

Land Supply and Regional Development Footprint

LAND SUPPLY HIGHLIGHTS:

- **Absorbed Land Supply** is those lands that are ready for residential, commercial or industrial development from a planning approvals perspective (zoning is in place and subdivision has been registered). This includes zoned and subdivided lands that are already developed.
- **Unabsorbed Land Supply** is those lands that are planned for future residential, commercial or industrial development as per approved MDPs (or more detailed ASPs where greater detail is required), but are not yet through the pre-development planning approvals process (zoning is not in place and/or subdivision has not been registered).
- In 2009, the Capital Region had:
 - a total absorbed urban residential land supply of 196 km² and an additional 75% or 146 km² of unabsorbed urban residential land supply;
 - a total absorbed country residential land supply (conventional and cluster) of 286 km² and an additional 157% or 450 km² of unabsorbed country residential land supply;
 - a total absorbed commercial land supply of 30 km² and an additional 123% or 37 km² of unabsorbed commercial land supply;
 - a total absorbed industrial land supply of 130 km² and an additional 312% or 321 km² of unabsorbed industrial land supply; and
 - a total unabsorbed urban reserve land supply of 28 km² where the type of future land use (residential, commercial or industrial) has yet to be determined.
- With a 2009 baseline population of 1,120,613 and a population projection of 1,734,495 by 2044 (a 55% increase over 35 years), the Capital Region has a sufficient supply of lands to accommodate future residential, commercial and industrial growth over the next 35 years and beyond.
- As per policy approved by the Capital Region Board, the Capital Region's land supply will be updated at the time of review of the Capital Region Growth Plan (occurring every five years) to confirm that sufficient residential, commercial and industrial lands are available to accommodate the forecasted growth across the Region.

REGIONAL DEVELOPMENT FOOTPRINT HIGHLIGHTS:

- **Regional Development Footprint** is the amount of land consumed by development and infrastructure.
- The application of density targets in Priority Growth Areas (PGAs) will result in a quantifiable reduction in the expansion of urban residential areas within PGAs. This will help minimize the regional development footprint; a Core Principles of the Capital Region Growth Plan.

Fact Sheet: Land Supply and Regional Development Footprint

- With a total land supply of 597 km² in PGAs in 2009 (which includes absorbed and unabsorbed urban residential, commercial, industrial and urban reserve), the regional development footprint in PGAs was expected to proportionately expand to 1,006 km² by 2044 without the application of residential density targets (an increase of 69%).
- With the application of residential density targets to PGAs, the regional development footprint is anticipated to expand to 1,415 km² by 2044 (an increase of 58%).
- This may result in a savings of approximately 61 km² or 23.5 sections of land from premature urban residential expansion by the 2044 time horizon.
- Beyond the 2044 time horizon, this could result in a savings of approximately 122 km² or 47 sections of land from premature urban residential expansion by 2079.

ADDITIONAL INFORMATION

Land Supply:

Capital Region Growth Plan, October 2009 Addendum: Section 2.6, Tables 5, 6 and 7 and Appendix C

Regional Development Footprint:

Capital Region Growth Plan, December 2009 Addendum: Section 3.5, Figure 5 and Appendix C

The Growth Plan and its Addenda are available through the Capital Region Board and its website www.capitalregionboard.ab.ca

ADDITIONAL INFORMATION

Capital Region Board

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DISCLAIMER: This Planning Toolkit is a guide to aid understanding of the Land Use Principles and Policies of the Capital Region Growth Plan. It is not a substitute for reading and understanding the Growth Plan. For certainty, the reader is advised to refer to the Growth Plan and related legislation available through the Capital Region Board.