



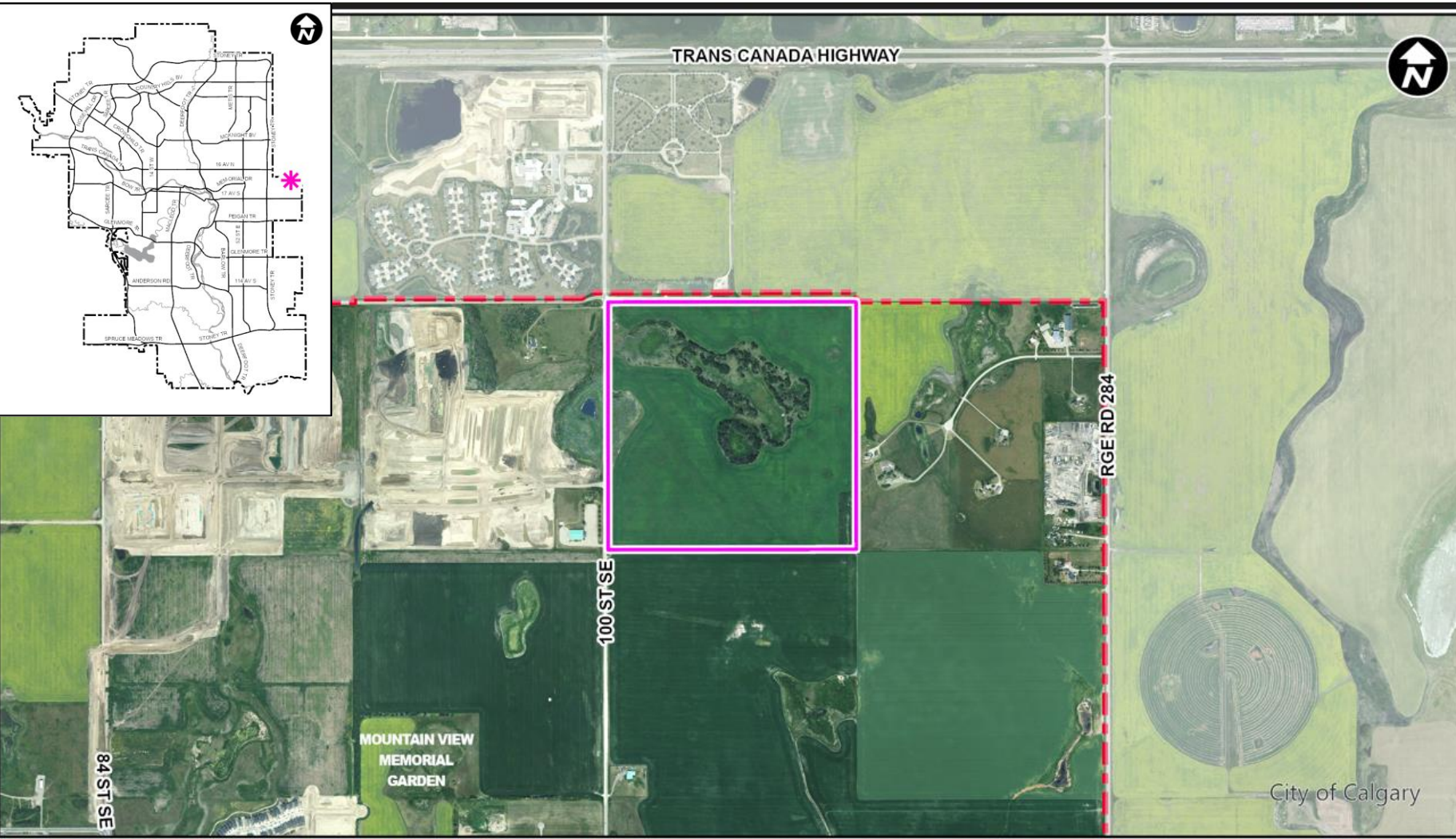
# Growth Application in the Belvedere Area Structure Plan (Ward 9), GA2024-006

IP2025-0198

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 (GA2024-006) 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.



**Area Structure Plan:**  
Belvedere

**Community:**  
B

**Gross Developable Hectares:**  
±64ha

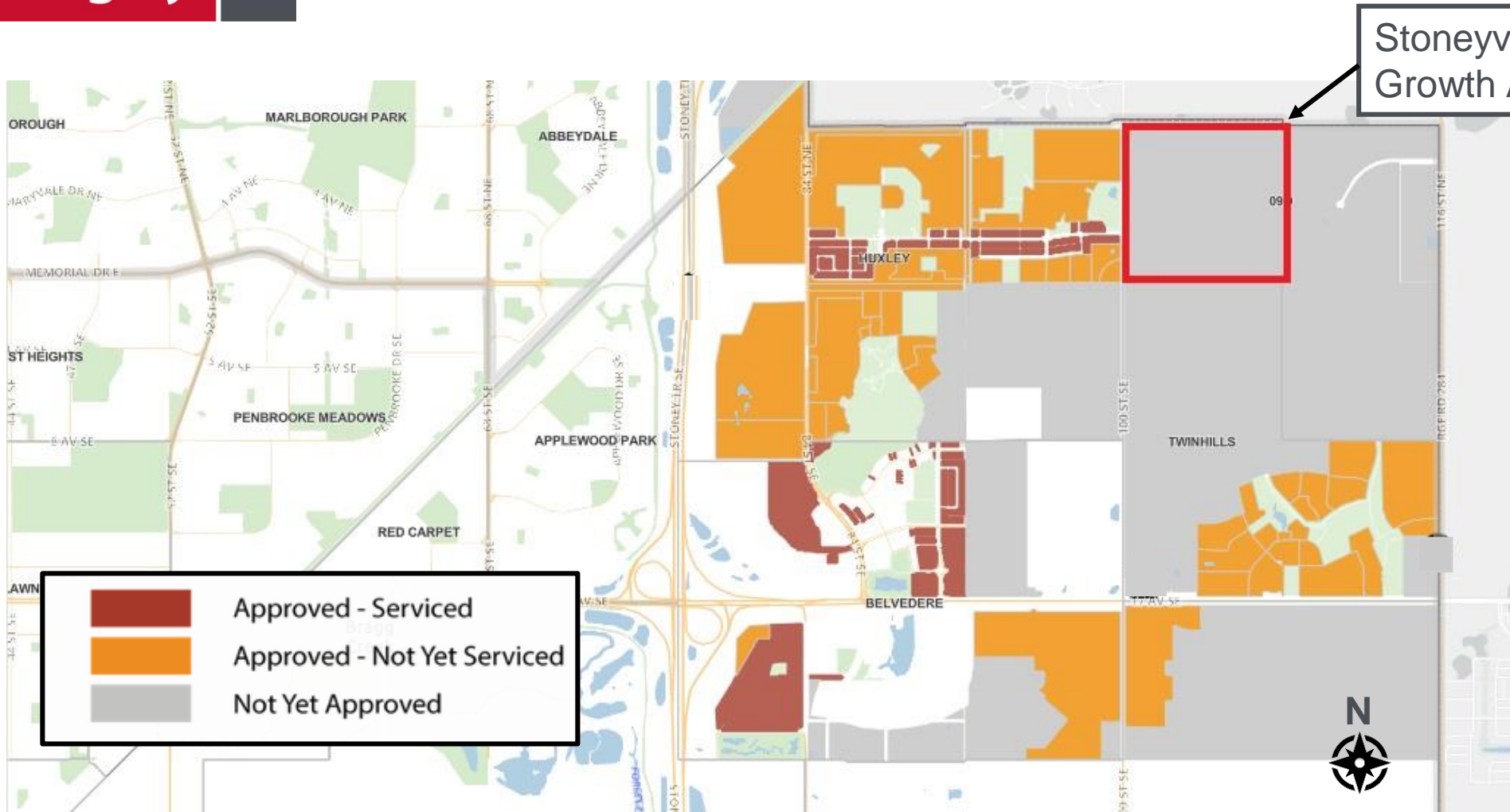
**Proposed New Homes:**  
±1,100 Homes

**Commercial or Retail:**  
±2,300 m<sup>2</sup>

**Additional Operating Cost per year:**  
±\$1.2M per year for first 15 years of buildout



# East Sector Overview



- East sector approved and serviced land supply is 2,236 homes
- This proposal would add approximately 1,100 homes

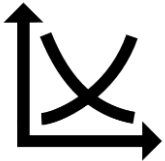


## 1. Municipal Development Plan Alignment

- a) Contiguous with Huxley community to the west
- b) Favourable proximity to activity centres and transit hubs

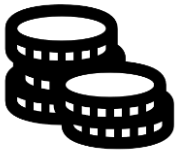
## 2. Market Demand (as of May 2024)

- 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



## 3. 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 \$0.29M
- c) Future budget cycles 2027+ requires:
  - i. \$336.80M additional capital investment for continued growth in Area Structure Plan
  - ii. \$1.21M base operating investment is required per year after build out ends



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