



SEP 13 2021

ITEM: 8.2.1. C2021-1216  
Distrib - Presentation  
CITY CLERK'S DEPARTMENT

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

## C2021-1216

## Backup Slides




# 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.

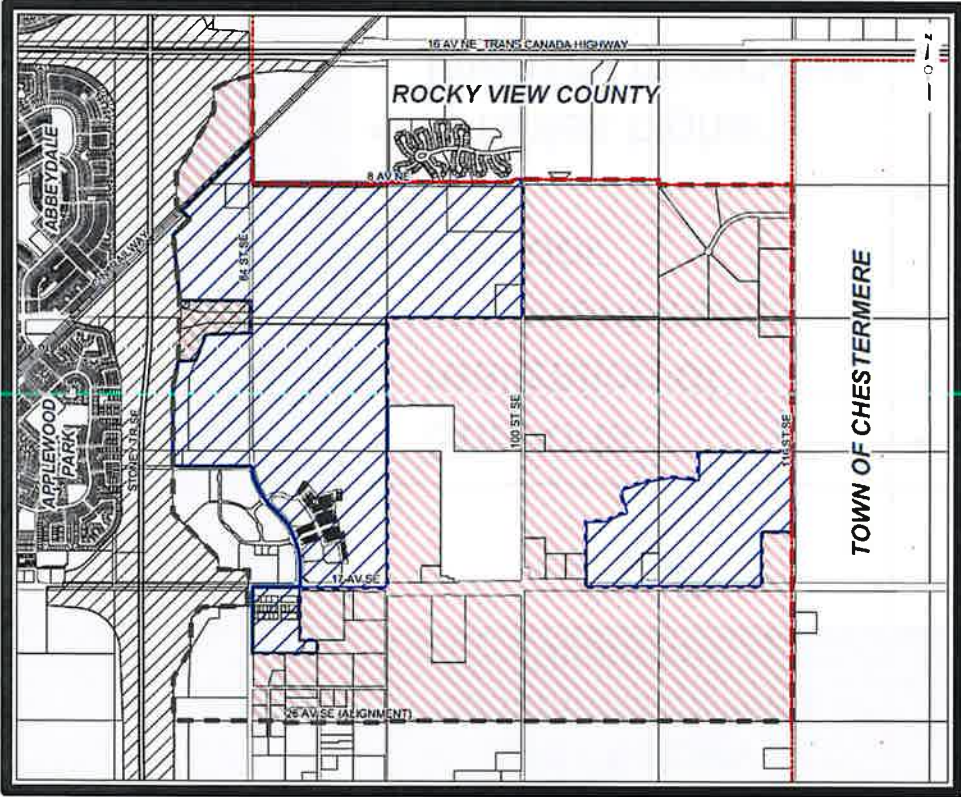
The **Business Case evaluation process** helps ensure that Council's investment decisions are informed by three key growth planning factors:



## 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>

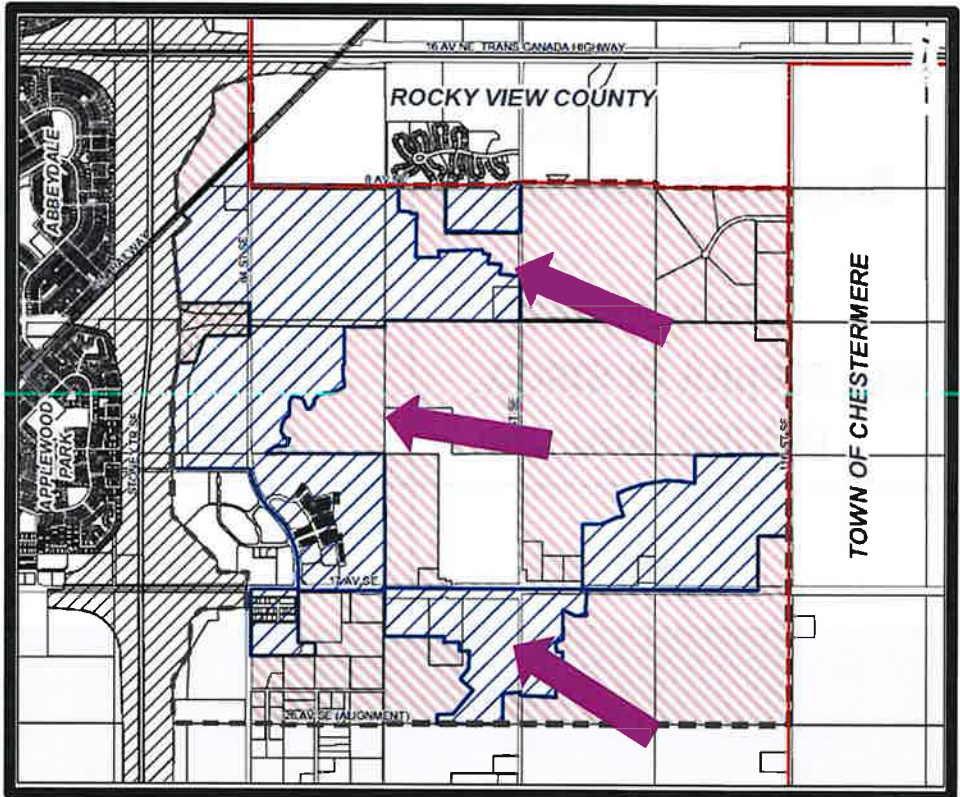
# Current GMO Area in Belvedere ASP




 Areas with GMO Applied

 Areas with GMO Removed

# Revised GMO Area in Belvedere ASP



 Areas with GMO Applied

 Areas with GMO Removed