

Planning & Development Services Report to
Infrastructure and Planning Committee
2025 February 27

ISC: UNRESTRICTED
IP2025-0198

Growth Application in the Belvedere Area Structure Plan (Ward 9), GA2024-006

PURPOSE

The purpose of this report is to recommend that the operating costs for the Growth Application within Community B of the Belvedere Area Structure Plan (“Stoneyview”) be considered for funding through the 2025 November Adjustments to the 2023-2026 Service Plans and Budgets.

PREVIOUS COUNCIL DIRECTION

On 2023 July 26, Council endorsed a redesigned approach for how The City evaluates and enables growth opportunities to ensure that new community growth happens in the right place at the right time (IP2023-0559). This process was implemented starting 2023 August 1 (see Attachment 1).

RECOMMENDATION(S):

That the Infrastructure and Planning Committee recommend that Council:

1. Direct Administration to consider the 2026 operating investments needed to enable this Growth Application (GA2024-006) 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 (GA2024-006) in the prioritization of investments in future Service Plans and Budgets.

GENERAL MANAGER COMMENTS

General Manager Debra Hamilton concurs with this report. The City’s approach to evaluating growth opportunities focuses on our longstanding commitment to enabling growth in the right places at the right times. This advances environmental sustainability, financial responsibility and, critically, a high-quality of life for Calgarians.

HIGHLIGHTS

- Administration recommends that it is the right time for the operating investments required by this Growth Application to be considered in The City’s Service Plans and Budgets process to help Calgary meet the growing demand for housing.
- Stoneyview would enable ±1,100 homes and ±2,300 m² of commercial space in the East new community growth sector. Enabling growth in this area would initiate development in Community B of the Area Structure Plan, complementing development currently in progress in Belvedere and Huxley.
- Stoneyview is within three to nine km of existing amenities including activity centres, employment areas, public schools, recreation facilities, libraries and transit.
- Stoneyview requires approximately \$0.29M of base tax-supported operating funding in 2026 and will require additional operating funding in future budget cycles.
- Stoneyview leverages previously approved capital investments to enable development. Further investment will be required in future budget cycles to fund storm drainage, mobility and fire and emergency response to support growth in the Belvedere Area Structure Plan. Investments are outlined in the Services and Financial Implications

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section of this report and in Attachment 2. Conditions will be placed on the respective Outline Plans in the area to ensure there are mechanisms in the future to manage development until the infrastructure is funded in a future service plan and budget.

DISCUSSION

Evaluation Overview

Home is Here, The City of Calgary's Housing Strategy sets out how The City will ensure that everyone living in Calgary has an affordable place to call home. Within a context of strategic and sustainable growth, investment in new communities continues to play an important role in supporting The City's long-term vision and objectives on housing. Guidance for how Growth Applications are to be evaluated against well established criteria is set out in section 5.2.2 of the Municipal Development Plan and section 4.3 of the New Community Planning Guidebook. The criteria focus on evaluating to what extent these applications align with the city building goals of the Municipal Development Plan/Calgary Transportation Plan, respond to market demand and are financially positive for The City and the local economy.

Growth Application Evaluation

The subject site is located northeast of the East Hills shopping centre and adjacent to Growth Application areas approved in 2024. The application was received on 2024 November 4 and evaluated by a cross corporate team. This evaluation is summarized below and in Attachment 2.

Municipal Development Plan/Calgary Transportation Plan Alignment

- Contiguous with existing development to the west (community of Huxley) and represents the first part of Belvedere Community B. Stoneyview is ~3.5km to the East Hill Shopping Centre. The applicant's intention is to provide local-scale retail for the area.

Market Demand

- The East Sector includes three new communities at various stages of development.
- The *Suburban Residential Growth* report indicates that as of 2024 May, the East Sector has two to three years of serviced land capacity and seven to nine years of approved but not yet serviced land. See Attachment 3 for more information. With growth accelerating to record levels in Calgary, land supply has diminished, and in 2024 November, Council approved applications for 3,000 homes in the sector, plus capacity for lands beyond this.

Financial Impact

- Impact is favourable when comparing anticipated property tax and franchise fee revenue with estimated incremental direct and indirect operating costs through the New Community Incremental Operating Cost Model (IP2023-0981).
- Leverages existing and/or previously approved infrastructure. See the Service and Financial Implications section of this report and Attachment 2 for more information.
- Funding is approved for the required enabling capital utility and mobility infrastructure, which is in varying stages of planning and delivery. Investment in future budget cycles for BRT infrastructure and to fund the permanent fire and emergency response station will be required for the Belvedere Area Structure Plan. Delays in infrastructure delivery and/or future budget approvals could result in development delays.

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EXTERNAL ENGAGEMENT AND COMMUNICATION

- | | |
|---|--|
| <input type="checkbox"/> Public engagement was undertaken | <input type="checkbox"/> Dialogue with interested parties was undertaken |
| <input checked="" type="checkbox"/> Public/interested parties were informed | <input type="checkbox"/> Public communication or engagement was not required |

As new communities are planned and designed, public engagement opportunities occur at the Area Structure Plan and Outline Plan/Land Use Amendment stages. These steps inform the Growth Application review. The Service Plans and Budgets process includes public engagement opportunities. Any member of the public is also able to speak on individual Growth Applications at both the Infrastructure and Planning Committee step and as part of the public hearing that is held on the broader budget adjustments in November.

Administration uses www.calgary.ca/growthapplication to share information about this and other Growth Applications. An applicant's statement (Attachment 4) is also provided.

IMPLICATIONS

Social

The City supports market housing needs through investing in a balanced supply of serviced land in new community areas. This can increase housing choice and affordability and if well located, increase access to public and private amenities.

Stoneyview is reasonably located with respect to existing amenities and services, including the East Hills Shopping Centre and the Max Purple BRT.

Environmental

Generally, new community growth involves greater greenhouse gas emissions relative to redevelopment in established areas (particularly with respect to mobility), increases climate risk and removes natural assets. Climate resilience considerations are best considered through policy and planning approvals from Outline Plan to Development and Building Permit stages. City development standards and design guidelines can have significant carbon reduction and resilience benefits when applied universally to all development through these processes.

Economic

Enabling private housing development creates jobs, boosts economic activity and can support housing affordability. This is an important part of Calgary's comparative advantage relative to other cities. New communities trigger significant economic activity both in the course of development and throughout their lifespan.

Service and Financial Implications

New operating funding request

This application requires approximately \$0.29M of base tax-supported operating funding in 2026 and will require a total annual base operating investment of \$1.2M in the final build out year in future budget cycles (Attachment 2, Table 3) based on analysis done using the New Community Incremental Operating Cost Model (IP2023-0981). Should Stoneyview proceed, required

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operating funding will be requested by the impacted services through the 2025 November Adjustments to the 2023-2026 Service Plans and Budgets and through future Service Plans and Budgets (Attachment 2, Table 4).

The City budgets for additional revenues from redevelopment and new development, meaning the estimate of property taxes used in the model is not implied to be additional unbudgeted tax revenue. Rather, this indicates how much property tax could be generated by the anticipated units in the Growth Application (at current tax rates).

Other: Capital Investments

This area benefits from capital investments previously approved by Council. Additional investments of \$336.80M required to support the full build out of the Growth Application will be brought forward through future Service Plans and Budgets (Attachment 2, Table 4). These investments will support ongoing growth in the Belvedere Area Structure Plan as well.

RISK

New community growth is a long-term commitment that presents several risks which are discussed in further detail in Attachment 5.

ATTACHMENT(S)

1. Background and Previous Council Direction
2. Application Overview
3. Overview of New Community Land Supply
4. Applicant Submission
5. Risk Analysis for Growth Applications
6. Presentation

Department Circulation

| General Manager/Director | Department | Approve/Consult/Inform |
|--------------------------|---|------------------------|
| D Hamilton | Planning and Development Services | Approve |
| A Brown | Corporate Planning and Financial Services | Consult |
| M Thompson | Infrastructure Services | Consult |
| D Morgan | Operational Services | Consult |
| K Black | Community Services | Consult |

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