

Applicant Submission



TRUMAN EAST BELVEDERE 2022 OPEN BUSINESS CASE

17 AV SE BRT Transit Corridor
Evaluation Criteria for New Community Growth Application Responses



ISSUED
26 APRIL 2024

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May 7, 2024

Attention: Desmond Bliet

Senior Growth Management Planner
City & Regional Planning
Planning & Development Services
800 Macleod Trail SE, Calgary AB T2G 5E6

RE: 2024 Infrastructure and Planning Committee – New Community Growth: Belvedere

Dear Committee Members,

Qualico has been an active community-building partner in the Calgary region for more than 70 years. In 2023, Qualico became involved in the Belvedere South lands (previously managed by Trico). We have submitted an Outline Plan in accordance with the ASP, and our goal is to obtain the necessary approvals to begin construction in the spring of 2025. The purpose of this letter is to support Administration's request for mid-cycle funding to align the delivery of capital infrastructure required to serve the Belvedere area.

Administration's request is a follow through on Council's direction to continue to focus on Belvedere as a growth area. The 17th Avenue Transit corridor (Max Purple BRT) and stormwater management solutions have been identified as regional priorities. Capital investments have already been made including approximately \$40M to support design and delivery of required water and wastewater infrastructure (planned in service by 2025).

Qualico is pleased that a new growth application was not required for this round of review and recommendations. The majority of the Qualico quarter section in Belvedere has previously received growth approval, enabling us to proceed with Outline Plan and land use applications. Our hope is that the proposed funding request will be approved, which will resolve outstanding servicing constraints and allow for a subsequent land use approval on the full balance of the Qualico lands.

We believe that Administration's budget request is appropriate at this time as it will align the delivery of required infrastructure and inject the east sector with a critical supply of housing. Consider the following points:

- This is a significant opportunity to build-out east Calgary along an existing Primary Transit Route, near Downtown and significant industrial employment hubs.
- Qualico, and other Belvedere developers have reinforced their commitments by submitting Outline Plans and Land Use Applications. Qualico and Truman represent significant land holdings along 17th Avenue SE.
- Comprehensive planning and infrastructure investment unlocks strategic growth along the 17th Avenue MAX Purple BRT transit corridor. This approach can avoid long-term piecemeal build-out and instead realize the building of the ultimate 17th Avenue transportation/transit right-of-way to be led by the landowner-developers who own most lands along 17th Avenue.

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- Work is underway by the Regional Planning Team to integrate the expansion of 17th Avenue together with Chestermere Boulevard. There are opportunities through Joint Planning that could result in the availability of Provincial funding should the two municipalities work together to jointly deliver this important transportation corridor.
- This is the only sector where Administration noted that new supply may benefit the market (1% of total unit market share between 2018-2022), with demand currently being accommodated by Chestermere. Demand is likely to spillover from the Northeast sector as it reaches build-out.

Belvedere is a significant growth opportunity to provide more housing choices within Calgary's east sector, promote affordability, and mitigate market and property tax loss to smaller satellite communities outside of Calgary.

Thank you to Administration, Committee and Council for your attention and commitment to Belvedere and we look forward to building-out east Calgary together.

Sincerely,



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QUALICO BELVEDERE

At a Glance

