

# BELVEDERE LIBERTY STAGE 2 GA2024-001 GROWTH RATIONALE

## Community Amenities

The Liberty lands benefit from adjacency to full scale commercial amenities located in East Hills Shopping Centre including the MAX Purple Station and the recently completed Belvedere Fire Station.

Belvedere Fire Station    MAX Purple



## East Hills Shopping Centre



## Utility & Mobility Infrastructure

- ❖ Liberty Stage 2 will utilize existing / funded infrastructure for deep utility servicing for water, wastewater and stormwater. All deep utility servicing infrastructure that is not developer funded has been budgeted as part of capital works projects and requires no additional municipal budget allocation.
- ❖ Liberty Stage 2 is contiguous with Tristar's development to the south. With the completion of Belvedere Boulevard on Tristar's lands, access and utility services are right at the doorstep of Liberty Stage 2.
- ❖ Belvedere Boulevard in Liberty Stage 2 will help establish an alternate N-S transportation network to 84 Street, providing access & egress for Liberty and Genesis Huxley to 17 Avenue.

The mobility infrastructure identified by Growth Strategy benefits a much larger area and is required for residential growth to continue in all of Belvedere, including the already approved plans.

Liberty Stage 2 is required to achieve dirt balance for Stage 1, which in turn provides stormwater solution for upstream Genesis and Truman Huxley developments. Approval of Liberty Stage 2 provides the ability for the City to realize payment of offsite levies from Liberty Stage 1, as development of Liberty Stage 1 is contingent on obtaining engineered fill from Liberty Stage 2.



CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
MAY 15 2024

ITEM: 7.2 - 192024-05168  
Distrib - Belvedere  
CITY CLERK'S DEPARTMENT

**ZAHMOL**  
Properties

# BELVEDERE LIBERTY STAGE 2 GA2024-001 GROWTH RATIONALE

The 15.6 hectares (38.6 acres) Liberty Stage 2 Growth Application is a small business case that completes the comprehensively designed Liberty neighbourhood in the community of Huxley in Belvedere. Stage 1 of Liberty was unanimously approved on November 15, 2023.

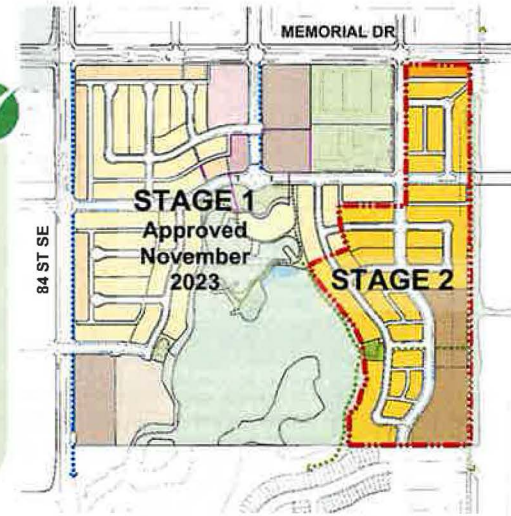
The Growth Overlay for Liberty Stage 2 lands was previously removed in 2018, following approval of the Business Case by Council. In 2021, Zahmol voluntarily swapped the Growth Overlay area with Trico / Qualico's 17 Avenue lands with the intent of facilitating 17 Avenue Transit Corridor construction. An Outline Plan for Trico / Qualico's 17 Avenue lands has not yet been submitted.



## Housing Strategy Alignment

Liberty Stage 2 is strongly aligned with the City's Housing Strategy. Liberty Stage 2 Outline Plan & Land Use (LOC2024-0016) is projected to provide 270 low density and 165 multi residential units in Calgary's diverse and affordable East sector.

Liberty Stage 2 will help provide a stable housing supply in the East sector and stop further leakage to Chestermere.



**1 Housing Diversity:** a variety of housing types with opportunities for multigenerational housing and variety of multi residential

**2 Memorial DR / 84 ST Interface** includes street front townhouses, multi & neighbourhood commercial.



**3 Eco Sensitive Multi-functional Liberty Park & NAC** 32% of the Liberty neighbourhood is dedicated in open space.



**4 Multimodal Connectivity:** transit routes, pathway network and green corridor provide multimodal connectivity and facilitate walking & cycling to key destination areas.

## Evaluation Criteria Alignment

Growth Factor

**MDP-CTP Alignment**



Growth Factor

**Market Demand**



Growth Factor

**Financial Impact**



City Growth Strategy's review of Liberty Stage 2 indicates alignment with all the New Community Growth Applications Evaluation Criteria.

Growth Strategy's financial review indicates the annual revenues for Liberty Stage 2 exceed incremental direct and indirect operating costs.

