

BELVEDERE GROWTH & CHANGE



Further investment into key capital infrastructure projects will unlock the development potential of additional lands in Belvedere to meet the City's targets for strategic growth. The benefitting areas can be described as lands where:

1. Growth Management Overlays (GMO) have been removed from the Belvedere Area Structure Plan and the Business Case process has been replaced by Growth Applications. The lands need additional deep servicing and/or mobility infrastructure to support growth;
2. Active Growth Applications and including two ongoing Business Cases noted as the "subject sites" on the adjacent map (per Council direction in 2022) have been submitted on lands that require deep servicing and/or mobility infrastructure; and
3. Future Growth Applications are needed on lands that will need and benefit from the identified deep servicing and/or mobility infrastructure investments.

DEEP SERVICING INFRASTRUCTURE

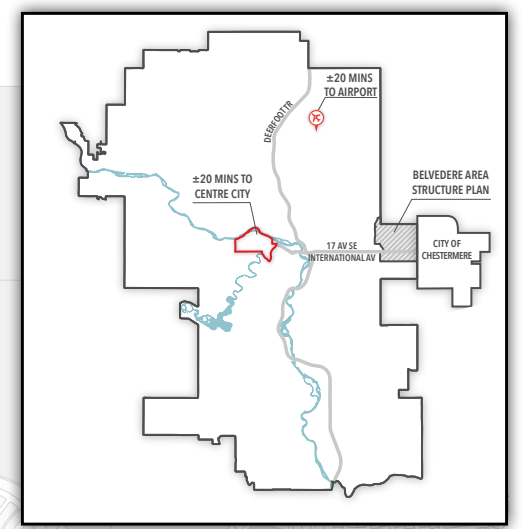
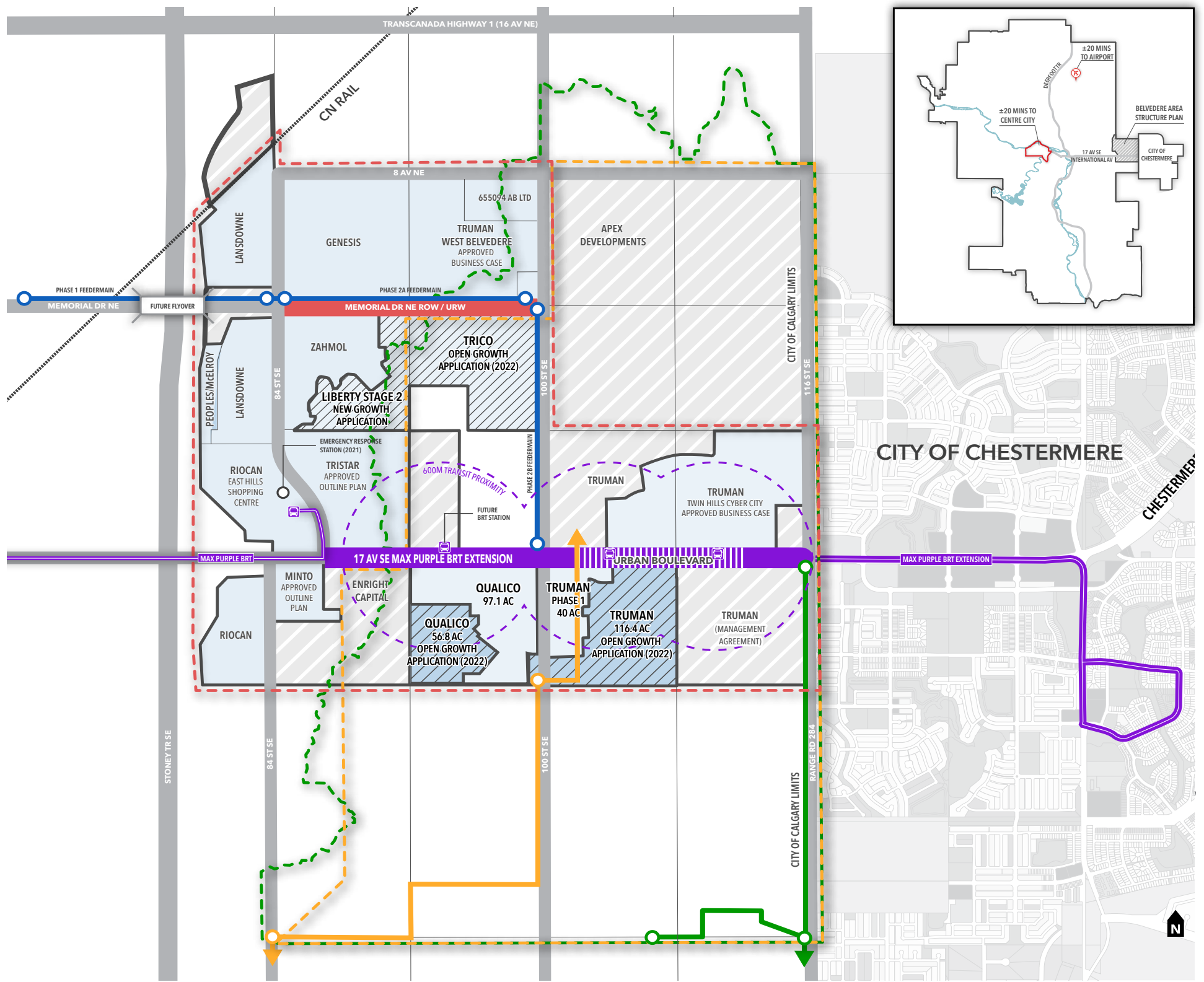
- Stormwater Trunk & Staged CSMI East Belvedere Connection - Benefitting Catchment Area: ±3,200 ac / 1,295 ha
- Sanitary Trunk - Benefitting Catchment Area: ±2,510 ac / 1,015 ha

MOBILITY INFRASTRUCTURE

- Existing baseline conditions with minor intersection improvements - Benefitting Area: Additional 1,900 - 2,000 residential units
- Options for 25% buildout of Belvedere Area: 7,400 residential units and approximately 1,000,000 sq. ft of commercial development:
 - Buildout of Memorial Drive from Abbeydale Drive to 100 ST, including crossing of rail corridor crossing and Stoney Trail
 - Ultimate design of 17 AV from Stoney Trail to eastern City boundary at

LEGEND

- | | | | |
|--|---|---|--|
| | Future Growth Application Required | | Sanitary Trunk Upgrades |
| | Growth Management Overlay Removed | | Water Feedermain Upgrades |
| | Subject Sites: Belvedere 2022 Open Business Cases | | Storm Trunk Upgrades |
| | Surrounding Active Growth Application | | Benefitting Area with Additional Investment: |
| | Memorial Drive NE ROW / URW | <ul style="list-style-type: none">• Storm Trunk Sewer (±3,200 ac / 1,295 ha) | |
| | 17 AV SE Transit Corridor Extension | | Benefitting Area with Additional Investment: |
| | 17 AV SE Urban Boulevard | <ul style="list-style-type: none">• Sanitary Trunk Sewer (±2,510 ac / 1,015 ha) | |
| | | | Benefitting Area with Additional Investment: |
| | | <ul style="list-style-type: none">• Transportation/Transit Infrastructure | |





May 15, 2024

ATTN: Infrastructure and Planning Committee

RE: Truman East Belvedere lands at 2498 100 ST SE (116.4 acres)
Open 2022 Business Case / Growth Application

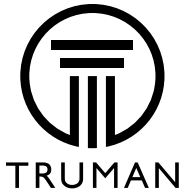
Dear Committee Members,

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.[®] As a large area landowner, Truman has actively participated in The City of Calgary's growth planning process in Belvedere for well over a decade, acting as key contributor in the creation of the Belvedere Area Structure Plan (approved in 2013). Truman's ongoing and substantial investments to front-end deep utility services underscore our commitment to the successful development of Belvedere.

Truman's East Belvedere Open 2022 Business Case / Growth Application will contribute to the ultimate build out of East Calgary—an area of strategic growth importance to The City and Council. In 2019 City of Calgary Council approved a Growth Management Overlay removal to unlock development on 40 acres of land within Truman's East Belvedere site. The Open 2022 Business Case/Growth Application represents the remaining quarter section of Truman's East Belvedere site, approximately 116 acres of land.

The Administration's recommendation of approval for this application reflects years of collaboration between landowners and The City of Calgary, guided by the clear direction of Council to address mobility and stormwater management considerations along the high-priority 17 AV SE transit corridor. 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".



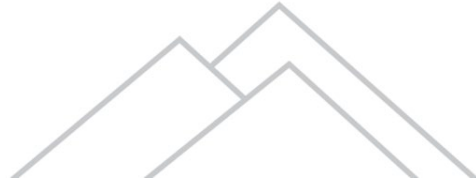
Administration's review of the Open 2022 Business Case areas confirmed Truman's land holdings to have the following characteristics:

- 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 an active and committed development partner, with Truman owning/managing 890 acres of land within Belvedere
- Is located within the only sector where Administration noted that new supply benefits the market.
- Leverages capital infrastructure investments that are required to support the build out of previously approved lands and throughout the broader Belvedere ASP area, unlocking strategic growth and enabling comprehensive planning along the 17 Avenue SE transit corridor.
- 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 of the Water Feedermain is anticipated in 2024, and the Sanitary Trunk is anticipated in 2025.
- Includes comprehensive planning and infrastructure investment that 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 is 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.

George Trutina
President
Truman Homes Inc.



May 14, 2024

Delivered by Email

The City of Calgary
P.O. Box 2100, Station "M"
Calgary, Alberta T2P 2M5

Attention: Chair Infrastructure & Planning Committee, Sonya Sharp

Dear Members of the Infrastructure & Planning Committee:

RE: Item 7.1 - 7.7 Growth Applications

On behalf of BILD Calgary Region, we write to express our support for recent changes adopted by Administration to the Growth Application process for new communities, to provide recommendations to "firm up" those recent changes, and to provide additional recommendations for improvement.

We acknowledge the contributions and collaborative achievements of Administration, Council and BILD's industry members toward lowering barriers and enabling housing supply in the midst of Calgary's current housing supply crisis. The [CMHC Housing Portal](#) reports this collaboration resulted in record housing starts in 2022 and 2023 as well as a positive start to 2024 with the Q1 housing starts in 2024 exceeding the same quarter in 2023 by over 50%. Those results were achieved because of the strong working relationship between Administration and BILD's industry members. We congratulate both Administration and Council for their persistent efforts and forward-looking approach.

Notwithstanding those achievements, record immigration to Canada and particularly Calgary, has housing demand continuing to outpace additions to supply. Calgary's once enviable position as one of the most affordable major metropolitan areas in Canada is at risk. Calgary's housing affordability has eroded sharply over the last three years. [The RBC's aggregate home ownership affordability measure has deteriorated materially over the past three years, reaching its worst level \(48.3%\) since 2007 at the end of 2023.](#) In 2023, overall year-over-year rent increases, as reported by the [CMHC](#), eclipsed the previous record set in 2006.

This underscores the need to continue our collaborative journey on continuous improvement, reasonably and cost-effectively lowering barriers to enable all forms of housing supply across the full housing continuum in a clearly understood, expeditious way. Formally adopting the recent changes implemented by Administration, noted below, as well as our additional recommendations, will assist all parties, growth applicants, Administration, Council and the public in their understanding of the process as well as making clear the pathway, key milestones and timelines toward needed Growth Application approvals. Such clarity will enable a common understanding and afford the most time-efficient and effective use of finite resources, providing confidence to those investing significant financial resources to prepare Growth Applications for Council's consideration.

We welcomed the direction of Council and Administration toward a flexible intake model for Growth Applications. However, the transition has presented unexpected and unintended challenges, particularly regarding the predictability and clarity of the process. Unforeseen changes to the handling of Growth Applications introduced uncertainty into investment and planning processes.

The implications of these unforeseen changes are significant. Industry invests significant time, and funds in preparing detailed Growth Applications, many of which include a detailed Outline Plan. The prospect of these efforts having no clear path forward risks undermining confidence and discouraging investment when accelerating the housing supply is imperative.

To address these concerns collaboratively and continue to cultivate a constructive and predictable environment, Administration worked closely with applicants and industry members. BILD recommends these changes be formalized through the following adjustments to the Growth Application process:

1. Affirm the continuous, year-round intake and evaluation of Growth Applications.

RE: Item 7.1 - 7.7 Growth Applications

2. Implement a clear timetable for Applications needing additional recommendations from Administration and corresponding Council funding approvals as part of the City's annual budget cycle, ensuring prospective applicants are aware of critical deadlines.
3. Establish and maintain a continuous, transparent list of all active and pending Growth Applications, providing clarity and ongoing visibility of the status for all Growth Applications.
4. Continue collaboration by regularly reviewing and refining the criteria and processes and appropriately incorporating ongoing feedback from industry stakeholders to ensure alignment with market needs and the City's growth objectives.
5. Ensure that Growth Applications not yet recommended for approval are accompanied by clear guidance on what steps need to be taken to achieve Administration's support and Council's approval. Such guidance should include specifying timeframes, supply thresholds, increased capital allocations, or other relevant factors. Applicants should be left with a clear understanding of how to achieve and when they can expect approval. This will foster a common understanding of criteria needing to be met and timelines for a positive outcome.
6. Growth Applications not requiring additional Council approval of funding for capital infrastructure should receive approval and move forward immediately. We believe and strongly advocate for Administration and Council to adopt a process where growth driven operating costs are budgeted for as a routine part of the City of Calgary's annual budget cycle. As there is no similarly structured, formalized Growth Application process for established area redevelopment, adopting such an approach aligns consideration of necessary operating cost funding to accommodate growth for both established areas and new communities.
7. Proactively approving funds for planning and design expenses related to capital infrastructure needed to facilitate housing supply in areas experiencing growth. A forward looking, proactive perspective is essential for addressing the demand for housing.

Along with the appropriate approval of Growth Applications currently before you, formally adopting the foregoing is supported by a development fee structure where developers install and pay for all onsite infrastructure and are assessed 100% of their share of offsite growth infrastructure costs in new communities. The City receives that enabling infrastructure at no cost. Further, enabling infrastructure is installed according to the City of Calgary's defined specifications, and cutting-edge technology is integrated to bolster operational efficiency and reduce maintenance issues such as water leaks and pipe breaks. The enabling infrastructure is also rigorously tested and inspected by the City of Calgary prior to City of Calgary acceptance. We are confident that this approach, alongside the increased taxes and utility fees generated by new residents in these communities, will provide crucial support for Administration's ongoing efforts and prioritization of New Community Growth Applications. This strategy is essential for bolstering housing supply and addressing housing affordability.

Our recommendations are in support of our common goal to continuously improve and strengthen the City's growth strategy collaboratively and support the necessary pace of housing development to meet demand. The City's commitment to improving these processes is crucial to restoring affordability consistent with the City of Calgary's "Home is here" strategy, consistent with Council's proactive directions from the Saturday, September 16, 2023, Council meeting.

Should you have any further questions please contact Deborah Cooper at deborah.cooper@bildcr.com or the undersigned.

Sincerely,



Brian R. Hahn
CEO, BILD Calgary Region

Cc: Stuart Dalglish, Chief Operating Officer
Tim Keane, General Manager, Planning & Development Services
Matthew Sheldrake, A/Director, City & Regional Planning
BILD Calgary Region Board of Directors
BILD Calgary Region New Community Working Group