



Growth Application in the Belvedere Area Structure Plan (Ward 9), GA2024-005

IP2025-0196

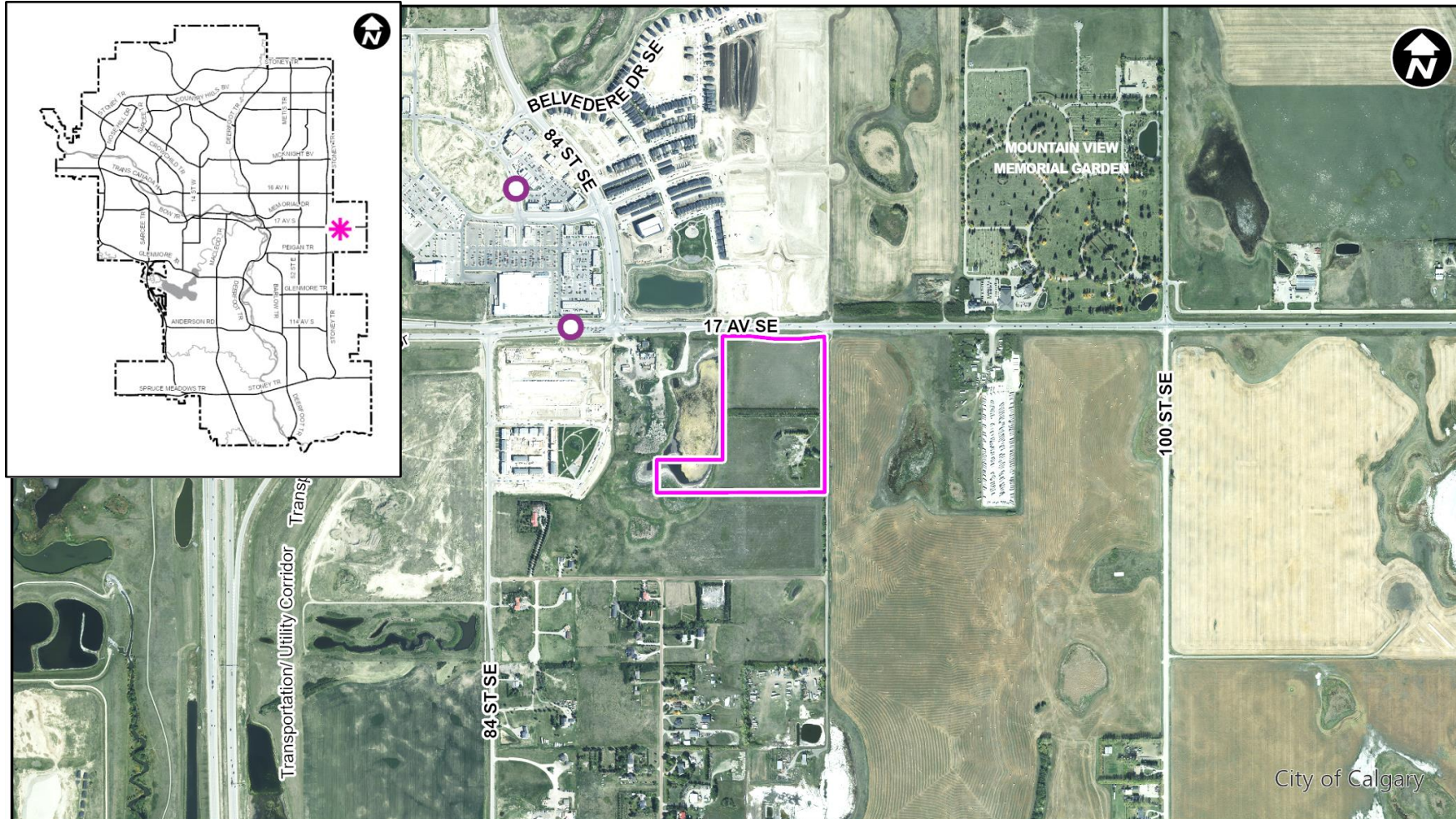
Infrastructure and Planning Committee | 2025 February 27

That the Infrastructure and Planning Committee recommend that Council:

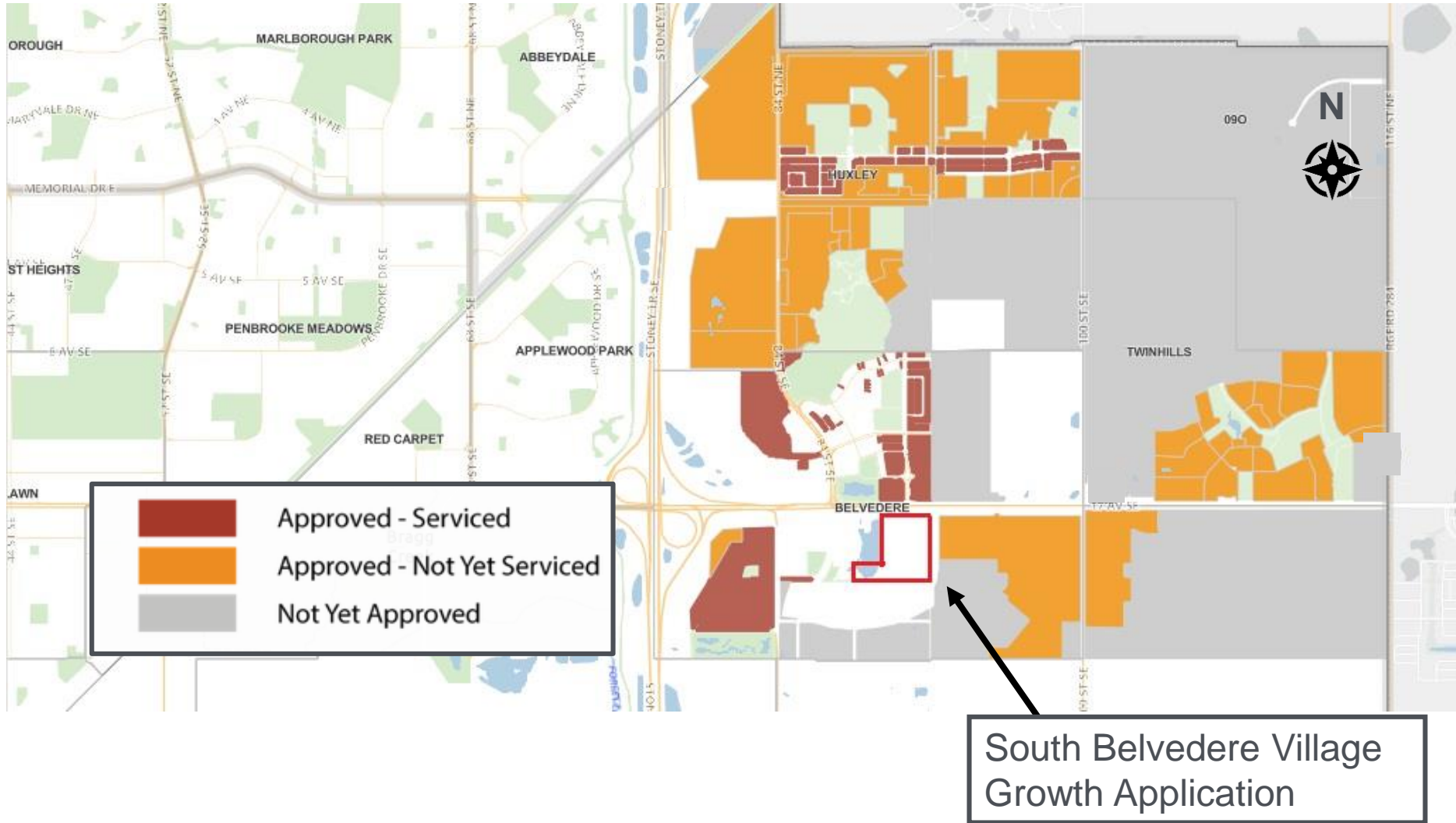
1. Direct Administration to consider the 2026 operating investments needed to enable this Growth Application (GA2024-005) in the prioritization of investments for the 2025 November Adjustments; and
2. Direct Administration to consider future capital and operating investments (2027+), as required, for this Growth Application (GA2024-005) in the prioritization of investments in future Service Plans and Budgets.



Growth Application Context Map



Area Structure Plan:
 Belvedere
 Community:
 D
 Gross Developable Hectares:
 ±10.5ha
 Proposed New Homes:
 ±250 Homes
 Commercial or Retail:
 ±11,148 m²
 Additional Operating Cost per year:
 ±\$98K per year for first 15 years of buildout

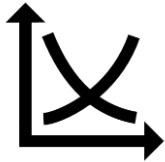


- East sector approved and serviced land supply is 2,236 homes
- This proposal would add approximately 250 homes



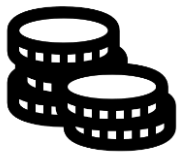
1. Municipal Development Plan Alignment

- a) Contiguous with the rest of Belvedere community
- b) Favourable proximity to activity centres and transit hubs



1. Market Demand (as of May 2024)

- a) The Suburban Residential Growth Report indicates that as of 2024 May, the East Sector has three new communities at various stages of development
- b) Two to three years of approved and serviced land and additional seven to nine years of approved but not yet serviced land remaining



2. Financial Impact

- a) Favourable New Community Operating Cost Model review
- b) Current budget cycle 2026 requires:
 - i. No additional capital investment
 - ii. Base operating investments of \$0.04M
- c) Future budget cycles 2027+ requires:
 - i. \$336.80M additional capital investment for continued growth in Area Structure Plan
 - ii. \$0.09M base operating investment is required per year after build out ends

That the Infrastructure and Planning Committee recommend that Council:

1. Direct Administration to consider the 2026 operating investments needed to enable this Growth Application (GA2024-005) in the prioritization of investments for the 2025 November Adjustments; and
2. Direct Administration to consider future capital and operating investments (2027+), as required, for this Growth Application (GA2024-005) in the prioritization of investments in future Service Plans and Budgets.