

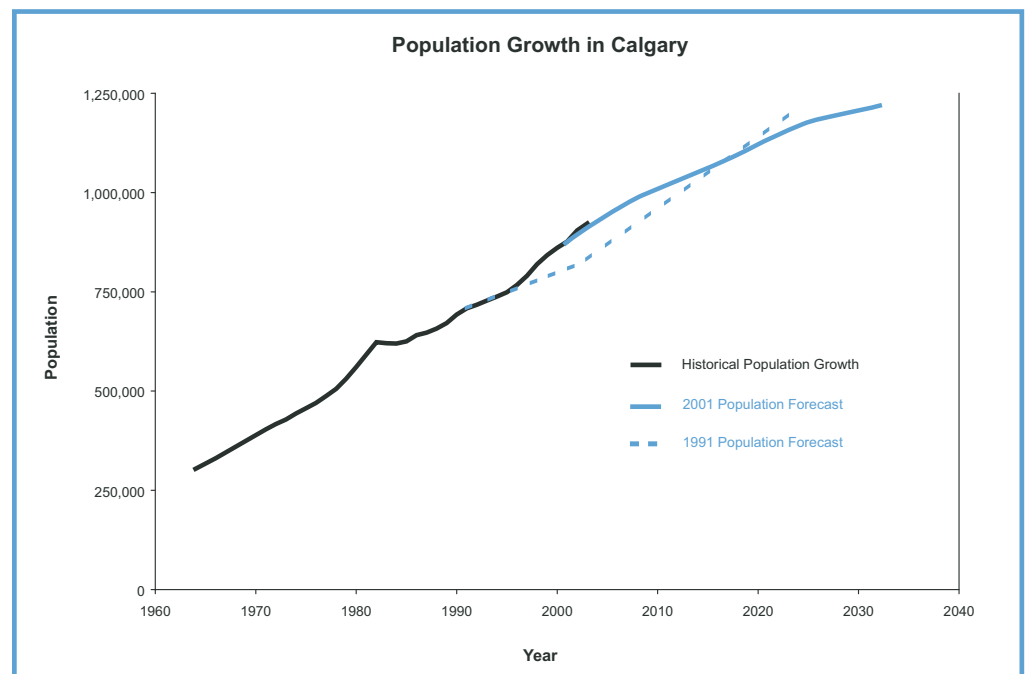


TRENDS IN LAND USE AND LAND USE FORECASTS AFFECTING TRANSPORTATION

Land use has an important influence on the demand for transportation. The *Calgary Transportation Plan* was approved in 1995 and was based on land use forecasts from 1991. Since then, the city population has grown and land use has changed. Based on more current land use information, new forecasts were developed in 2001. This *Mobility Monitor* will look at how the 1991 land use forecasts compare to actual land use and the 2001 land use forecasts.

KEY FINDING

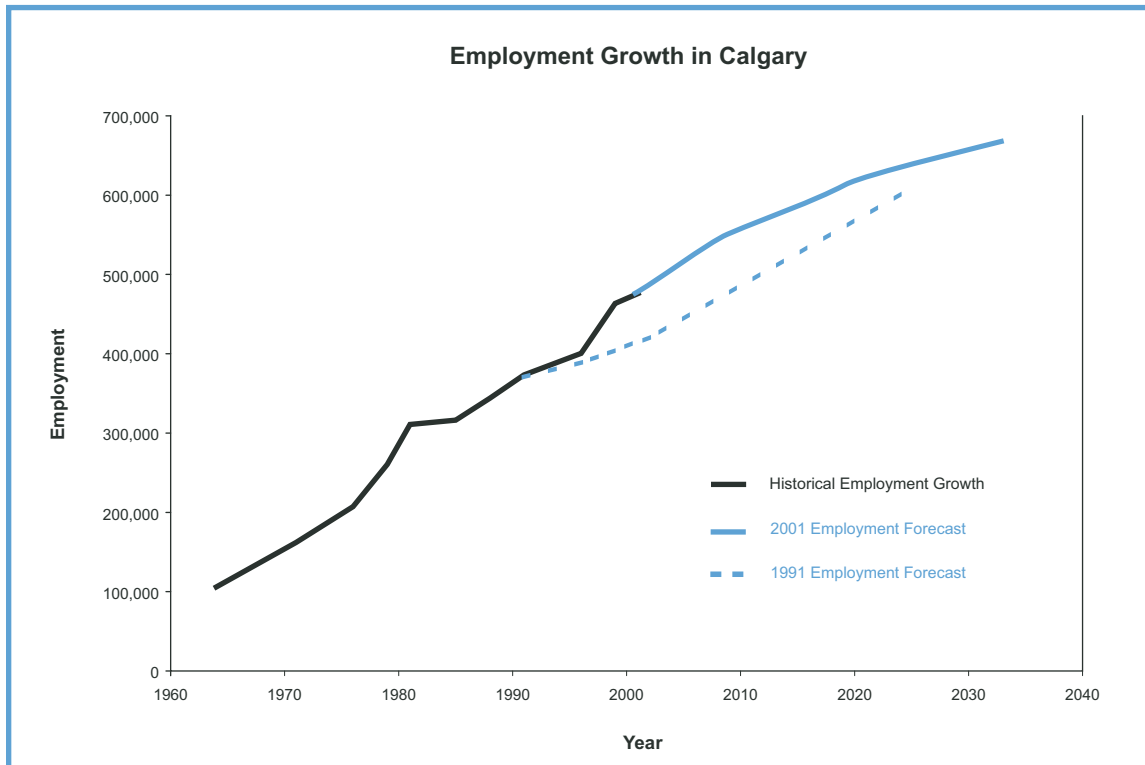
Since 1991, the population of Calgary has grown faster than the forecast used to develop the Calgary Transportation Plan.



- Population growth in Calgary was remarkably consistent from 1964 to 1996. The exception was between 1978 and 1985, when Calgary experienced first a boom then a bust. Beginning in 1997, the population began to grow at a higher rate than the earlier periods.
- The 2001 forecast for short-term population growth projected faster growth than the 1991 forecast. The 2001 population forecast estimated one million by 2009, while the 1991 population forecast estimated one million by 2013.
- The 2001 forecast for long-term population growth projected slower growth than the 1991 forecast. The 2001 population forecast estimated 1,216,000 by 2030, while the 1991 population forecast estimated 1,216,000 by 2024.

KEY FINDING

Since 1991, employment in Calgary has grown faster than the forecast used to develop the Calgary Transportation Plan.



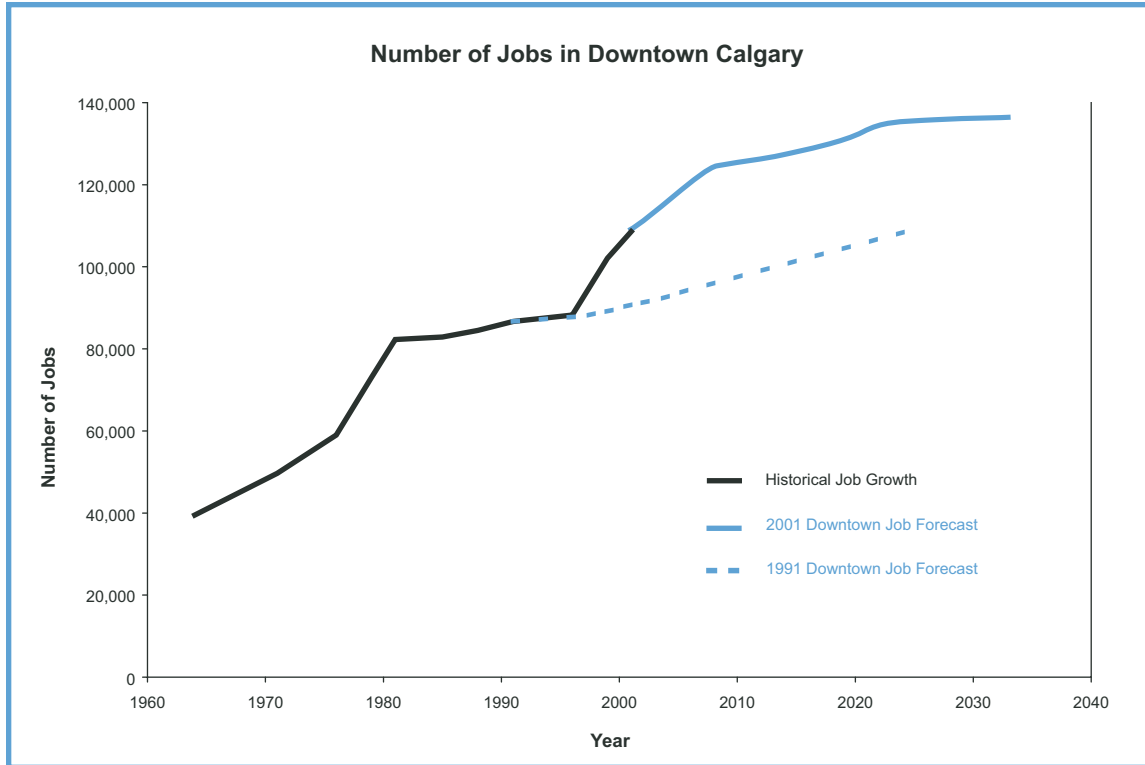
- Employment growth in Calgary was remarkably consistent from 1964 to 1996. The exception being between 1978 and 1985, when Calgary experienced first a boom then a bust. Beginning in 1997, the employment began to grow at a higher rate than the earlier periods.
- The 2001 forecast for short-term employment growth projected faster growth than the 1991 forecast. The 2001 employment forecast estimated 500,000 by 2004, while the 1991 employment forecast estimated 500,000 by 2012.
- The 2001 forecast for long-term employment growth projected faster growth than the 1991 forecast. The 2001 employment forecast estimated 600,000 by 2017, while the 1991 employment forecast estimated 600,000 by 2024.

Sources of Forecast Population, Employment and Jobs.

The City-Wide Planning & Economics division of the Land Use Planning & Policy business unit is responsible for forecasting both the overall employment and population of the city, as well as the number of jobs, employment and population for smaller areas within the city. The 1991 forecasts were prepared in 1994 as part of the GoPlan project, which produced the *Calgary Transportation Plan*. The 2001 forecasts, currently used for transportation planning, are published in *Calgary's Shifting Socio-Economic Landscape: A Long-Term Forecast for the Economy and Society 2003-2033* (The City of Calgary, May 2003).

KEY FINDING

Since 1991, the number of jobs in downtown Calgary has grown faster than the forecast used to develop the Calgary Transportation Plan.



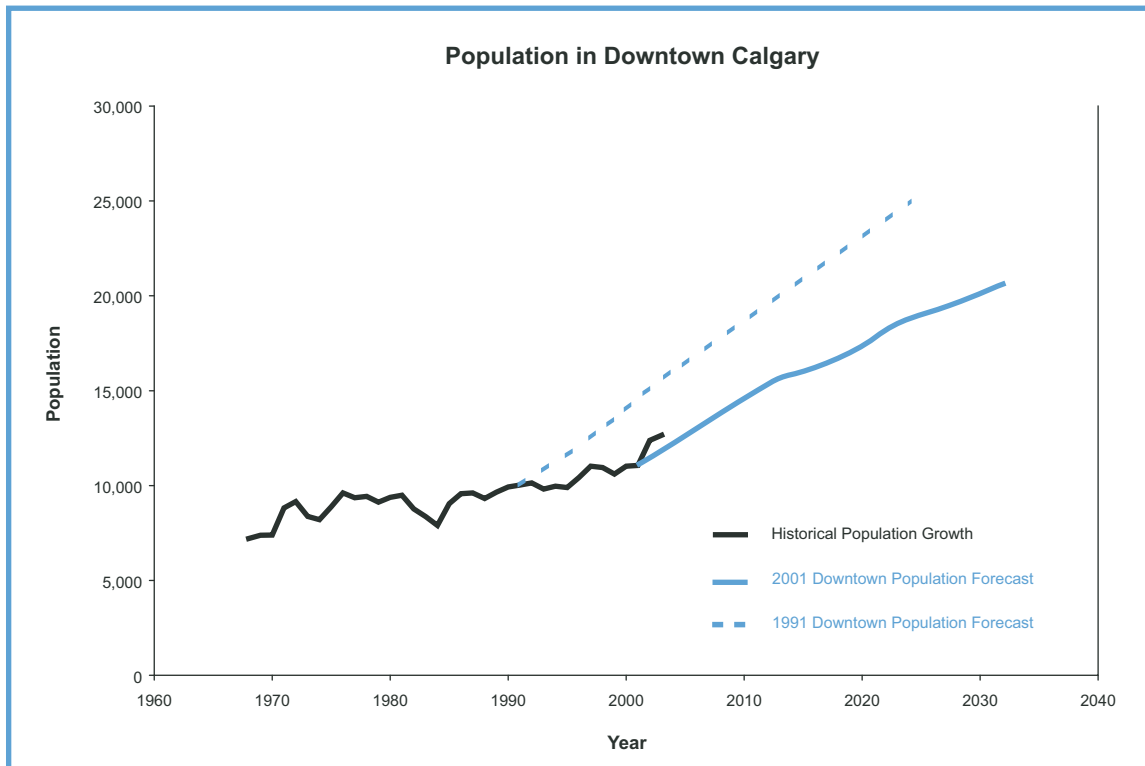
- There are four distinct growth periods for the number of jobs in downtown Calgary. From 1964 to 1976, the annual growth rate was 4%. From 1976 to 1981, the annual growth rate was 8%. From 1981 to 1996, the annual growth rate was 0.5%. From 1996 to 2001, the annual growth rate was 5%.
- The 1991 downtown job forecast estimated that there would be 108,500 jobs in the downtown by 2024. The actual number of jobs in the downtown exceeded this by 2001.
- The 2001 downtown job forecast estimates continued high growth until 2008 when it is expected to slow down.
- The 2001 Calgary downtown job forecast for 2024 is expected to be about 25% higher than the 1991 forecast for 2024.

What is the difference between Employment and Jobs?

In this *Mobility Monitor* we use the two terms to distinguish between people who are employed and the jobs where they work. Employment refers to where a person who works lives. A job refers to where a person works. The totals will be different, because an employed person may have more than one job.

KEY FINDING

Since 1991, the population in downtown Calgary has grown slower than the forecast used to develop the Calgary Transportation Plan.



- From 1968 to 2001, population growth in downtown Calgary grew at an annual rate of 2%. During this period, the population varied a great deal from year to year. In 1995, the Civic Census office began to make a more thorough count of homeless people living in the downtown. This may explain some of the growth.
- The 2001 forecast for downtown population growth projected slower growth than the 1991 forecast. The 2001 downtown population forecast estimated 21,000 by 2033, while the 1991 downtown population forecast estimated 21,000 by 2016.
- The 1991 downtown population forecast was 11,000 people living in the downtown by 1994. However, the population of the downtown did not reach this level until 2000.

How Accurate and Reliable is This Data?

How concerned should you be by the potential for error in the data presented in *The Mobility Monitor*? The population and employment figures in this report come from The City of Calgary's Civic Census and are based on a canvass of all households in the city. The job figures are based on a sample survey undertaken as part of the Civic Census. Since only a sample of households were surveyed, these estimates are not as reliable. The nature of forecasts is that they are subject to uncertainties that affect their reliability. The forecasts are less reliable than the historical data.