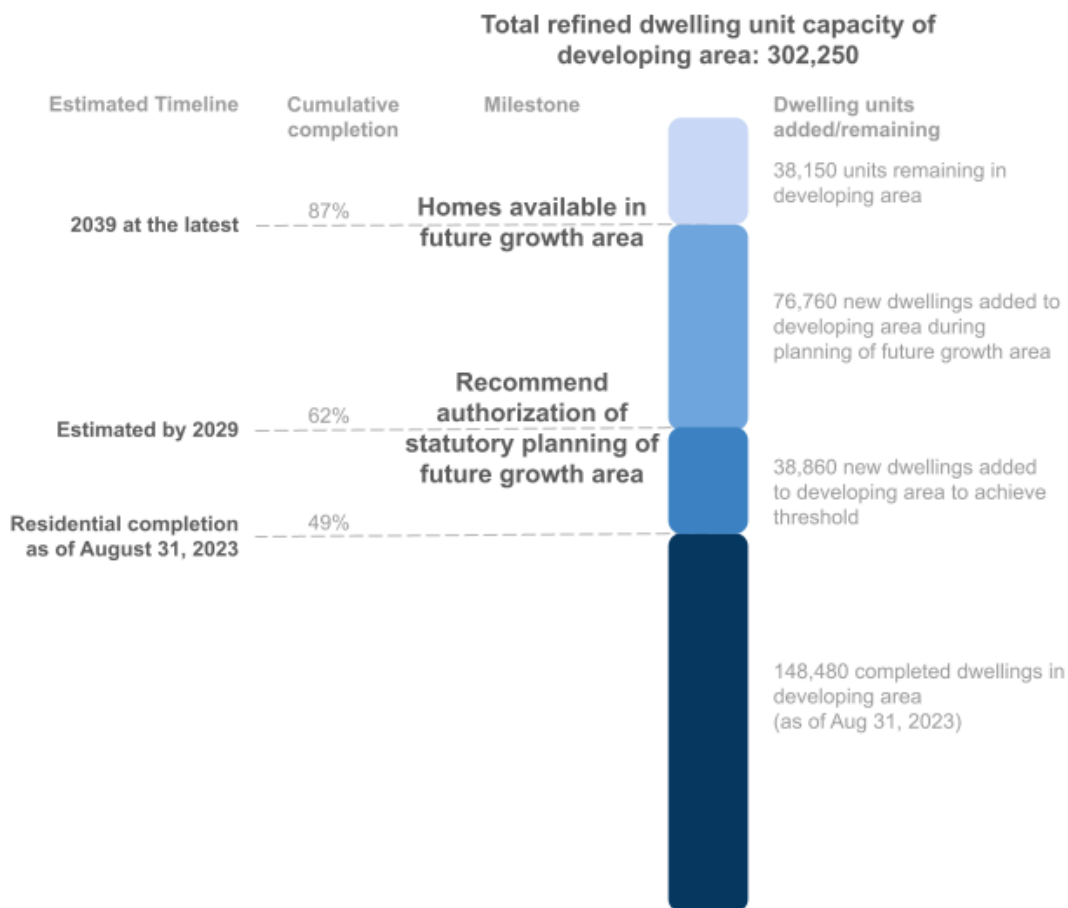


Future Growth Area Development Milestones

The City Plan requires that development in the future growth area be predicated on first achieving substantial completion of the developing area. The following diagram illustrates the cumulative residential completion of the developing area, measured in dwelling units. The three milestones are:

- **August 31, 2023** - current refined developing area residential capacity reference point. Developing area residential completion at 49 per cent with 153,770 dwelling units remaining in approved statutory plans.
- **Approximately 2029** - Administration will recommend Council authorize statutory planning in the future growth area (FGA) at 62 per cent residential completion of the developing area
- **By 2039** - Homes are occupied in the future growth area; this corresponds with an 87 per cent residential completion rate for the developing area.



Dwelling Units Constructed and Residential Supply

As of August 31, 2023, 148,480 dwelling units had been completed (i.e. permitted or registered) in the developing area. Administration estimates that approximately 38,860 dwelling units will be registered or permitted in the next five years. Based on historic growth patterns, nearly 12,000 of those units are expected to be in the Southwest district, which has a remaining capacity of over 27,000 units.

When the all three required metrics have reached the threshold, Administration will recommend to Council that statutory planning of the future growth area be authorized.

Administration has included a ten year period for technical studies, planning, engineering, subdivision, permits, servicing and construction of the first homes in the future growth area. It is estimated that an additional 76,760 additional dwellings will be completed in that time.

The developing area residential completion is estimated to be approximately 87 per cent at the time that homes are available for occupancy in the future growth area, with approximately 38,150 approved dwelling units remaining in the developing area.