

BRIEFING

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Item # 11.1

Planning and Development Services Briefing to
Infrastructure and Planning Committee
2022 October 14

ISC: UNRESTRICTED
IP2022-0948

Citywide Growth Strategy: Growth Planning and Infrastructure in the Belvedere Area Structure Plan

PURPOSE OF BRIEFING

This briefing provides an update about ongoing work towards enabling further growth in the Belvedere Area Structure Plan. Growth in this area relies on leading infrastructure that is at various stages of planning, funding and delivery. This includes transportation, water, sanitary, stormwater, and emergency services. At present, both stormwater and transportation (transit) infrastructure are required in order to support growth in both previously approved and recently proposed new communities. Given the alignment of growth in Belvedere with Municipal Development Plan objectives, market demand and limited land supply, and ongoing financial commitment to providing the required infrastructure to support growth, Council directed Administration to return with a strategy to resolve the current stormwater and transportation constraints.

This briefing provides an update on work that is underway with respect to funding, designing, and delivering stormwater and transportation (particularly 17 Avenue SE Bus Rapid Transit (BRT)) infrastructure, and land development (including potential Growth Management Overlay removals), in the event that infrastructure is forthcoming.

SUPPORTING INFORMATION

Council direction

On 26 July 2022 Council directed Administration to *"undertake further consideration and expeditiously work with proponents of the proposed new communities' business case areas of Belvedere East – Truman and Belvedere South – Trico, as identified in IP2022-0545, and that recommendations enabling a strategic growth opportunity in Calgary's East Sector through partnership among Truman, Trico, other stakeholders, and The City of Calgary to build the priority ultimate 17 AV SE transit corridor (MAX Purple BRT) and satisfy regional stormwater management requirements and that a briefing note be brought back to the 2022 October 14 Infrastructure and Planning Committee Meeting, and a full report be brought to an Infrastructure and Planning Committee Meeting no later than 2023 Q2"*.

Stormwater Infrastructure

Future stormwater infrastructure for the region is anticipated to be provided through the Cooperative Stormwater Management Initiative (CSMI), which is a partnership approach to servicing with The City of Calgary, The Town of Strathmore, The Western Irrigation District (WID), and Rocky View County. The study, planning and design of the CSMI is still underway, and the partnership arrangements required to deliver the stormwater system are in development, with resolution on stormwater alignment expected by 2023 Q1 and resulting land matters underway following approval.

Administration included funding for this infrastructure as part of the 2023-2026 Service Plans and Budgets request, which is subject to confirmation by Council in 2022 November.

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Negotiations with the regional interested parties identified above and conceptual technical design work are anticipated to continue through 2023 Q1 to support the realization of this enabling infrastructure system.

Transportation/Transit Servicing

Transit infrastructure along 17 Avenue SE is foundational to supporting growth in the Belvedere Area Structure Plan. This infrastructure includes roads, BRT and active modes. Administration is committed to continuing a collaborative approach with local landowners to fund, design, and deliver the transportation infrastructure to support growth along the 17 Avenue SE corridor.

This work includes:

1. determining appropriate cross-sections and street types for the transportation network (2022 Q4);
2. identifying the timing and phasing for various infrastructure investments (2023);
3. undertaking detailed functional planning work that will inform the required right-of-way land dedication (2023 and beyond);
4. developing agreements with landowners on right-of-way dedications and leveraging private investment from adjacent landowners (2023 and beyond); and
5. progressing design and securing funding for the BRT component (2023 and beyond).

Funding for the 17 Avenue SE bus rapid transit facility (full design and phase one construction west of 84 Street SE) has been requested as part of the 2023-2026 Service Plans and Budgets, which is subject to confirmation in 2022 November. Cross-section and phasing design and conversations with interested parties regarding partnerships on BRT design and delivery and development planning are anticipated to continue through 2023 Q2.

Phasing of Growth

The progression of growth is regulated through the use of a Growth Management Overlay (GMO) in the local Area Structure Plan. Currently, if a GMO is applied to an area, it signifies that there are capital and/or operating needs requiring resolution in order for development to proceed. Until such time as all leading infrastructure is either available or funded in City capital budgets, land development cannot proceed. Funding, design, and construction of the required stormwater and transit infrastructure in the Belvedere Area Structure Plan area will enable continued growth of new communities that were approved by Council in 2018, and will allow Administration to consider supporting two proposed business cases from 2022 (Belvedere East Truman and Belvedere South Trico).

Next Steps

In addition to the work outlined above and as directed, Administration will return to Council with a full report on infrastructure status no later than 2023 Q2. This report will also outline the ongoing work on the partner/interested party negotiations, technical planning and design, funding for the future infrastructure, and next steps towards enabling land development.