

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

**ISC: UNRESTRICTED  
IP2025-0196**

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

**PURPOSE**

The purpose of this report is to recommend that the operating costs for the Growth Application within Community D of the Belvedere Area Structure Plan (“South Belvedere Village”) 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 (GA2024-005) 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.

**RECOMMENDATION OF THE INFRASTRUCTURE AND PLANNING COMMITTEE,  
2025 FEBRUARY 27:**

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.

Excerpt from the Minutes of the Regular Meeting of the Infrastructure and Planning Committee, 2025 February 27:

“A package of public submissions was distributed with respect to Report IP2025-0198.”

**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.

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

### **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.
- South Belvedere Village would enable ±250 homes and ±11,148 m<sup>2</sup> of commercial space in the East new community sector. Enabling growth in this area would complement development in the community of Belvedere.
- South Belvedere Village is within one to eight km of existing amenities including activity centres, employment areas, public schools, recreation facilities, libraries and transit.
- South Belvedere Village requires approximately \$0.04M of base tax-supported operating funding in 2026 and will require additional operating funding in future budget cycles.
- South Belvedere Village 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 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 evaluated against 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 site is adjacent to 17 Ave SE, east of Stoney Trail. The application was received on 2024 October 9 and evaluated by a cross corporate team. This evaluation is summarized below and in Attachment 2.

#### Municipal Development Plan/Calgary Transportation Plan Alignment

- Continuation of development with Belvedere (north of 17 AV SE, east of East Hills Shopping Centre), and East Hills Crossing. Near to the East Hills Shopping Centre and three to four kilometres from amenities located around International Avenue (17 AV SE).

#### Market Demand

- The East Sector currently includes three new communities at various stages of development.

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- 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 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 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. Continued investment in future budget cycles for BRT infrastructure, stormwater infrastructure and to fund the permanent fire and emergency response station will be required for the ongoing buildout of the Belvedere Area Structure Plan, including, but not limited to, this Growth Application area. Delays in infrastructure delivery and/or future budget approvals could results in development delays.

**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](http://www.calgary.ca/growthapplication) to share information about this and other Growth Applications. An applicant's submission (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.

South Belvedere Village is well-located with respect to existing amenities and services, including the East Hills Shopping Centre and the Max Purple BRT.

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### **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 development through these processes.

South Belvedere Village supports population growth in a location conducive to low carbon mobility options, by way of the Max Purple BRT.

### **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 \$0.04M of base tax-supported operating funding in 2026 and will require a total annual base operating investment of \$0.09M 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 South Belvedere Village proceed, required 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 housing and businesses 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.

In addition to this, it is important to note that the recommendation on South Belvedere Village does not constitute an approval or endorsement with respect to an Outline Plan and/or Land Use amendment. For the purposes of this Growth Application, Administration is not making a determination on the suitability of any particular land use for the site.

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**ATTACHMENTS**

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
7. **Public Submissions Received at Committee**

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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