



November 7, 2024

**ATTN:** City of Calgary Council

**RE:** Budget Deliberations to Enable Development within the 2022 Open Business Case Area  
Truman East Belvedere lands at 2498 100 ST SE (116.4 acres)

Dear Mayor and Members of Council,

For over forty years, Truman has been developing and building properties of exceptional quality and distinguished craftsmanship in Calgary and surrounding areas with the core belief that everyone can Live Better<sup>®</sup>. As a large area landowner, Truman has actively participated in The City of Calgary's growth planning process in Belvedere for well over a decade, acting as key contributor in the creation of the Belvedere Area Structure Plan (approved in 2013). Truman's ongoing and substantial investments to front-end deep utility services underscore our commitment to the successful development of Belvedere.

Truman's East Belvedere Open 2022 Business Case / Growth Application will contribute to the ultimate build out of East Calgary—an area of strategic growth importance to The City and Council. In 2019 City of Calgary Council approved a Growth Management Overlay removal to unlock development on 40 acres of land within Truman's East Belvedere site. The Open 2022 Business Case/Growth Application represents the remaining quarter section of Truman's East Belvedere site, approximately 116 acres of land.

The Infrastructure and Planning Committee's recommendation of approval for the Open 2022 Business Case applications reflect years of collaboration between landowners and The City of Calgary, guided by the clear direction of Council to address mobility and stormwater management considerations along the high-priority 17 AV SE transit corridor. On May 15, 2024 the Infrastructure and Planning Committee voted to approve Administration's following recommendation:

*"That the Infrastructure and Planning Committee recommend that Council direct Administration to consider the capital infrastructure and operating investments needed to enable these Belvedere 2022 open business cases alongside other potential investments in the Mid-Cycle Adjustment to the 2023-2026 Service Plans and Budgets."*

The budget proposal before Council recommends the approval of \$31.9M of capital investment to support the construction of the Memorial Drive /Stoney Trail Flyover and the design of a future Max Purple BRT extension between Calgary and Chestermere. All proposed City investment in capital infrastructure will be matched by developer-funded levy contributions. The proposed capital investment in Belvedere benefits existing approvals, proposed development within the Open 2022 Business Case Areas, all future development in Belvedere, and regional connectivity to Chestermere.

CITY OF CALGARY <b>RECEIVED</b> IN COUNCIL CHAMBER  NOV 18 2024 ITEM: <u>9.3.1 C2024-1097</u> <u>Distrib - Letter 1</u> CITY CLERK'S DEPARTMENT
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Administration's review of the Open 2022 Business Case areas confirmed Truman's land holdings to have the following characteristics:

- A significant opportunity to build-out east Calgary along an existing Primary Transit Route, in close proximity to Downtown and significant industrial employment hubs.
- Accommodates an active and committed development partner, with Truman owning/managing 890 acres of land within Belvedere
- Is located within the only sector where Administration noted that new supply benefits the market.
- Leverages capital infrastructure investments that are required to support the build out of previously approved lands and throughout the broader Belvedere ASP area, unlocking strategic growth and enabling comprehensive planning along the 17 Avenue SE transit corridor.
- Includes significant off-site levy generation and over annual property tax generation to fund upgrades to key strategic infrastructure.
- Where Truman is committed to delivering by way of a Construction Agreement the Belvedere Water Feedermain and Sanitary Trunk projects which are currently funded. Construction completion of the Water Feedermain is anticipated in 2024, and the Sanitary Trunk is anticipated in 2025.
- Includes comprehensive planning and infrastructure investment that unlocks strategic growth along the 17 AV MAX Purple BRT transit corridor. This approach can avoid long-term piecemeal build out and instead realize the building of the ultimate 17 AV transportation/transit right-of-way to be led by the landowner-developers who own most lands along 17 AV.
- The build out of 17 AV SE as a regional corridor and Max Purple BRT transitway is identified as the top priority of the Calgary Metropolitan Regional Board in the 2020 South and East Calgary Regional Transportation Study

Truman is committed to building a great Calgary and believe that providing more housing choices within Calgary's East Sector is crucial to promoting affordability and to mitigating market and property tax loss to communities outside of Calgary. We are excited to work together on servicing solutions that benefit East Calgary and believe growth management considerations can be addressed through a continuation of active collaboration with Administration as well as typical Outline Plan and Land Use and Development Permit processes.

Thank you to Administration and Council for your time and consideration.



George Trutina  
President  
Truman

# BELVEDERE GROWTH & CHANGE



Further investment into key capital infrastructure projects through the 2025/2026 budget will unlock the development potential of additional lands in Belvedere to meet the City's targets for strategic growth. The benefitting areas can be described as lands where:

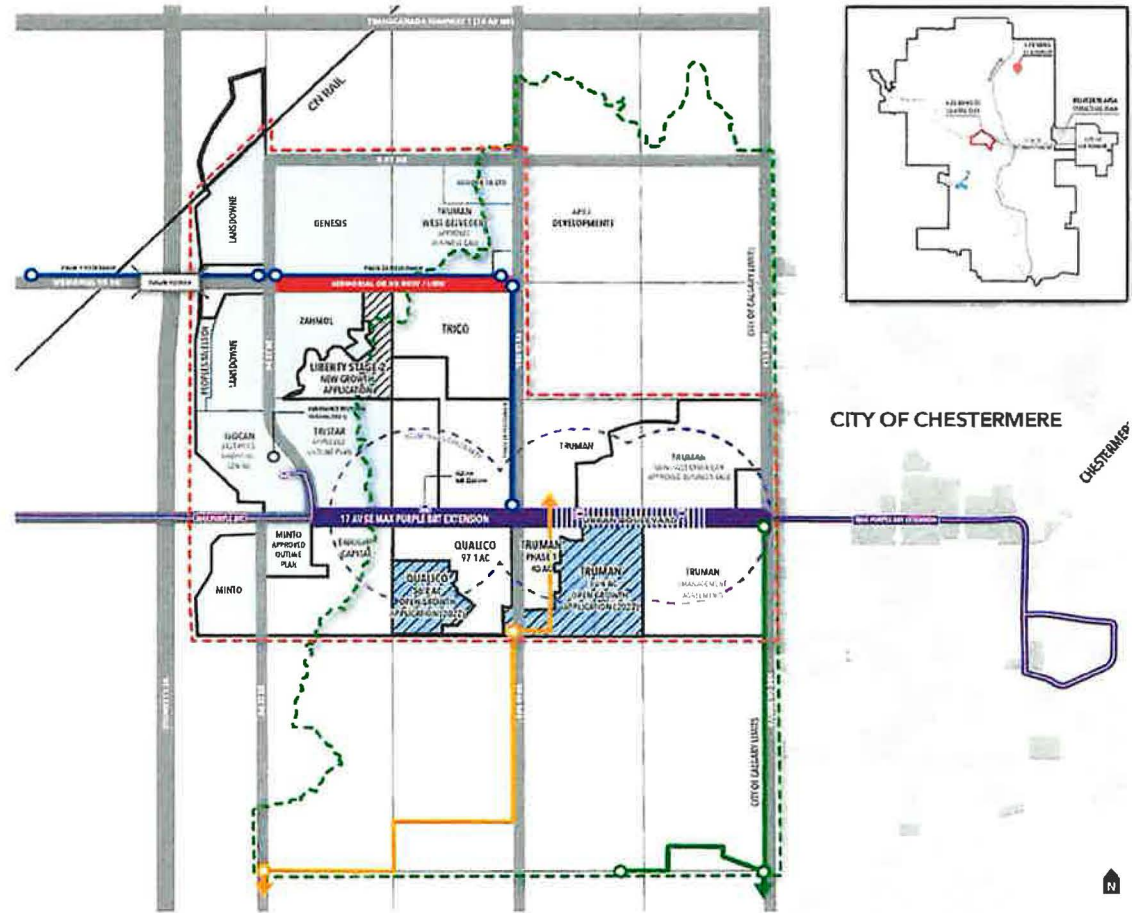
1. Growth Management Overlays (GMO) have been removed from the Belvedere Area Structure Plan and the Business Case process has been replaced by Growth Applications. The lands need additional deep servicing and/or mobility infrastructure to support growth;
2. Active Growth Applications and including two ongoing Business Cases noted as the "subject sites" on the adjacent map (per Council direction in 2022) have been submitted on lands that require deep servicing and/or mobility infrastructure; and
3. Future Growth Applications are needed on lands that will need and benefit from the identified deep servicing and/or mobility infrastructure investments.

## 2025/2026 CAPITAL INFRASTRUCTURE INVESTMENT

- Stormwater Trunk & Staged CSMI East Belvedere Connection (100% Paid by Developer-Funded Levies) - Benefitting Catchment Area: ±3,200 ac / 1,295 ha
- Stoney Trail / Memorial Flyover (\$29.4M Budget Request for City Funds) - Functional Design Already Completed
- 17 AV SE MAX Purple BRT Extension - Design Only, CMRB Regional Priority (\$2.5M Budget Request for City Funds)

## LEGEND

	Future Growth Application Required		Sanitary Trunk Upgrades
	Growth Management Overlay Removed		Water Feedermain Upgrades
	Subject Sites: Belvedere 2022 Open Business Cases		Storm Trunk Upgrades
	Surrounding Active Growth Application		Benefiting Area with Additional Investment: <ul style="list-style-type: none"> <li>• CSMI Storm Trunk Sewer (±3,200 ac / 1,295 ha)</li> </ul>
	Memorial Drive NE ROW / URW		Benefiting Area with Additional Investment: <ul style="list-style-type: none"> <li>• Transportation/Transit Infrastructure</li> </ul>
	17 AV SE Transit Corridor Extension		
	17 AV SE Urban Boulevard		





November 5, 2024

**Attention: Desmond Blik**  
Senior Growth Management Planner  
City & Regional Planning  
Planning & Development Services  
800 Macleod Trail SE, Calgary AB T2G 5E6

**RE: 2024 Council Budget Deliberations – Belvedere**

Dear Mayor Gondek and Members of Council,

Qualico has been an active community-building partner in the Calgary region for more than 70 years. In 2023, Qualico became involved in the Belvedere South lands (previously managed by Trico). We have submitted an Outline Plan in accordance with the ASP, and our goal is to obtain the necessary approvals to begin construction in the spring of 2025. The purpose of this letter is to support Administration's request for mid-cycle funding to align the delivery of capital infrastructure required to serve the Belvedere area, a strategic growth node for the City.

Administration's request is a follow through on Council's direction to continue to focus on Belvedere as a growth area. The 17<sup>th</sup> Avenue Transit corridor (Max Purple BRT) and stormwater management solutions have been identified as regional priorities. Capital investments have already been made including approximately \$40M to support design and delivery of required water and wastewater infrastructure (planned in service by 2025).

Qualico is pleased that a new growth application was not required for this round of review and recommendations. The majority of the Qualico quarter section in Belvedere has previously received growth approval, enabling us to proceed with Outline Plan and land use applications. Our hope is with the new funding will resolve outstanding servicing constraints and allow for a subsequent land use approval on the full balance of the Qualico lands. This enables a new stream of housing supply to offset record-breaking demand, specifically in east Calgary.

We believe that this budget is appropriate at this time as it will align the delivery of required infrastructure and inject the east sector with a critical supply of housing. Consider the following points:

- This is a significant opportunity to build-out east Calgary along an existing Primary Transit Route, near Downtown and significant industrial employment hubs.
- Qualico, and other Belvedere developers have reinforced their commitments by submitting Outline Plans and Land Use Applications. Qualico and Truman represent significant land holdings along 17<sup>th</sup> Avenue SE.

- Comprehensive planning and infrastructure investment unlocks strategic growth along the 17<sup>th</sup> Avenue MAX Purple BRT transit corridor. This approach can avoid long-term piecemeal build-out and instead realize the building of the ultimate 17<sup>th</sup> Avenue transportation/transit right-of-way to be led by the landowner-developers who own most lands along 17<sup>th</sup> Avenue.
- Work is underway by the Regional Planning Team to integrate the expansion of 17th Avenue together with Chestermere Boulevard. There are opportunities through Joint Planning that could result in the availability of Provincial funding should the two municipalities work together to jointly deliver this important transportation corridor.
- This is the only sector where Administration noted that new supply may benefit the market (1% of total unit market share between 2018-2022), with demand currently being accommodated by Chestermere. Demand is likely to spillover from the Northeast sector as it reaches build-out.

Belvedere is a significant growth opportunity to provide more housing choices within Calgary's east sector, promote affordability, and mitigate market and property tax loss to smaller satellite communities outside of Calgary.

Thank you to Administration and Council for your attention and commitment to Belvedere and we look forward to building-out east Calgary together.

Sincerely,

*Jessica Anderson*

**Jessica Anderson, RPP, MCIP**

Planning Manager

Email: [jessica.anderson@qualico.com](mailto:jessica.anderson@qualico.com)

Direct: 587-226-7416



November 8, 2024

**2024 Infrastructure and Planning Committee – New Community Growth: Belvedere**

Dear Committee Members,

Lansdowne Equity Ventures would like to thank Administration and Council for their commitment to Belvedere through the recommendation of mid-cycle budget adjustments. This letter is to express our support for the Belvedere Growth Applications under consideration.

We have recently submitted a Growth Application and Outline Plan for our land holdings in the Belvedere area along 84<sup>th</sup> Street SE. The budget being requested at this time will support development of lands throughout Belvedere to provide critical housing supply and employment opportunities in east Calgary.

We support Administration in requesting capital through mid-cycle budget adjustments aligning with Council's direction to focus on Belvedere as a growth node. As one of many committed developers in this sector of the City, Lansdowne believes the request will enable a significant opportunity to provide more housing choice, promote affordability, and support continuity of development for efficient service delivery.

Thank you to you Administration, Committee and Council for your commitment to Belvedere and East Calgary.

Sincerely,

Steve Seroya  
Director of Land Development  
Lansdowne Equity Ventures





November 8, 2024

**2024 Infrastructure and Planning Committee – New Community Growth: Belvedere**

Dear Committee Members,

Enright Capital is writing this letter to express our strong support for the Belvedere Growth Applications as they provide a critical housing supply and employment opportunities in east Calgary.

We have recently acquired land in Belvedere along 17<sup>th</sup> Avenue and are pleased to see that Administration and the active developer groups are aligned in their view of Belvedere, an area of strategic growth importance. We support Administration in requesting capital through mid-cycle budget adjustments aligning with Council's direction to focus on Belvedere as a growth node.

These strategic investments unlock housing and employment opportunities in Belvedere. Enright Capital is committed to Belvedere and has submitted a Growth Application currently under review. We are actively preparing an Outline Plan application which will be submitted later this month. We look forward to building out east Calgary together with the City and our industry partners.

Thank you to you Administration, Committee and Council for your commitment to Belvedere and East Calgary.

Sincerely,

*David Forbes*

David Forbes  
Principal  
Enright Capital





November 8, 2024

**2024 Infrastructure and Planning Committee – New Community Growth: Belvedere**

Dear Committee Members,

In support of the Belvedere Growth Applications, Apex would like to express their gratitude to Administration, Committee, and Council for this demonstration of commitment to Belvedere as a growth node for Calgary.

Apex Land has submitted a Growth Application for lands north of 17<sup>th</sup> Avenue SE which is currently under review. The alignment across many active developer groups in the Belvedere area is a testament to the exciting opportunity that Belvedere holds for east Calgary.

The budget being requested at this time will support development of lands throughout Belvedere to provide critical housing supply and employment opportunities during a time of record-breaking migration. Both new and existing neighbourhoods within Belvedere will benefit from the capital investment.

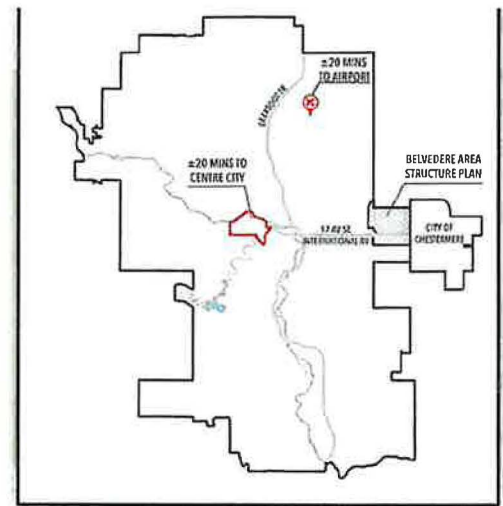
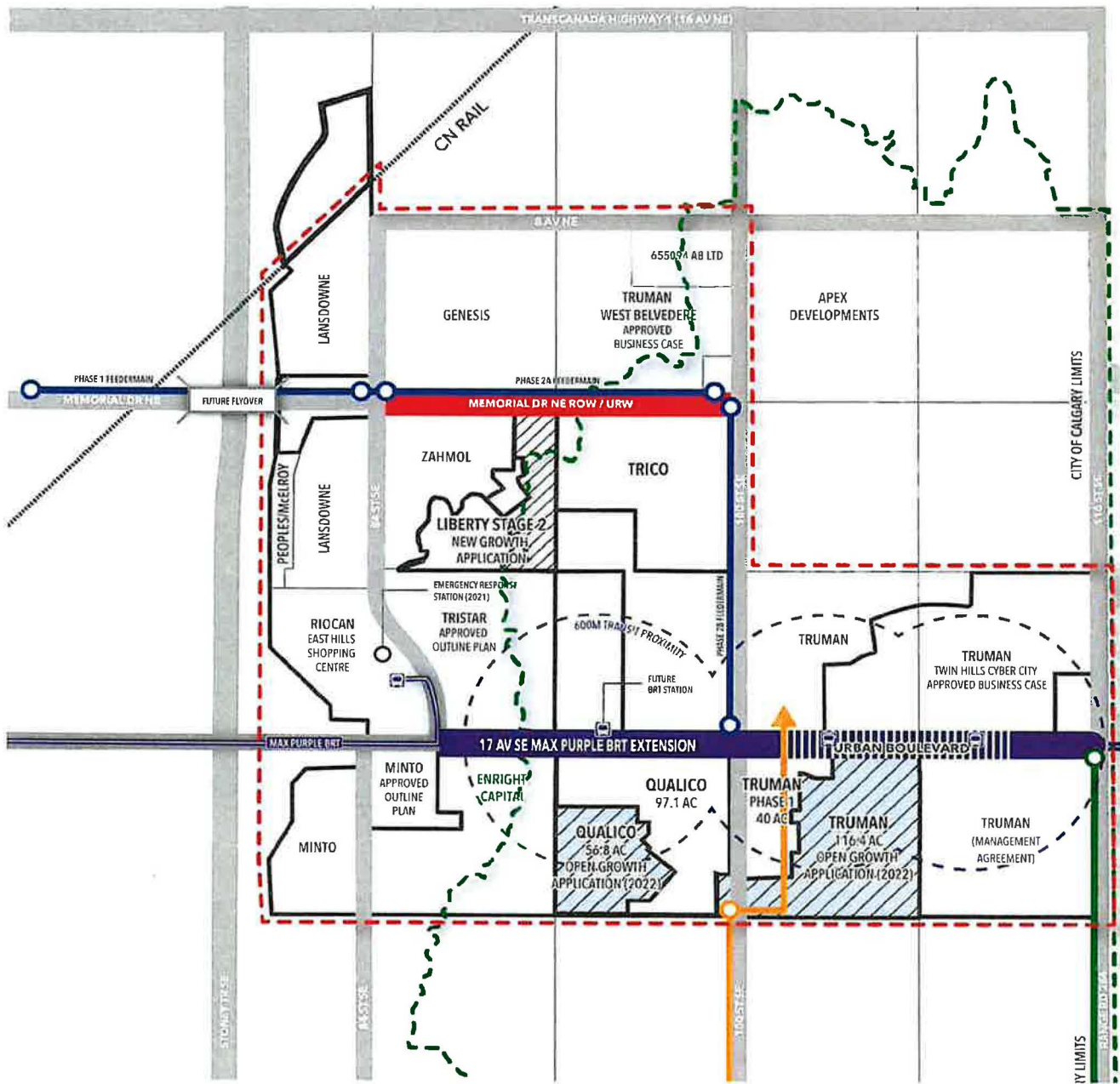
We support Administration in requesting capital through mid-cycle budget adjustments for the current Growth Applications and look forward to the opportunity of building out east Calgary together.

Sincerely,

A handwritten signature in black ink, appearing to read "Sean Nolan", written over a light blue horizontal line.

Sean Nolan, President & CEO





CITY OF CHESTERMERE

CHESTERMERE

