



June 7, 2023

ATTN: Infrastructure and Planning Committee

RE: 2023 Infrastructure and Planning Committee - Belvedere East Briefing Note and Revised Growth Management Process

Dear Committee Members

Trico Homes (Trico) and Truman Homes (Truman) are committed to Calgary and have been active city-building partners with The City of Calgary that pride themselves on establishing quality places where people want to live. As active developer-builders, our intent is to continue building out East Calgary—an area of strategic growth importance to The City and Council.

The purpose of this letter is to emphasize the existing, active growth management review and collaboration with Administration that continues for Trico and Truman's East Belvedere land holdings, as a continuation of review from the 2022 Business Cases cycle and per specific Council direction.

This active, solutions-focused, review is critical to Trico and Truman advancing formal Outline Plan and Land Use applications that will account for incremental infrastructure solutions and increased servicing capacity. Administration's 2022 Business Case review confirmed Trico and Truman land holdings to have the following characteristics:

- A significant opportunity to build-out east Calgary along an existing Primary Transit Route, in close proximity to Downtown and significant industrial employment hubs.
- Accommodates two active and committed development partners with Truman and Trico owning approximately 1,200 combined acres. Truman owns/controls 890 acres and Trico owns 280 acres.
- Is the only sector where Administration noted that new supply benefits the market.
- No capital infrastructure required beyond investments required for previously approved new communities.
- Includes significant off-site levy generation and over annual property tax generation to fund upgrades to key strategic infrastructure.
- Where Truman is committed to delivering by way of a Construction Agreement the Belvedere Water Feedermain and Sanitary Trunk projects which are currently funded. Construction completion is proposed for 2024.
- Includes comprehensive planning and infrastructure investment unlocks strategic growth along the 17 AV MAX Purple BRT transit corridor. This approach can avoid long-term piecemeal build out and instead realize the building of the ultimate 17 AV transportation/transit right-of-way to be led by the landowner-developers who own most lands along 17 AV.



TRUMAN



Trico Homes

As noted, the positive 2022 Business Case review by Administration also triggered an additional Council motion with the clear direction to continue a process of review of growth in East Belvedere based on its strategic importance to the City. Specifically, the motion read:

“Direct 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”.

Trico and Truman are committed to building a great Calgary and believe that providing more housing choices within Calgary’s east sector is crucial to promoting affordability and to mitigate market and property tax loss to smaller satellite communities outside of Calgary. We are excited to work together on servicing solutions that benefit East Calgary and believe growth management considerations can be addressed through a continuation of active collaboration with Administration as well as typical Outline Plan and Land Use and Development Permit processes.

Thank you to you Administration, Committee and Council for your time and consideration.

Michael Brown
President
Trico Homes Inc.

George Trutina
President
Truman Homes Inc.