



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.