

# 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Management Overlays (GMO) have been removed from the Belvedere Area Structure Plan and the Business Case process has been replaced by Growth Applications.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

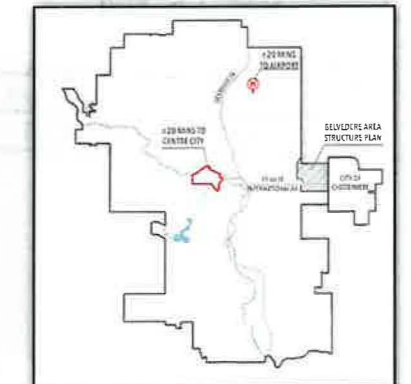
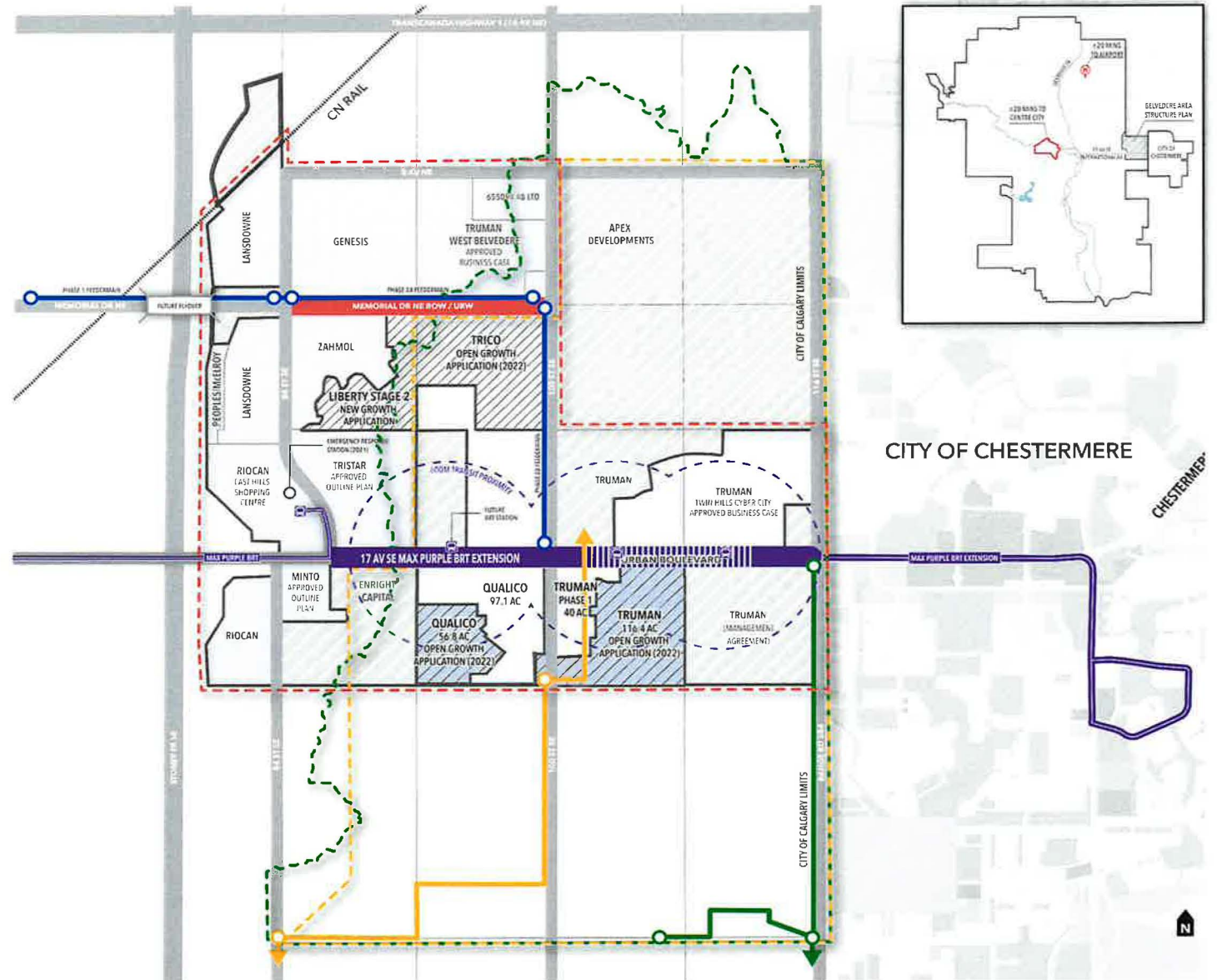
- Stormwater Trunk & Staged CSMI East Belvedere Connection – Benefiting Catchment Area: ±3,200 ac / 1,295 ha
- Sanitary Trunk - Benefiting Catchment Area: ±2,510 ac / 1,015 ha

## MOBILITY INFRASTRUCTURE

- Existing baseline conditions with minor intersection improvements – Benefiting 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             |  | Benefiting Area with Additional Investment: <ul style="list-style-type: none"> <li>• Storm Trunk Sewer (±3,200 ac / 1,295 ha)</li> </ul>    |
|  | Memorial Drive NE ROW / URW                       |  | Benefiting Area with Additional Investment: <ul style="list-style-type: none"> <li>• Sanitary Trunk Sewer (±2,510 ac / 1,015 ac)</li> </ul> |
|  | 17 AV SE Transit Corridor Extension               |  | Benefiting Area with Additional Investment: <ul style="list-style-type: none"> <li>• Transportation/Transit Infrastructure</li> </ul>       |
|  | 17 AV SE Urban Boulevard                          |  |   |



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IN COUNCIL CHAMBER

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