

BRIEFING

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**Planning and Development Services Briefing to
Infrastructure and Planning Committee
2023 June 07**

**ISC: UNRESTRICTED
IP2023-0604**

Belvedere Area Infrastructure Update

PURPOSE OF BRIEFING

This briefing and the attached summary (Attachment 2) provides an overview and update of the utility and mobility infrastructure needed in the Belvedere Area Structure Plan area to enable continued growth. This update outlines ongoing work and studies that will inform the extent and timing of infrastructure delivery, impacts to upcoming Service Plans and Budgets, and considerations for review of the existing open business case submissions in order to enable strategic growth in the area. While Administration is not at a stage where a recommendation can be brought forward on the active business cases, the technical information referenced in this update will be used to inform a recommendation at such time the technical studies are completed.

SUPPORTING INFORMATION

Council Direction

On 2022 July 26 Council directed Administration to report on Growth Planning and Infrastructure in Belvedere to an Infrastructure and Planning Committee Meeting no later than Q2 2023. In addition, an update was requested by the end of 2022, which was presented on 2022 October 14 (IP2022-0948). For the full background and previous Council direction, see Attachment 1.

Enabling Growth in the Belvedere Area

The City is working towards facilitating balanced and phased growth in the Belvedere area, an important growth area in east Calgary. Some growth has begun, but further investments in infrastructure and services are needed to enable the completion of communities supported by public transit. Infrastructure investments in new communities like Belvedere support additional housing choice and affordability for Calgarians, and opportunities for expansion of businesses and services.

Technical studies underway will help prepare the area for logical and predictable build-out for developers and future residents and businesses. The work also helps The City plan future financial commitments.

Status of Utility Infrastructure

Three utility services need to be completed in this area to support additional growth: water, sanitary and stormwater. Several actions remain outstanding to realize utility infrastructure in this area including land acquisition, collaboration with regional partners, funding and multi-party contracts.

Both a water feedermain and a sanitary trunk are needed. The delivery of this infrastructure is expected to meet development timelines for lands that have been approved for growth.

For full water servicing, Phases 1 and 2 of the Belvedere Feedermain are required. This infrastructure will be delivered by both The City and a local developer, subject to the terms of a Construction Agreement, with completion to be phased in 2024-2025.

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For full sanitary servicing, lands in the central and east portion of Belvedere will require delivery of the Belvedere Sanitary trunk. This infrastructure will be delivered by a local developer, subject to the terms of a Construction Agreement with an expected completion date by end of 2024.

In addition to the water and sanitary servicing, both on-site and off-site stormwater infrastructure is needed for lands in the East Belvedere drainage catchment:

- The City will deliver both the on-site and off-site storm infrastructure from Belvedere to the Cooperative Stormwater Management Initiative (CSMI) infrastructure. This initiative is a regional stormwater network being pursued to enable growth in Calgary and Rocky View County, with expected delivery by the end of 2026.
- Delivery will require acquisition of right-of-way within the Area Structure Plan boundary, within unplanned lands, as well as outside of City limits. This infrastructure will be staged and delivered through 2023-2026.
- Stormwater infrastructure is currently unfunded. Until stormwater infrastructure is in operation, lands within the East Belvedere drainage catchment will be required to implement interim stormwater servicing measures.

Status of Mobility Infrastructure

Mobility infrastructure needs in the area are currently being evaluated through the Belvedere Global Transportation Impact Assessment (TIA), in collaboration with local landowners. This study is a multi-modal analysis, evaluating mobility needs including walking, wheeling, transit, high-occupancy vehicles (HOV or carpooling) and single-occupant vehicles.

The initial stage of the study evaluated the combined existing and planned mobility network, based on a full buildout of the area. The next stage of the work will identify sequencing and timing for mobility infrastructure that provides additional modal choice for residents within Calgary and the region. This stage of the work commenced in Q2 2023, with expected completion by Q1 2024.

The study will evaluate the following primary capital infrastructure, all which is currently unfunded:

1. The 17 Avenue SE Corridor, including Bus Rapid Transit (BRT). This infrastructure would be delivered in collaboration between The City and developers in the area;
2. The Memorial Drive flyover at Stoney Trail. This infrastructure will be City-delivered; and
3. An interchange along Highway 1 between Garden Road and Conrich Road. This infrastructure will require collaboration with multiple jurisdictions (including the Province of Alberta).

Once expected mobility infrastructure sequencing and triggers are confirmed through the Transportation Impact Assessment, budget allocation will be sought at specific development thresholds through the Calgary Service Plans and Budgets process. The Transportation Impact Assessment will confirm whether thresholds have already been met with previously approved lands, or if they will be met with new growth. Until this infrastructure is delivered, service levels and mobility choice in the Belvedere Area will remain limited.

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Next Steps

In order to facilitate ongoing new community growth in the Belvedere area, Administration will continue to:

- Advance design and delivery of required utility servicing, as well as progress required mobility studies to confirm the extent and timing of required infrastructure and to inform future capital budget needs/requests;
- Apply findings of the Transportation Impact Assessment and utility infrastructure delivery status to form recommendations on active business cases; and
- Continue to collaborate with area developers, landowners and regional partners to advance and deliver this infrastructure in alignment with Council direction (IPC2022-0948).

ATTACHMENT(S)

1. Background and Previous Council Direction
2. Belvedere Infrastructure Status Summary
3. Letter Submission, Belvedere Developers