

Outline Plan and Land Use Amendment in Belvedere (Residual Ward 9) at 2498 – 100 Street SE, LOC2022-0232

RECOMMENDATION:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 2498 – 100 Street SE (Portion of NW1/4 Section 8-24-28-4) to subdivide 16.19 hectares \pm (40.00 acres \pm) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 14.90 hectares \pm (36.82 acres \pm) located at 2498 – 100 Street SE (Portion of NW1/4 Section 8-24-28-4) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 JUNE 5:

That Council give three readings to **Proposed Bylaw 113D2025** for the redesignation of 14.90 hectares \pm (36.82 acres \pm) located at 2498 – 100 Street SE (Portion of NW1/4 Section 8-24-28-4) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – At Grade Housing (M-G) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2025 June 5:

“The following documents were distributed with respect to Report CPC2025-0571:

- Revised Attachment 4;”

HIGHLIGHTS

- This application seeks to establish a subdivision framework and redesignate the subject site to allow for residential development and an open space system within the community of Belvedere.
- The proposed application aligns with the applicable policies of the *Municipal Development Plan* (MDP) and the *Belvedere Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposal will allow for increased housing choice within a developing area of the city.
- Why does this matter? Compact development of a greenfield site will contribute to Calgary’s overall economic health by housing new residents within Calgary’s city limits.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

Outline Plan and Land Use Amendment in Belvedere (Residual Ward 9) at 2498 – 100 Street SE, LOC2022-0232

DISCUSSION

This land use amendment and outline plan application was submitted on 2022 December 23 by CivicWorks on behalf of the landowner, 2057027 Alberta Ltd. (Truman Development). The site is located in the southeast community of Belvedere, south of 17 Avenue SE and east of 100 Street SE. The subject site is approximately 16.2 hectares (40.0 acres) in size and is currently undeveloped.

As referenced in the Applicant Submission (Attachment 3), the proposal seeks to obtain outline plan and land use approvals for only a portion of the quarter section of land owned by the developer. The proposed outline plan reflects the land area that had previous Growth Application approval in 2022, while the remaining area within the quarter section received Growth Application approval in November 2024. Proceeding now with the outline plan and land use redesignation of these 16.2 hectares will allow the near-term development of residential land while the applicant continues to work with City Administration on resolving key considerations for the balance of the quarter section. These include the regional stormwater management infrastructure (Cooperative Stormwater Management Initiative - CSMI) and wetland management solutions.

The proposed plan area is a portion of land within a future community that will eventually include a library and recreation centre, a natural wetland, and high density and mixed land uses adjacent to 17 Avenue SE. This outline plan represents the lower-density residential development of the overall community and provides a community association site as identified within the *Belvedere ASP*. The 1.2 hectare (3.0 acre) community association site meets the size and location requirements of the ASP and has been combined with the remaining Municipal Reserve (MR) owing for the plan area to create a comprehensive amenity space.

The proposed outline plan (Attachment 4) anticipates a total of 353 units, with approximately 103 multi-residential dwelling units and 250 low-density dwelling units. As referenced in the Outline Plan Data Sheet (Attachment 5), the outline plan will achieve an anticipated density of 21.8 units per hectare (8.8 units per acre) and an overall intensity of 67 people and jobs per gross developable hectare, meeting the density and intensity targets of the *Belvedere ASP*. The application has illustrated how a portion of the plan area will contribute to the intensity requirements of the Neighbourhood Activity Centre (NAC) as identified in the ASP. The proposed land use plan (Attachment 6) consists of fewer hectares than the outline plan area because some proposed road rights-of-way are remaining under the Special Purpose – Future Urban Development (S-FUD) District.

A detailed planning evaluation of the application, including location maps and site context is provided in the Background and Planning Evaluation (Attachment 1).

ENGAGEMENT AND COMMUNICATION

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

Outline Plan and Land Use Amendment in Belvedere (Residual Ward 9) at 2498 – 100 Street SE, LOC2022-0232

Applicant-Led Outreach

As part of the review of the proposed application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. In response, the applicant mailed letters to adjacent landowners, provided a dedicated phone line and email address to community members and provided consistent updates to the Ward 9 Councillor Office throughout the process. The Applicant Outreach Summary is provided in Attachment 7.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners. No public comments were received.

There is currently no community association for the subject area.

As per the *Rocky View County/City of Calgary Intermunicipal Development Plan* and due to the proximity of the subject site to the City of Chestermere, the application was circulated to both Rocky View County and the City of Chestermere for comment. No comments were received from either jurisdiction regarding this specific application. Administration has been working collaboratively with both jurisdictions regarding utility upgrades for the Belvedere area.

Following Calgary Planning Commission, notification of a Public Hearing of Council for the land use amendment will be posted on site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed application enables development in the community of Belvedere and provides a framework for a variety of housing types, including both multi-residential and low-density residential development. The development of these lands may provide additional amenities for the community by providing a community association site and park space.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development permit stages.

Economic

Development of this site in the developing area contributes to Calgary's overall economic health by housing new residents within Calgary's city limits and contributes to utility infrastructure extensions and upgrades to this area of the city.

Outline Plan and Land Use Amendment in Belvedere (Residual Ward 9) at 2498 – 100 Street SE, LOC2022-0232

Service and Financial Implications

No anticipated financial impact.

RISK

There are two risks associated with this outline plan. The first risk is that the final downstream Belvedere sanitary trunk alignment has not yet formally been approved by the City of Calgary and Rocky View County. The final alignment and design of the trunk will confirm the site grading and sanitary catchments areas for the outline plan area. If the final sanitary trunk alignment changes significantly from what has currently been anticipated in this outline plan, there is a possibility that the plan area may require a lift station to service the lands. This may require an amendment to the outline plan to accommodate a lift station. However, this is perceived as a low risk since the preferred sanitary trunk alignment has been determined and the review and approval process is in its final stages.

The second risk is approving an interim stormwater pond outside the outline plan area and without the approval of an ultimate stormwater pond solution. An interim pond is required to be maintained indefinitely by the developer until such time as the ultimate pond is constructed and provided to the City as a Public Utility Lot (PUL). If the land on which the interim or ultimate stormwater pond is located changes ownership in the future or the developer is no longer able to maintain the pond, the City requires certainty that the proposed development will continue to have stormwater management. Any land required for the interim pond or its associated operation must be protected by a utility right of way. This risk is being mitigated by the proposed Conditions of Approval placed in this outline plan that require a utility right of way agreement for any interim stormwater infrastructure, and therefore this is perceived as a low risk.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Approved** Outline Plan Conditions of Approval
3. Applicant Submission
4. **Approved** Outline Plan
5. **Approved** Outline Plan Data Sheet
6. Proposed Land Use Plan
7. Applicant Outreach Summary
8. **Proposed Bylaw 113D2025**
9. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform