked at a City of Calgary park and/or utilizing the pathway system only.

Attendance at Events: The total attendance for these events was obtained from the event organizers and captured on the Event Opportunity Form submitted. Due to Covid-19 and public health restrictions attendance numbers may have been impacted and are not confirmed by the City.

Connect

#downtownYYC

Number of reported tweets using the #downtownYYC hashtag on the platform Twitter during the reporting period.

Cities across the world are recognizing the power of social media, hashtags and placemaking. This insight helps us understand where and how Calgarians connect with their downtown. This data comes from third party software program, Social Studio, and is able to track growth over time.

- Reporting Period: Quarterly, Q4 2021
- Data Source: Social Studio

Calgary Internet Exchange (YYCIX) Q4 Data Transfer Peak

Represents the peak data transfer volume through the Calgary Internet Exchange during the reporting period.

For more information regarding the Calgary Internet Exchange (YYCIX), visit yycix.ca

- Reporting Period: Quarterly, Q4 2021
- Data Source: YYCIX

Results from the Calgary Transit Monthly Customer Experience Tracking Survey

for the question "Q8AD2: How would you rate your overall satisfaction with CTrains on this trip on a scale from 1 to 10 where 1 is extremely dissatisfied and 10 is extremely satisfied?". The results use top-box scores (7-10 out of 10) and filtered to only include trips that use a downtown CTrain station.

- Reporting Period: Quarterly, Q4 2021
- Data Source: NRG, Monthly Customer Experience Tracking Survey, The City of Calgary & Calgary Transit