



Trico Homes

May 31, 2021

To: Members of City Council and Priorities and Finance Committee:

**Re: Citywide Growth Strategy - Strategic Growth in the Belvedere Area Structure Plan
Report #: PFC2021-0814**

Trico would like to thank the Administration and Council for the time and effort put forth to bring this item to the Priorities and Finance Committee. The approach taken to achieve the recommendation before the Committee required a great deal of commitment from all parties involved.

Trico has been one of the top builders in Calgary for several decades, and a leader in its commitment to Corporate Social Responsibility and advancing Social Enterprise. Trico is strongly committed to advancing growth in the East sector. We are excited to bring this business case forward as it will provide Trico the opportunity to invest in the East sector which has been neglected over the past two decades for investments and a steady supply of land.

Trico requests the Priorities and Finance Committee's support of the administration's recommendation to approve Trico's Business Case and to report back to Council on September 13, 2021, for an amendment to the Belvedere Area Structure Plan Map 4.

Since Council's motion in November 2020, Trico has worked cooperatively with Zahmol Properties for an agreement to swap half (± 80 acres) of the GMO Removal area from Zahmol Properties to Trico's parcel along 17 AV SE resulting in NO NET NEW GMO Removal area.

The approval of this Business Case will have the following benefits:

- Addresses the under-supplied market in the East Sector of the City and loss of market share to Chestermere,
- Provides land dedications and developer-funded capital improvements to assist in establishing the ultimate functional transportation infrastructure along 17 AV Transit Corridor. The Calgary Metropolitan Region Board (CMRB) South and East Calgary Regional Transportation Study ranked the 17 AV SE (84 ST SE to Rainbow RD) widening and MAX Purple BRT transit corridor as the highest priority among all regional corridor and interchange projects. The extension of the transit corridor also aligns with City of Calgary's Climate Resilience Strategy,
- Leverages the funded water and sanitary trunks which Open Gate Properties has agreed to construct on behalf of the City of Calgary.
- Utilizes the Cooperative Stormwater Management Initiative (CSMI) when this system becomes functional.
- Requires no new City capital and operating funding through to the 2027 budget cycle.

Thank you very much for your consideration of this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Brown', written in a cursive style.

Michael Brown, President
Trico Homes Inc.



31 May 2021

Attn: The City of Calgary Council
Priorities and Finance Committee

Re: East Belvedere (17 AV BRT Transit Corridor) Business Case for Growth Management Overlay (GMO)
Reallocation from Truman-owned lands at 655 Garden RD NE to 2498 100 ST SE

Dear Mayor and Council,

For over thirty-five years, Truman has been developing and building properties of exceptional quality and distinguished craftsmanship in Calgary and surrounding areas with the core belief that everyone can Live Better.®

Truman and their project team has prepared a Business Case as a formal response to Council's direction to Administration during a Combined Meeting of Council on November 2, 2020:

1. That Council direct Administration to work with Belvedere landowners and consider options for adjustments/reallocation and sequencing of existing Growth Management Overlay (GMO) removals and proposed Business Cases for targeted GMO removals along the 17 AV MAX Purple BRT transit corridor.

Recommendations 2 and 3 (below) be referred to Administration until early results are available from Recommendation 1 and to identify a funding source for this work to report to Council through the Priorities and Finance Committee as soon as possible:

2. Establish a funding and timing framework for the prioritization of the 17 AV MAX Purple BRT transit corridor; and,

3. Report back to Priorities and Finance Committee no later than Q2 of 2021.

This Business Case proposes a GMO reallocation of 40 acres of developable lands from Truman-owned West Belvedere (Memorial DR corridor) land to Truman-owned East Belvedere (17 AV transit corridor) lands through a GMO removal process and amendment to the Belvedere Area Structure Plan (ASP). We are also in dialogue with two landowners (655094 AB Ltd. and 7th Day Adventist Church) who do not have near-term development intentions and are contiguous to Truman-owned West Belvedere lands - forming part of the 2018 West Belvedere GMO removal. There is potential for up to an additional 37.5 areas of GMO reallocation to the Truman-owned East Belvedere lands. This additional GMO reallocation area is noted on the attached Figures 1.0 and may be included within a greater GMO reallocation area prior to an Administration recommended ASP Amendment and Public Hearing of Council.

In collaboration with a neighbouring landowner (Trico) and a second GMO reallocation Business Case along the 17 AV transit corridor, two Business Cases propose a reallocation of GMO area from West Belvedere to East Belvedere as **a strategic redirection of growth to the 17 AV MAX Purple BRT transit corridor and represents no net new GMO removal within greater Belvedere.**

Business Case Highlights

- Truman and Trico, as large landowner-developers in Belvedere, have made GMO reallocation Business Cases along the 17 AV SE transit corridor in Belvedere.



- The two Business Cases propose a reallocation of GMO area from West Belvedere to East Belvedere as a strategic redirection of growth to the 17 AV MAX Purple BRT transit corridor and represents no net new GMO removal within greater Belvedere.
- No new City capital and operating funding through to the 2027 budget cycle is required to support GMO reallocations along 17 AV SE.
- In June 2020, Calgary Metropolitan Region Board's South and East Calgary Regional Transportation Study ranked the 17 AV SE (84 ST SE, within Belvedere, to Rainbow RD) widening and MAX Purple BRT transit corridor as the highest priority among all regional corridor and interchange projects.
- The full build-out of the West Belvedere area (or that area approved for GMO removal in 2018) relies on new capital for transportation infrastructure (primarily the Memorial DR/Stoney TR overpass) and this remains unfunded at an estimated cost of \$30-50M. The functional design work for the overpass was triggered and funded through GMO removal in 2018, and this work has yet to proceed.
- While the Memorial DR/Stoney TR overpass is required in the long-term and for the West Belvedere area in particular, this infrastructure project lacks a transit focus. The 17 AV MAX Purple BRT transit corridor project is an alternative project that can realize greater mobility options and transit-oriented growth within Belvedere and the region
- The Truman and Trico proposals will provide land dedications and developer-funded capital improvements to assist in establishing the ultimate functional transportation infrastructure. Construction of 17 AV SE allows for the interim operation of a BRT within the carriageway to be constructed by the developers. Capital improvements and operating funding from The City and other regional Municipal partners to establish the BRT transit service will be determined as per the work program identified in Council's Recommendation #2: Establish a funding and timing framework for the prioritization of the 17 AV MAX Purple BRT transit corridor. The developers will work with The City through the Land Use and Outline Process to assist in establishing the funding and timing framework for 17 AV SE transit corridor.
- With the principal goal of greenhouse gas emissions reduction, The City of Calgary Climate Resilience Strategy encourages transportation and land use planning that prioritizes: low-emissions transportation modes, the expansion of transit, like the MAX Purple BRT, and growth through more compact forms of development that support non-motorized modes and greater transit use.
- The advancement of construction of 17 AV SE through public-private partnership will facilitate the expansion of transit/BRT services through to Chestermere and will provide for added transportation capacity on 17 AV SE in the Belvedere area while delaying the requirement to construct the Memorial DR/Stoney TR overpass.
- The presence of a transit corridor and increased capacity on 17 AV SE will allow the proposed developments in East and West Belvedere to proceed and is projected to support absorptions until 2028 based on 9% market share for Calgary's East Sector.
- Delaying the cost of Memorial DR/Stoney TR overpass until 2028 allows for better use of The City's funds and facilitates enhanced transit/BRT services, while still continuing to stimulate the development of a tax base in this sector and collect off-site levies revenues.
- The delay will allow The City the time to complete functional and detailed design for Memorial DR/Stoney TR overpass and allocate budget to align with its required timing.
- Transit service mode splits for residential communities per the most recent available City census data (2016) showed a city-wide average of approximately 12%. Within communities where BRT is available, that proportion would be expected to increase. Since BRT service was added subsequent to the latest available census data, there is no current local information available to assess the expected shift in mode split due to BRT. However, the available census data showed that in Royal Oak the transit



Suite 2236, 10 Aspen Stone Blvd SW
Calgary, Alberta, Canada T3H 0K3

P 403.240.3246
F 403.240.4570

mode split was found to be approximately 24%, surmised to be largely due to the provision of LRT on its southern boundary. This suggests that the provision of BRT could result in transit mode splits somewhere between 12% and 24%. The investment in 17 AV SE is intended to accommodate BRT and to help the City realize a substantive increase in transit mode split, and that will equate to an increased number of dwelling units than would otherwise be supported without the improvement to 17 AV SE.

Thank you for your time and consideration. I'd be happy to discuss this proposal further and I am best reached at peter.trutina@trumandevlopment.com or directly at 403.510.0066

Sincerely,

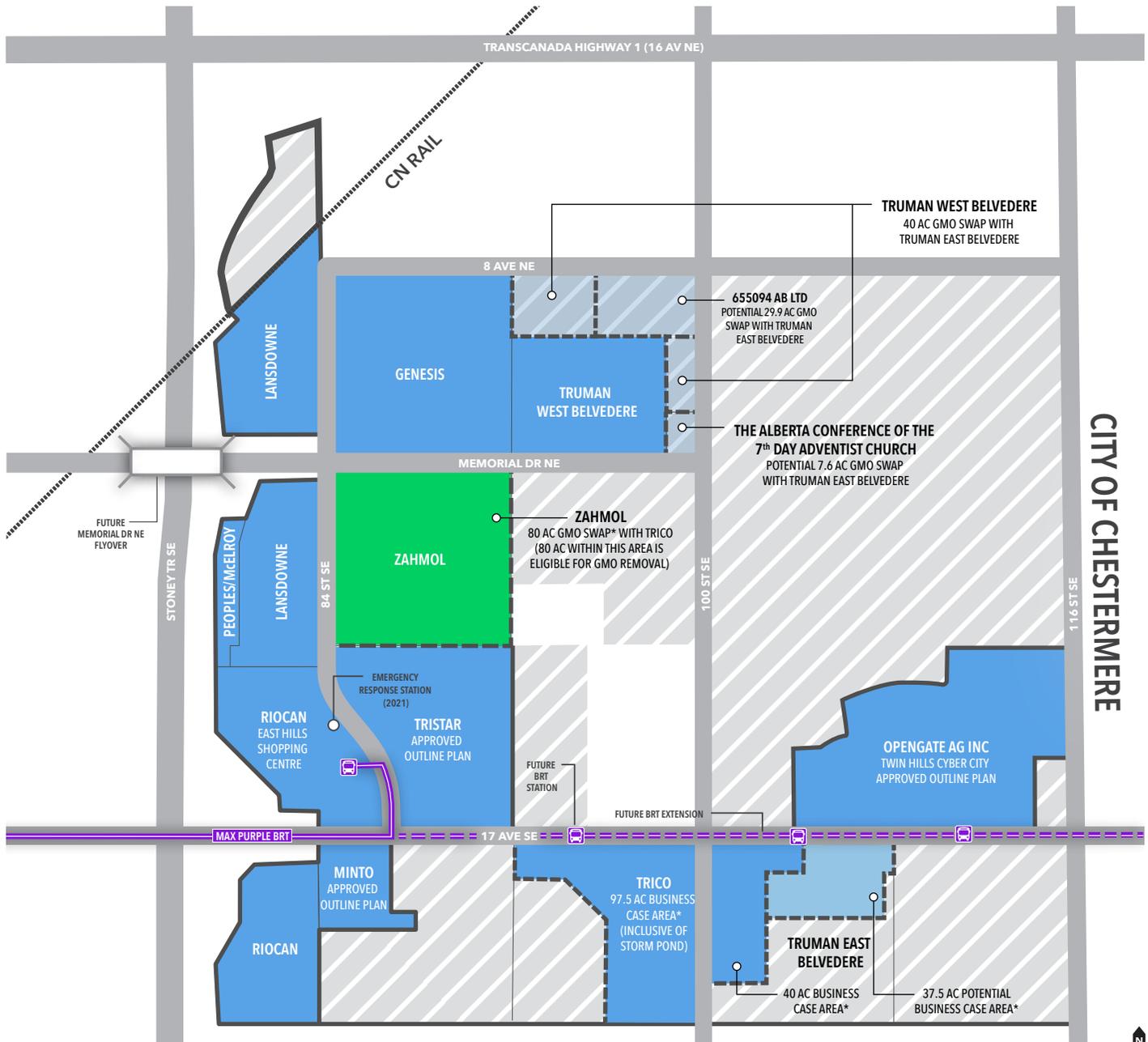
A handwritten signature in blue ink, appearing to read 'Peter Trutina', written over a light blue circular stamp.

Peter Trutina

**Vice President, Development
Truman**



Figure 1.0 Growth Management Overlay Reallocation



* Boundary to be determined through Outline Plan Approvals process

LEGEND

- Growth Management Overlay
- Growth Management Overlay Swap as Noted (GMO Re-Introduced)
- Potential 2021 Business Case Area (GMO Removal)
- Growth Management Overlay Removed
- 2021 Business Case Area (GMO Removal)
- Zahmol GMO Removal (±80 ac Eligible for GMO Removal)

TRUMAN EAST BELVEDERE BUSINESS CASE

Zahmol Properties

CONFIDENTIAL - BY ELECTRONIC MAIL

March 3rd, 2021

Greg McCarthy, Planner
Calgary Growth Strategies
City of Calgary, 800 Macleod Trail S.E.
Calgary, AB T2G 2M3

**RE: Reallocation of existing GMO removals in Belvedere Area
Structure Plan**

Mr. McCarthy,

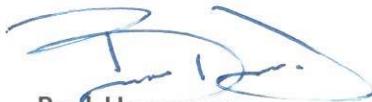
In November of last year, the item *PFC2020-0963 New Community Growth Strategy 2020* was presented to a Combined Meeting of Council. At this meeting Council directed Administration to:

Work with Belvedere landowners and consider options for adjustments/ reallocation and sequencing of existing GMO removals and proposed Business Cases for targeted GMO removals along the 17 AV MAX Purple BRT transit corridor

Pursuant to this motion, we are writing to confirm that we consent to the reallocation of approximately 80 acres of growth management overlay removal from our lands (legal description: NW-18-24-28-W4) which currently possess approximately 160 acres of growth management overlay removal. Furthermore, Zahmol will be submitting an outline plan for approximately 80 acres to its lands within the Belvedere ASP.

The intent of this reallocation is to support development along the 17th Ave corridor, and in particular, to allow for a simultaneous growth management overlay removal on Trico's lands within NE-7-24-28-W4.

We appreciate the time and energy you and your team have put into this work and look forward to the build out of the larger Belvedere area.



Basil Haymour
Zahmol Properties Ltd.

2705 84 STREET N | CALGARY AB | T1Y 7H2 | T 403.969.3777