

September 1, 2022

Attn: The Mayor and City of Calgary Council

Re: Combined Meeting of Council and Public Hearing (September 13, 2022)
East and West Belvedere (Truman) Growth Management Overlay Removal Business Case

Your Worship and Members of Council,

For over forty 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.®

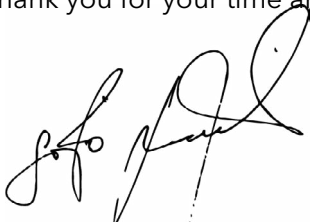
Truman's two Business Cases propose the removal of a Growth Management Overlay (GMO) to support the development of 40 acres of land within the Truman-owned West Belvedere (Memorial DR corridor) land and 116.4 ac of land within Truman-owned East Belvedere (17 AV transit corridor) lands - through the GMO removal process and amendment to the Belvedere Area Structure Plan (ASP). This GMO removal builds on two previous business case approvals (November 2020 / September 2021) that resulted in partial GMO removals on two quarter sections of Truman's land. The Business Cases under review will fill in the gaps of the GMO removal area to support Land Use Redesignation, Outline Planning, Subdivision, and Development Agreement(s) that would allow for investment, development and growth to occur on the entirety of Truman's two quarter sections of land.

Truman would like reiterate support for the Infrastructure and Planning Committee's direction arising from the June 27, 2022 IPC meeting, including:

- **Truman West Belvedere Business Case:** Recommendation for GMO removal within West Belvedere business case area.
- **Truman East Belvedere Business Case:** Direction to Administration to work with Truman and Trico to resolve infrastructure considerations and enable future development of the strategic 17 AV SE BRT and transit corridor, and report back to committee no later than Q2 2023.

The additional GMO removals and further collaboration along the 17 AV SE corridor will support contiguous and strategic growth in Calgary's East Sector. We wish to share our determination in continuing to work with The City to advance the public-private collaboration and strategic planning that is essential to realizing the build-out of the 17 AV MAX Purple BRT transit corridor and the transit-oriented smart growth opportunity it brings for East Calgary and the greater metropolitan region.

Thank you for your time and consideration,



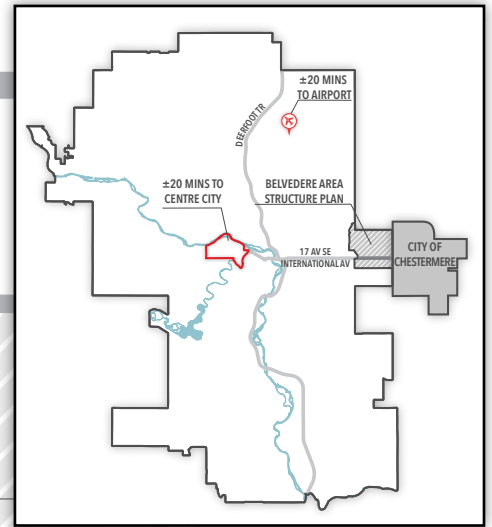
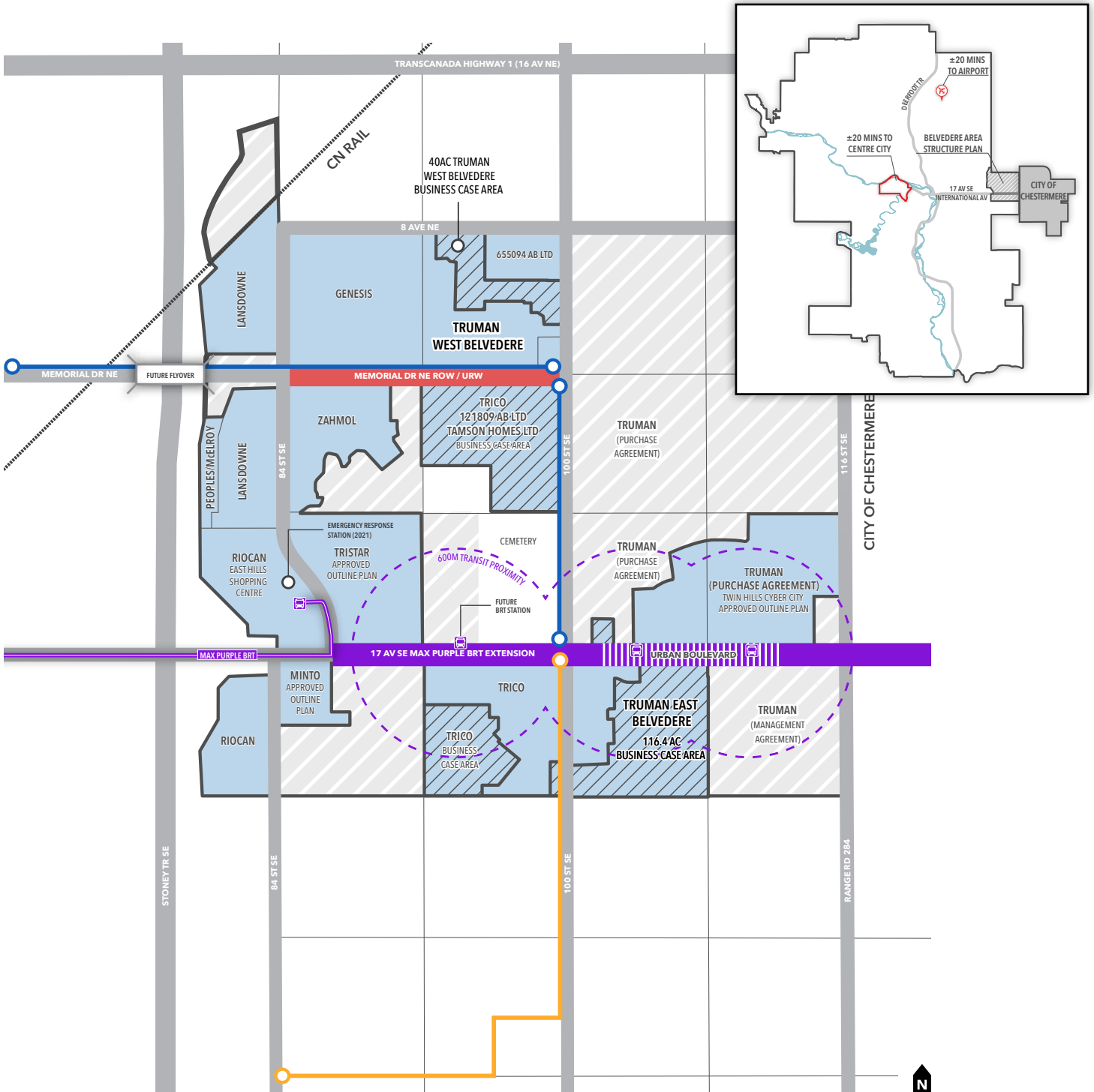
George Trutina
President
Truman Homes

Belvedere Growth + Change



TRUMAN

Trico Homes



LEGEND

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|--|---|--|-------------------------------------|--|--------------------------------------|
| | Growth Management Overlay | | Memorial Drive NE ROW / URW | | Sanitary Trunk (2023 construction) |
| | Growth Management Overlay Removed | | 17 AV SE Transit Corridor Extension | | Water Feedermain (2023 construction) |
| | Proposed 2021/2022 Business Case Areas
ISC: Unrestricted | | 17 AV SE Urban Boulevard | | |