

Applicant Submission

2025 May 26



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2025.05.26

ATTN: Nancy Sanborn, Senior Planner, Community Planning

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RE: Application for Land Use Redesignation and Outline Plan (LOC) in Belvedere
LOC2022-0232 | 2498 100 ST SE | NW 08; 24; 28; W4M (16.19 ha / 40.00 ac)

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Background

As a large-area landowner, Truman has been engaged with The City of Calgary's growth planning process in Belvedere for well over a decade, acting as a key contributor in the creation of the *Belvedere Area Structure Plan* (approved in 2013). Truman is investing significantly in front-end deep utility services within Belvedere and remains committed to the community's future growth.

2021 Growth Approval (GMO Removal)

In 2021, Calgary City Council approved a Business Case and Area Structure Plan (ASP) amendment to remove 40 acres of Growth Management Overlay (GMO) from the subject site. This approval unlocked 40 acres of developable land within the Truman-owned quarter section to support strategic and contiguous growth within Belvedere.

Open 2022 Business Case/Growth Application

In 2022, Truman submitted a Business Case Application to facilitate development on the remaining 116.4 acres of Truman-owned land on the quarter section. Since then, The City of Calgary has transitioned from GMO removal to a new Growth Applications approval process. In November 2024, Calgary City Council approved the 2022 Open Business Cases as part of their mid-cycle budget deliberations, enabling the necessary infrastructure and regional transportation network improvements to support future growth in Belvedere. Truman and City Administration remain committed to collaborating on resolving regional servicing and transportation network considerations within the Belvedere community.

Outline Plan Application

The revised proposal represents a departure from the previous Land Use Redesignation and Outline Plan application, initially submitted in 2021, which previously encompassed the entire quarter section of Truman-owned land. The revised 40 acre boundary is part of an initial development step to support growth in a phased manner to align with the original GMO removal. The revised 40 acre Outline Plan boundary features an identified 3 acre Community Association site and a portion of a 12 acre Neighbourhood Activity Centre (NAC) as outlined in the *Belvedere Area Structure Plan* (ASP). Note that the revised boundary does not rely on resolving the regional stormwater (CSMI) infrastructure and regional mobility considerations to proceed. Instead, it addresses stormwater management and transportation considerations by providing lower overall density with less impact on the regional networks, controlled through interim storm pond solutions and developer-funded upgrades to 100 ST SE.

Future Outline Plan Application

With Calgary City Council's approval of the Growth Application for the Open 2022 Business Case in November 2024, Truman remains committed to a collaborative and proactive resolution of land use, parks, facilities, infrastructure servicing, and mobility considerations for the remaining lands through a future Land Use Redesignation and Outline Plan Application. The Outline Plan figure includes a shadow plan demonstrating the potential build-out of the remaining 116.4 acres of the Truman-owned quarter section of land.