



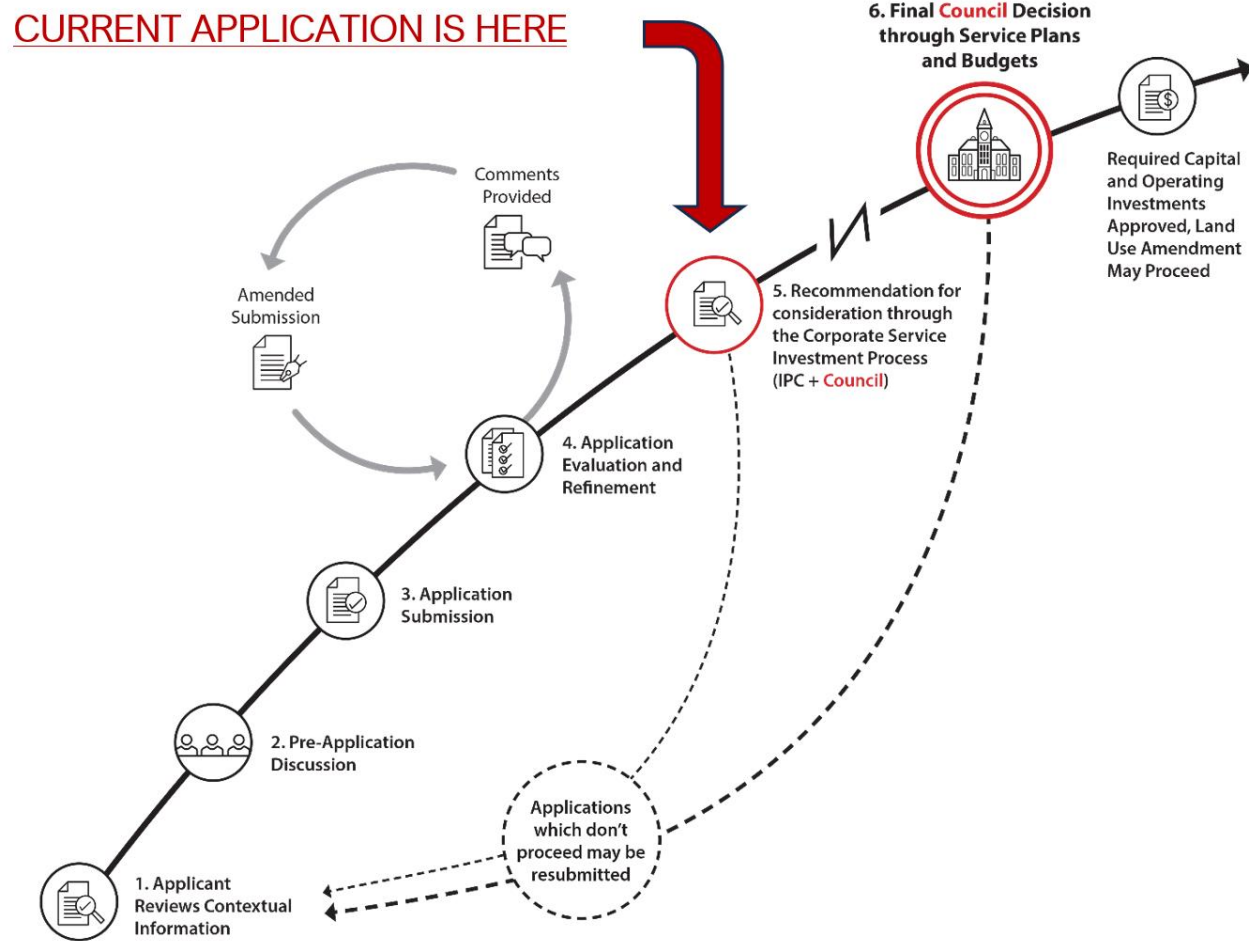
Growth Application in the Belvedere Area Structure Plan (Ward 9), GA2024-001

Citywide Growth Strategy | IP2024-0568

Infrastructure and Planning Committee | 2024 May 15



- July 2023 redesigned approach for evaluating new community **Growth Applications**
- **Individual** Council decisions
- **To be considered (or not)** in annual budget process
- **November** Mid-Cycle Adjustments provides final decision
- **Funded investments** result in approved Growth Applications



That the Infrastructure and Planning Committee recommend that Council direct Administration **to consider** the capital infrastructure and operating investments needed to enable this Growth Application (**GA2024-001**) alongside other potential investments in the Mid-Cycle Adjustment to the 2023-2026 Service Plans and Budgets.

Growth-enabling investment must be strategic to support an economically, socially, and environmentally resilient city.

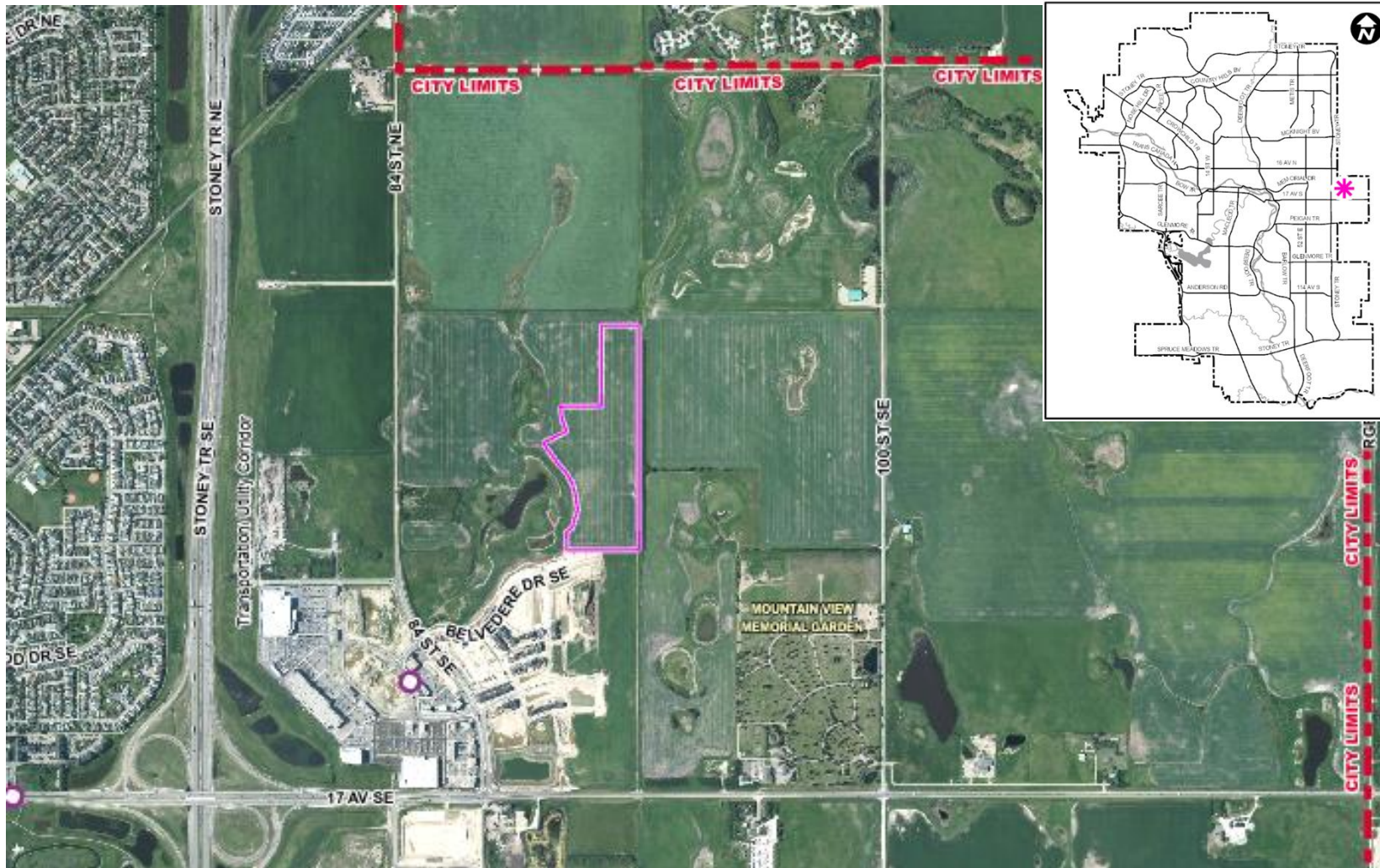
Administration concludes that it **is** the right time for the capital and operating investments to be made to enable growth in this East sector growth area.

This Growth Application:

- Completes the Liberty development
- Is favourably located to transit, retail and employment centres
- Requires ±\$111M in unfunded capital investment, which enables development across Belvedere, including previously approved lands
- Boost relatively low land supply in the area, directly servicing approximately 440 new homes as part of enabling supply for 15,000 homes in the East sector



Growth Application Context Map



Area Structure Plan:
Belvedere Area Structure Plan

Community:
Huxley

Gross Developable Hectares:
±15.6ha

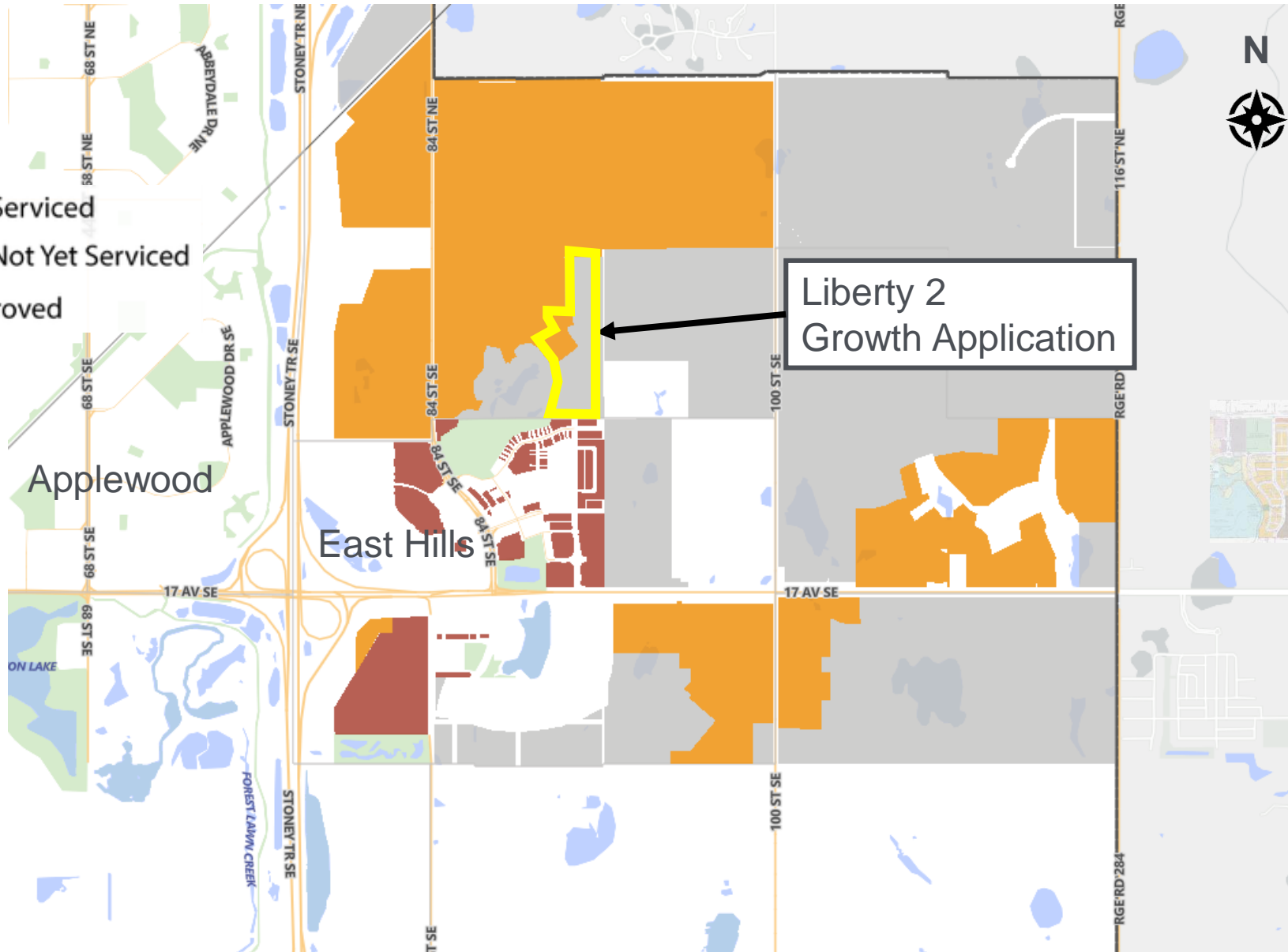
Proposed Development:
250 Single/Semi homes
190 Multi-Residential homes

Commercial and Retail:
None



East Sector Overview

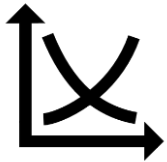
- Approved - Serviced
- Approved - Not Yet Serviced
- Not Yet Approved





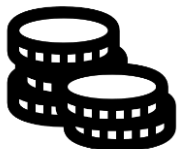
Municipal Development Plan Alignment:

- Contiguous with adjacent development
- Final stage of the Liberty development in Belvedere
- Favourably located relative to amenities and downtown



Market Demand (as of May 2023)

- East sector has 3-4 years of serviced land capacity and 23-31 years supply of approved - not yet serviced land
- Sector is forecast to see increase (from 1% to 5%) in new community market share over next five years



Financial Impact

- Requires ±\$111M in unfunded capital investment
- Capital investment benefits will extend to previously approved, current, and future growth in the Area Structure Plan a
- Favourable operating cost model review; operating funding requests would be brought forward as required in future years

That the Infrastructure and Planning Committee recommend that Council direct Administration **to consider** the capital infrastructure and operating investments needed to enable this Growth Application (**GA2024-001**) alongside other potential investments in the Mid-Cycle Adjustment to the 2023-2026 Service Plans and Budgets.