

Suburban land supply

This Snapshot is part of an information package created by The City of Calgary. For more information, visit calgary.ca/geodemographics

The Municipal Development Plan (MDP) provides guidance for the city's long-term growth and development. One of the MDP's targets is to maintain a minimum 30-year land supply within Calgary.

Remaining suburban residential capacity

Geodemographics provides estimates of land population capacity within the current city boundaries. Knowing the approximate population capacity helps decision makers plan for long term suburban residential growth. This Snapshot includes lands with approved land use, area structure plans and all lands identified for residential development in regional context studies, as allowed under the Municipal Development Plan (MDP).

Vacant suburban land capacity

Calgary's unbuilt suburban residential lands total **125 km²** (12,497 gross residential hectares), estimated to accommodate:

296,500
total
units



(161,600 single/semi units and 134,900 multi units)

819,400
people



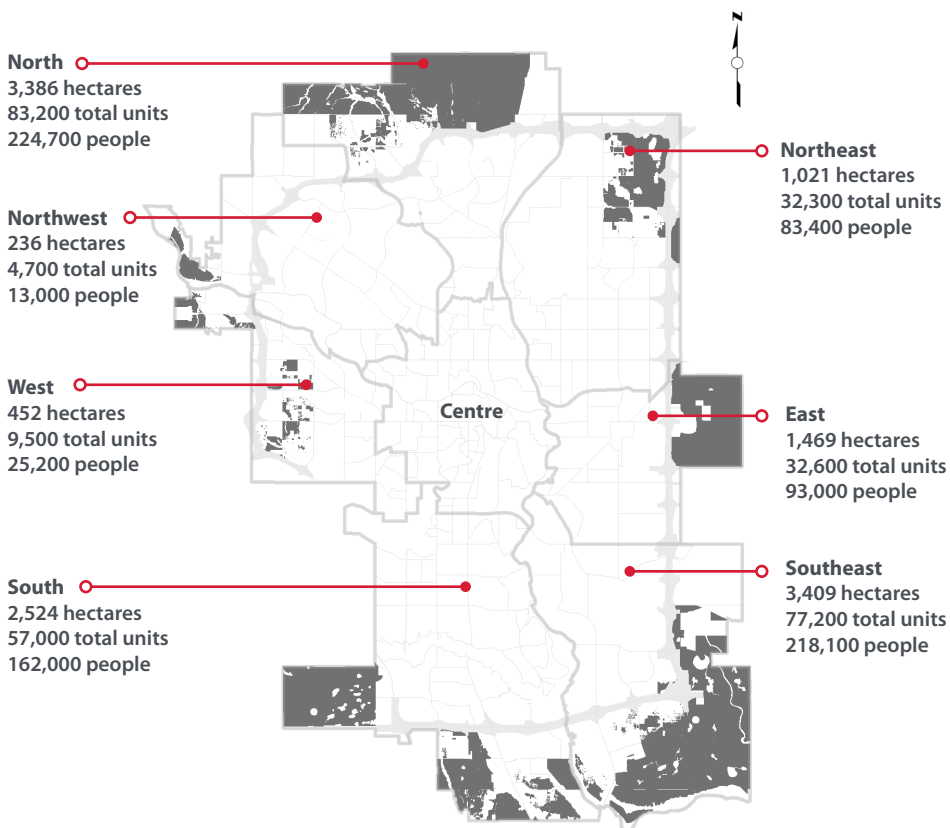
Potential unbuilt capacity

The unbuilt land supply excludes large employment and undevelopable site estimates. It includes predominately residential and locally related uses. Therefore, all areas are expressed as gross residential hectares.

For more on land, housing and population supply assumptions, including short term growth forecasts, review [Suburban Residential Growth 2017 – 2021](#).

Gross residential hectares

Gross total area less non developable area less regional land uses equals Gross Residential Area.



Vacant residential land supply includes: planned and unplanned lands

Approved plans and future growth areas

Approved plans and future growth areas help us estimate the remaining capacity and years of supply that Calgary could accommodate.

The years of supply for Calgary can be estimated by taking each city sector capacity and building out the city-wide supply based on growth trend expectations.

Growth trends are subject to change dependent on changing growth rates, future economic conditions, city policies and land use decisions.

Calculating years of supply for suburban residential growth

There are many ways to calculate years of supply, each providing varying results, depending on which absorption measure is used. The calculation differences are based on differing land needs, housing mix potentials and population capacities.

If growth occurred until build-out at the average yearly absorption rates estimated, we could have:

	Absorption method			Average estimate years of supply
	Absorption by hectares	Absorption by single/semi	Absorption by population	
years of supply =	45	50	49	48

Estimated years of supply are based on an average of the last five years (actual) and the next five years (forecast) of growth. This provides a ten-year suburban average absorption rate of:

275

hectares per year



3,252

single/semi
units per year



16,830

people per year

The forecast demand and yearly absorption rates used to calculate the years of supply are likely to change over time.

What if the MDP intensification targets succeed?

If the MDP intensification target growth rate occurred (for both the 2039 and 2076 growth periods), we could have a city supply of:

	Absorption based on hectares		Supply against the absorption
	Absorption rate based on years (2016-2039)	Absorption rate based on years (2016-2078)	
years of supply =	59	81	68

Forecasted years of supply are based on an average suburban absorption rate of:

212

Hectares per
year 2016-2039

155

Hectares per
year 2016-2078

183

Average hectares
per year combined

These hectares are based upon the MDP growth distribution completed in 2014 and is updated every four to five years.