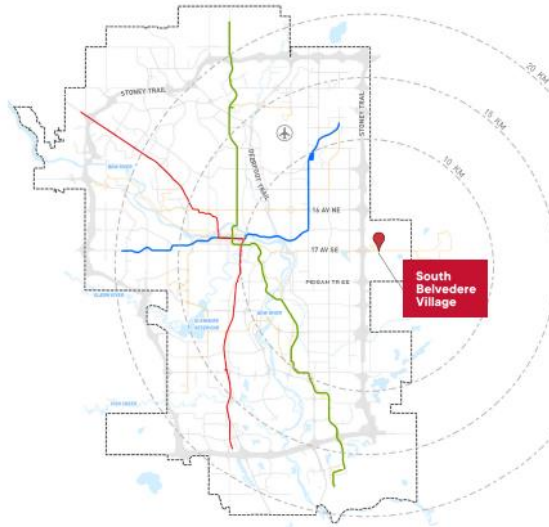


Applicant Submission

South Belvedere Village

Growth Application Opportunity Overview



26 ac
Gross Area

250 units
Residential Units

280 jobs
Permanent Jobs

120K sq ft.
Employment Uses

\$1.1 million
Annual Taxes

\$5.1 million
in Levies

\$130 million
Investment at Build-out

This Growth Application has been prepared for the Subject Lands, herein referred to as South Belvedere Village on behalf of Enright Capital & Choice Properties. This Growth Application aligns with the Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP), addresses market demand, and is financially viable. South Belvedere Village is readily serviceable by infrastructure considered for funding at the mid-cycle budget adjustments in November 2024. This infrastructure will be delivered through adjacent developments and is located within the Belvedere Area Structure Plan lands which were identified by Council as a priority growth area in 2023.

An Opportunity

South Belvedere Village provides an opportunity to progress with development in the Belvedere ASP area, adding to the numerous approved neighbourhoods and leveraging infrastructure investment made to date. It will provide a retail node and residential rooftops to support planned and developing residential rooftops to support existing and approved employment along Stoney Trail while bringing neighbourhood-scale retail uses internal to the community.



The Belvedere ASP area is unique in that it facilitates a key intermunicipal transit connection and is also the closest new development area to downtown Calgary.

Introducing a new neighbourhood to Belvedere will strengthen existing investment and contribute capital to support development of infrastructure such as the 17 Avenue SE BRT, Memorial Drive Flyover, and Highway 1 interchange at Garden Road.

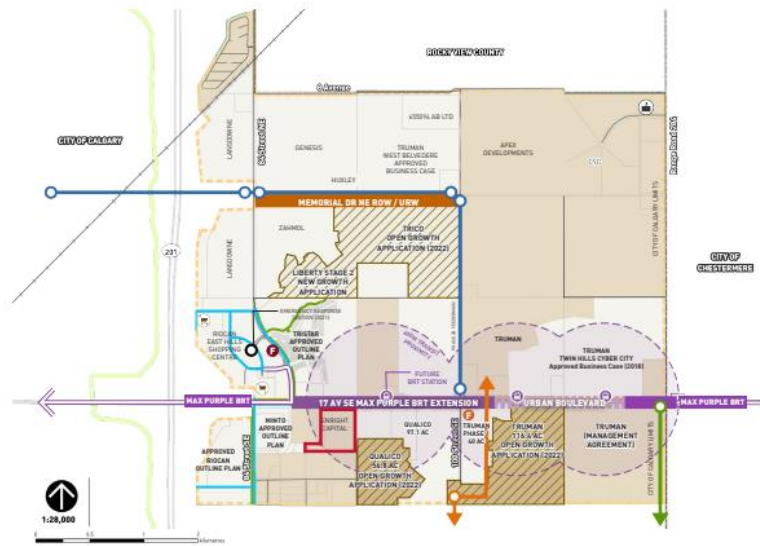
Anticipated Development Timeline:

Enright-Choice are targeting an Outline Plan and Land Use Amendment submission in Q4 2024, with the intent of launching the neighbourhood by 2026.



Growth Context

Initial build-out of the Belvedere ASP area has included significant uses to support further residential growth including Fire Station 45 which opened in October 2023, and the East Hills Shopping Centre providing 880,000 square feet of employment-generating uses. Additionally, the area is well-served by transportation infrastructure including the Stoney Trail Ring Road and MAX Purple BRT which currently terminates on 84 Street SE. With three other Growth Applications under consideration as part of the 2024 mid-cycle budget deliberations, including on adjacent lands, Belvedere is slotted to have more lands made available for growth than any other community, including the majority of new community capital funding.



Legend

- Future Permanent Fire Station
- Temporary Fire Station
- Grocery Store
- School
- Major Road
- Road
- Pedestrian Network - Pathway
- Railway
- Rotary-Mattamy Greenway
- Sanitary Trunk
- Water Main
- Water Feedermain Upgrades
- Storm Trunk Upgrades
- Community
- Municipa. Boundary
- Parcel
- Future Growth Application Required
- Growth Management Overlay Removed
- Subject Sites: Belvedere 2022 Open Business Cases
- Surrounding Active Growth Application
- Memorial Drive NE ROW / URW
- Truman Transit Corridor Extension
- 17 AV SE Urban Boulevard
- Sanitary Trunk Upgrades
- Water Feedermain Upgrades
- Storm Trunk Upgrades

Land Use Concept

- 1** Preservation and integration of existing natural features.
- 2** Retail Centre that supports the build-out south of 17 Avenue, adjacent to the active BRT nodes.
- 3** Medium density residential options to support existing and planned employment areas and to offer a diversity of housing options to the City.
- 4** Extension of a Green Corridor and regional pathway network to support active modes transportation.
- 5** Integration with Qualico's future community, and Transit-oriented, Neighbourhood Activity Centre



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