



CITY OF CALGARY  
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ITEM # 7.4 PFC2021-0814  
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# Citywide Growth Strategy: Strategic Growth in the Belvedere Area Structure Plan (PFC2021-0814)

Priorities and Finance Committee  
2021 June 8 | Item 7.4  
ISC: Unrestricted



## What questions are we here to answer?

In 2020 November, Council asked Administration two questions regarding growth in the Belvedere Area Structure Plan (ASP):

1. Could new community growth approvals be shifted so that growth is **more strategic and likely to be realized**?
2. What are the timing and next steps required to see the **development of the 17 Avenue SE MAX Purple Bus Rapid Transit corridor**?

Administration has worked with two Belvedere landowners and is recommending **approval** of the business cases and associated shifts in growth approvals

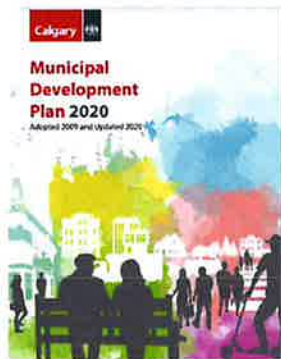
Administration will also be presenting a framework of the steps required to realize the 17 Avenue SE transit corridor



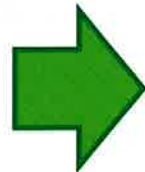
# What is a Growth Management Overlay? What is a Business Case?

A **Growth Management Overlay (GMO)** indicates where unbudgeted infrastructure and services are needed to initiate new community development.

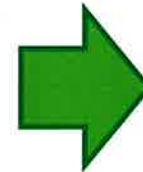
The **Business Case evaluation process** helps ensure that Council's investment decisions are informed by three key growth planning factors:



**Municipal  
Development Plan /  
Calgary  
Transportation Plan  
Alignment**



**Market Demand**

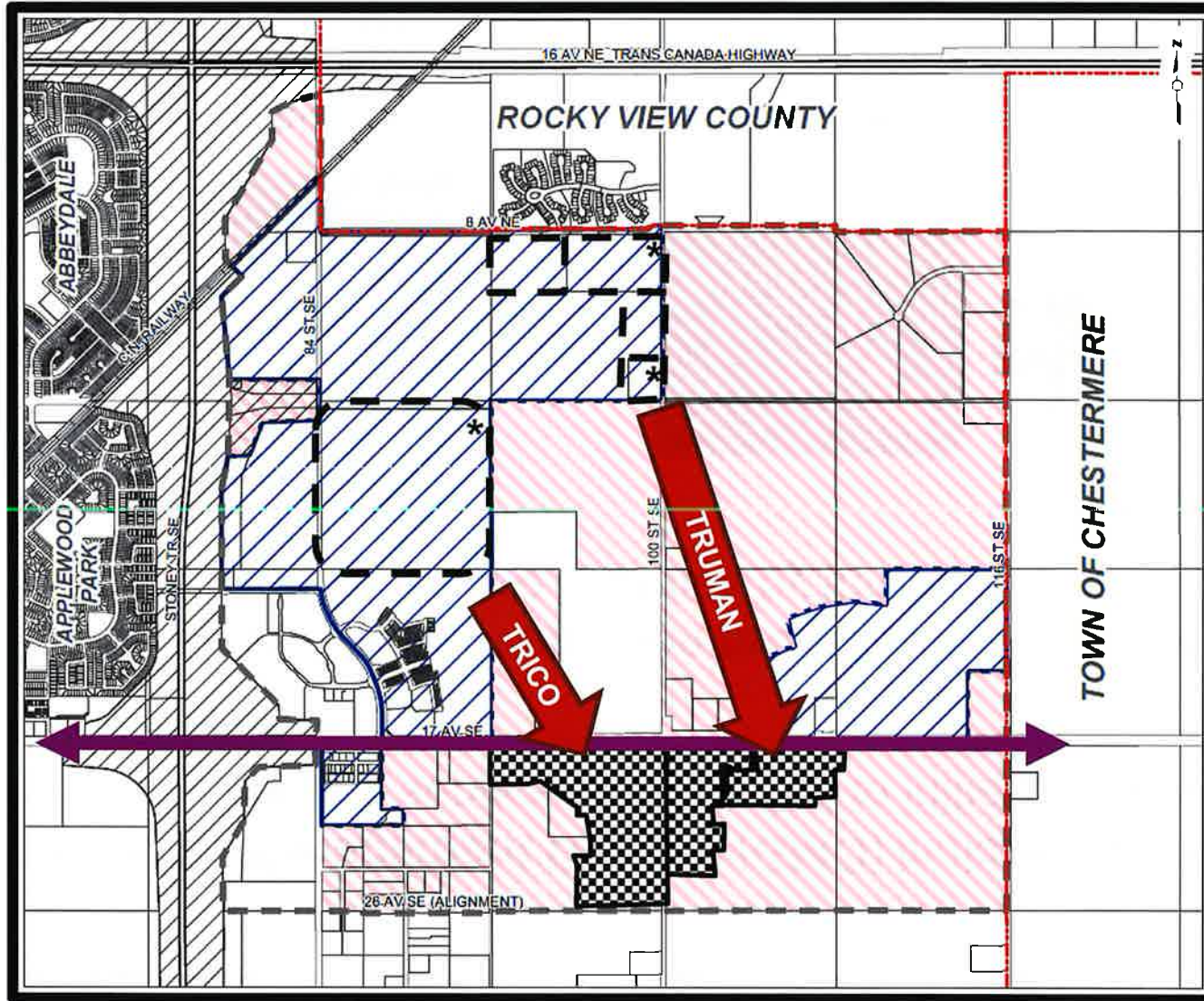


**Financial Impact**





# Business Cases: What is Proposed?



## Current

-  Areas with GMO Applied
-  Areas with GMO Removed
-  Proposed Areas for GMO to be reapplied\*
-  Business Cases
-  Transit Corridor

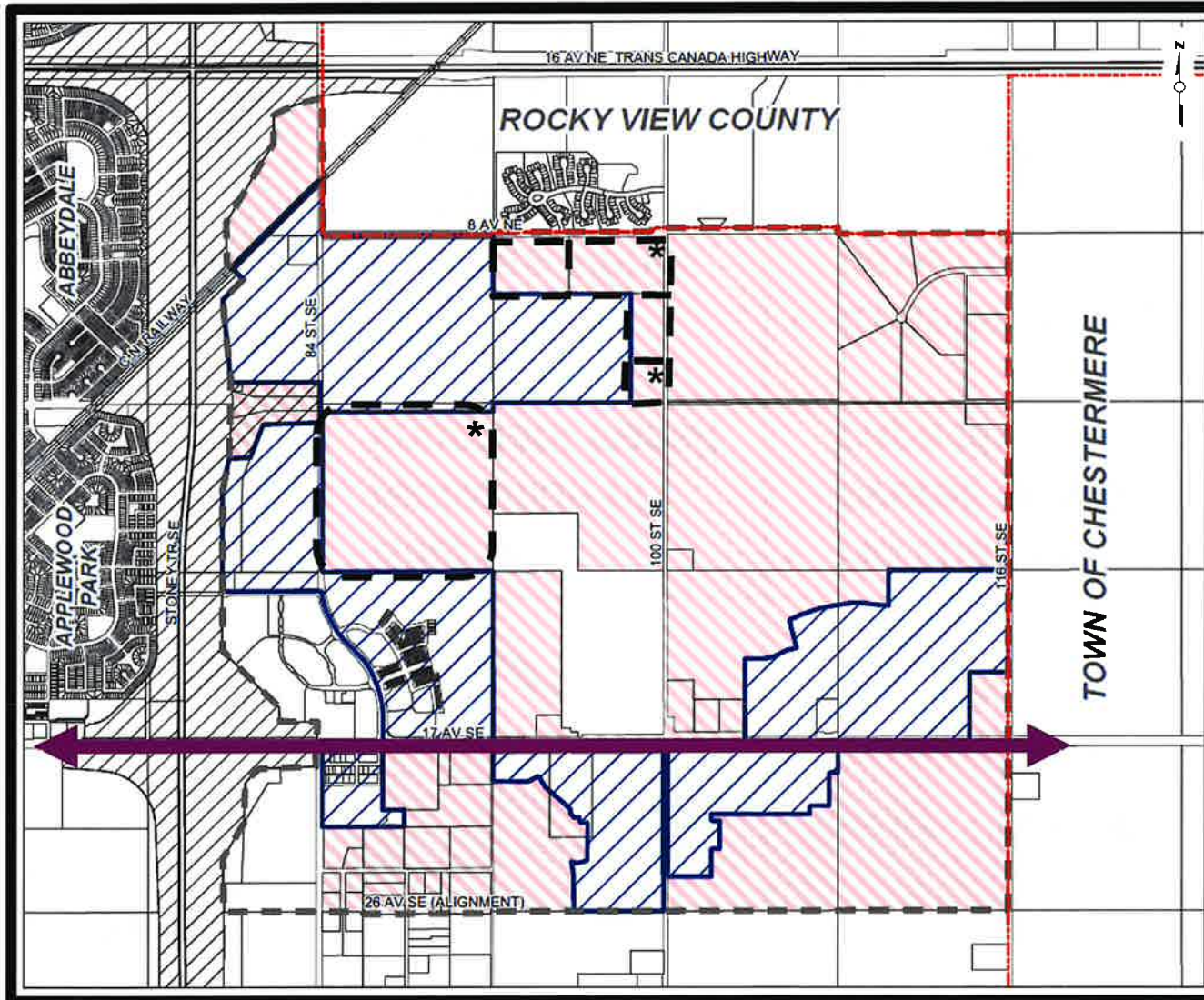


\* Specific areas require confirmation prior to ASP amendment returning to Council










# Business Cases: What is Proposed?



\* Specific areas require confirmation prior to ASP amendment returning to Council

## Proposed

-  Areas with GMO Applied
-  Areas with GMO Removed
-  Proposed Areas for GMO to be reapplied\*
-  Business Cases
-  Transit Corridor



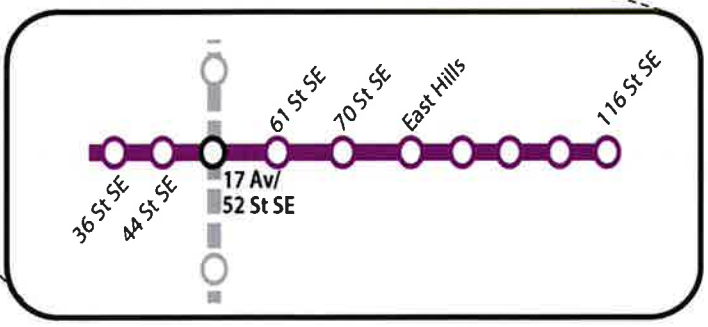
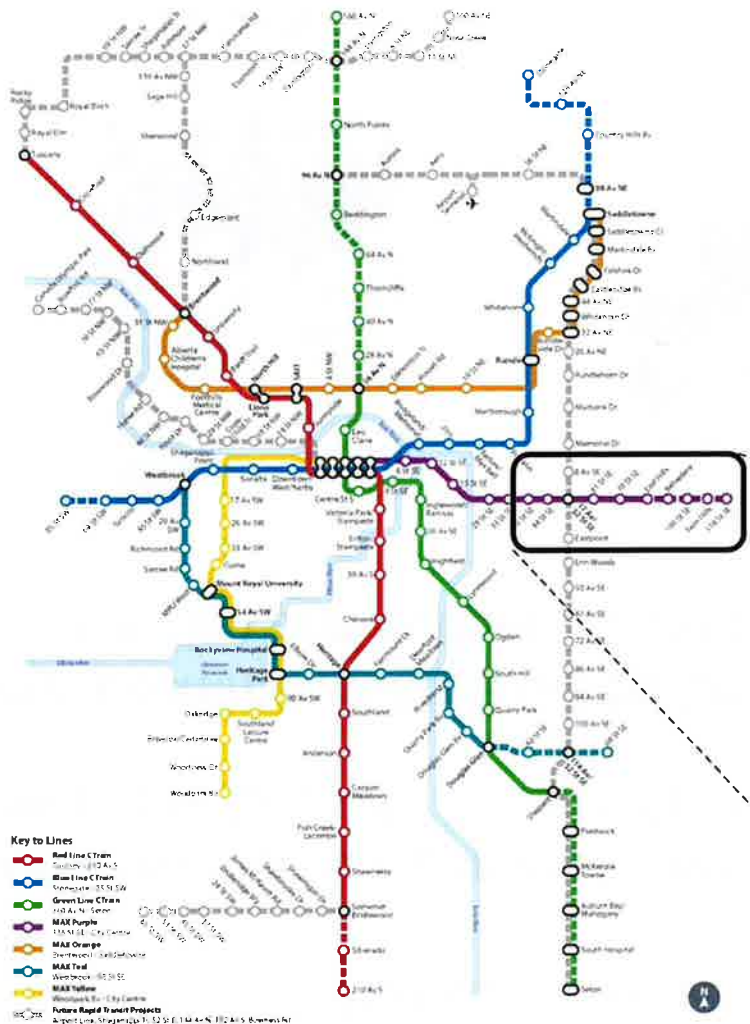


## Belvedere Business Cases: Evaluation

	Municipal Development Plan / Calgary Transportation Plan Alignment	Market Demand	Financial Impact
<b>Evaluation</b>			
<b>Rationale</b>	<ul style="list-style-type: none"> <li>• Supports realization of important transit corridor</li> <li>• Enables higher intensity mixed-use and contiguous development</li> </ul>	<ul style="list-style-type: none"> <li>• No change in overall growth capacity</li> <li>• Enables active developers</li> <li>• Supports active local &amp; regional housing market</li> </ul>	<ul style="list-style-type: none"> <li>• No new capital costs to initiate this development</li> <li>• No new operating costs</li> </ul>



# Framework for 17 Avenue SE MAX Purple Bus Rapid Transit Corridor

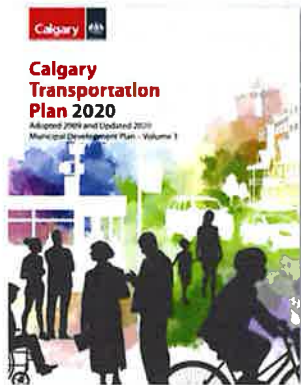




# Framework for 17 Avenue SE MAX Purple Bus Rapid Transit Corridor

Administration will continue evaluating Belvedere infrastructure needs as part of the Citywide Growth Strategy

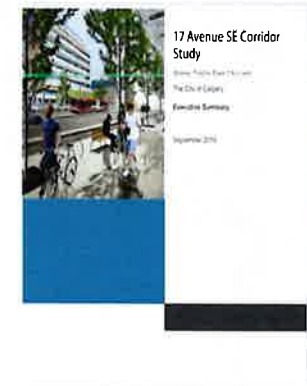
Any recommendations will be brought to Council as part of the 2023-2026 service plan and budget process



**Calgary Transportation Plan**



**Route Ahead Prioritization Report**



**17 Avenue SE Corridor Study**





- 1. Future Capital Costs will be required in Belvedere (with or without the approval of these business cases)**
- 2. Future Operating Costs will be triggered as development in Belvedere proceeds**
- 3. Municipal Development Plan / Calgary Transportation Plan goals**



# Connecting Land Use & Transportation Decisions





## Administration Recommendation

Administration recommends that the Priorities and Finance Committee recommend that Council:

1. Approve the reallocation proposal as described in Attachment 2; and
2. Direct Administration to prepare a bylaw and advertise for a proposed Area Structure Plan amendment to facilitate a Growth Management Overlay reallocation as described in Attachment 3 and bring this amendment directly to the 2021 September 13 Combined Meeting of Council for a public hearing;