

**Belvedere Area Structure Plan Growth Management Overlay Changes Arising  
from PFC2021-0814**

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**RECOMMENDATION(S):**

That Council:

Give three readings to the proposed Bylaw 54P2021 in Attachment 2, to facilitate the Growth Management Overlay reallocation in the Belvedere Area Structure Plan.

**HIGHLIGHTS**

- On 2021 June 21, through PFC2021-0814, Council decided to strategically shift the short-term growth pattern in the Belvedere Area Structure Plan, based on a proposal from supportive landowners. This report brings forward an Area Structure Plan (ASP) amendment to reflect this shift.
- What does this mean to Calgarians? This means that expected short-term growth in new residential communities in the Belvedere ASP would shift towards areas along an important future transit corridor (17 Avenue SE), helping make transit more accessible for future local and regional residents and visitors.
- Why does this matter? The adjusted sequence of new community development in Belvedere will better match developer readiness and support the realization of communities that are serviced by the transit corridor, supporting goals of the Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP).
- In order to facilitate this shift, an amendment to the Growth Management Overlay (GMO) map within the ASP is required. The GMO is a policy tool used to align new community development with City growth and funding capacity.
- Strategic Alignment to Council's Citizen Priorities: A prosperous city
- Background and Previous Council Direction is included as Attachment 1.

**DISCUSSION**

Background

This report responds to Council's direction on 2021 June 21 through PFC2021-0814, to facilitate a public hearing to consider reallocating the areas of GMO through an amendment to the Belvedere ASP.

Further background, analysis, and detailed recommendations supporting this ASP amendment can be found in the PFC2021-0814 report. In Attachment 2 of that report, summaries of the two business cases and the proposed changes to the GMO area are available.

The two business cases were assessed using the three growth factors used by The City to inform new community growth decisions: Municipal Development Plan and Calgary Transportation Plan Alignment, Market Demand, and Financial Impact.

Among other things, the shifting of growth towards the 17 Avenue SE transit corridor was seen as well aligned with the MDP and CTP, while the no net change to new

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community growth capacity in the context of Calgary's new and actively developing communities was also viewed positively. Finally, the two business cases were able to demonstrate that no new City capital investments were required to initiate development, and that no new operating investments would be required before 2027, meeting review requirements from the 2020 New Community Growth Strategy evaluation.

### Conclusions & Next Steps

Holding a public hearing for the proposed map amendment in the ASP (Attachment 2) completes the business case review and GMO reallocation that Council endorsed in June. This will allow the landowners/developers to move into the next stage of the planning continuum and begin to pursue Land Use and Outline Plan approvals. Greater detail on local servicing will be determined and clarified through that review.

### **STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

- Public Engagement was undertaken
- Public Communication or Engagement was not required
- Public/Stakeholders were informed
- Stakeholder dialogue/relations were undertaken

The proposed ASP amendment was advertised in the newspaper on 2021 August 26 and 2021 September 2 as well as published on the City of Calgary's Planning Matters website on 2021 September 2 ahead of the public hearing for comment. Members of the public have an opportunity to attend the public hearing and comment. Business case proponents impacted by these map amendments supported and informed this report (Attachment 3).

The proposed ASP changes were also circulated to Rocky View County and the City of Chestermere on 2021 August 9 accordance with the Rocky View County – Calgary Intermunicipal Development Plan and Calgary-Chestermere Interface Intermunicipal Development Plan.

### **IMPLICATIONS**

#### **Social**

At build out, these communities are expected to offer a more liveable, transit supportive, and people-friendly development pattern where existing and new amenities are offered to citizens close to where they live and work. This work supports a balanced, citywide growth strategy through evaluating new growth opportunities using a holistic set of evaluation factors.

#### **Environmental**

At build out, the communities will provide an opportunity for transit-supportive growth that may ultimately help reduce greenhouse gas emissions by providing better access to sustainable transportation options for both Calgary and regional residents.

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### Economic

This ASP amendment will realign growth capacity towards Belvedere landowners demonstrating readiness in short-term development, without increasing the amount of new community growth capacity overall. This also helps align growth with the future 17 Avenue SE Transit Corridor, helping organize private and public investment to realize complete, transit-supportive communities.

### Service and Financial Implications

#### No anticipated financial impact

This report has no immediate financial impacts from its recommendation. However, all growth requires funding and investment. Future City capital and operating investments that benefit these lands will likely be required in future budget cycles, in particular for stormwater and transportation infrastructure.

### RISK

#### Risk of Future Capital and Operating Requirements

While the business cases and recommended GMO changes met the criteria to demonstrate that there is no new capital and operating funding required to begin community development, this does not preclude the need for future investment. Growth and development from this and previous growth decisions will trigger the need for future City funding and investment throughout the Belvedere area as development occurs.

### ATTACHMENT(S)

1. Attachment 1: Background and Previous Council Direction
2. Attachment 2: Proposed Bylaw 54P2021 (Belvedere ASP)
3. Attachment 3: Industry Letters

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Stuart Dalgleish	Planning and Development	Approve