

Planning & Development Services Report to  
Infrastructure and Planning Committee  
2026 March 11

ISC: UNRESTRICTED  
IP2026-0192

## Growth Application in the Belvedere Area Structure Plan (Ward 9), GA2025-004 - IP2026-0192

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### PURPOSE

The purpose of this report is to recommend that Council approve the “Belvedere 17” Growth Application in the Twin Hills community of the Belvedere Area Structure Plan (ASP).

### 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.

On 2025 June 24, Council approved changes that allow for approval, at any time, of Growth Applications that only initially require operating investments to enable growth (IP2025-0535). This change accelerates housing supply with minimal financial risk to The City. See Attachment 1 for further previous Council direction.

### RECOMMENDATION(S):

That the Infrastructure and Planning Committee recommend that Council:

1. Approve this Growth Application (GA2025-004) and direct Administration to include required operating funding in the 2027-2030 Business Plans and Budgets; and
2. Direct Administration to consider any future capital and/or operating investments (2031+), as required, for this Growth Application (GA2025-004) in the prioritization of investments in future Business Plans and Budgets.

### CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

General Manager Debra Hamilton concurs with the recommendations in this report. The Belvedere 17 Growth Application leverages existing City investments and past growth approvals to support future Transit Oriented Development along 17 Avenue SE.

### HIGHLIGHTS

- It is the right time for the operating investments required by this Growth Application to be included in The City’s future Business Plans and Budgets.
- This Growth Application enables new housing supply and job opportunities for Calgarians in a strategic growth area and in immediate proximity to the future 17 Avenue SE Bus Rapid Transit (BRT) line, supporting Calgary’s growing population through financially responsible and well-connected new community development.
- The proposal is adjacent to previously approved growth areas and would enable approximately 583 homes in the East new community sector.

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- This Growth Application, benefitting from previous utility and mobility capital investments, does not trigger new capital investments to initiate development and is anticipated to trigger new operating investments beginning in 2030.
- If these recommendations are approved, long-term investment in services and infrastructure benefitting this area and others must be considered in future Business Plans and Budgets.

### DISCUSSION

#### Evaluation Overview

Investment in new communities continues to play an important role in supporting Calgary as an attractive and affordable place to live. Guidance for how Growth Applications are evaluated is set out in section 5.2.2 of the Municipal Development Plan (MDP) and section 4.3 of the New Community Planning Guidebook. New community growth decisions are made in consideration of both benefits and costs brought about by the development.

#### Growth Application Evaluation

The subject site is in the community of Twin Hills within the Belvedere Area Structure Plan. The application was received on 2025 September 15 and evaluated by Administration according to the criteria published at [www.calgary.ca/growthapplication](http://www.calgary.ca/growthapplication) (an evaluation summary is available in Attachment 2).

#### Policy Alignment

- This Growth Application is transit-oriented and contiguous with nearby development located along the 17 Avenue SE Transit Corridor.
- The parcel is favourably located (less than 3 kilometres) to an MDP identified Urban Main Street (17 Avenue SE), Community Activity Centre (Twin Hills Community Activity Centre), and the East Hills Shopping Centre.
- Currently, the application is unfavourably located (greater than 5 kilometres) from the nearest existing school (Penbrooke Meadows School), and library (Forest Lawn Library).

#### Market Supply and Demand

- The East Sector currently includes three new communities at various stages of development, supporting four to five years of serviced land (2,620 homes) and 13-17 years of approved but not yet serviced land (8,139 homes). This is considered in target range in the criteria, however it will rise to above target when the not yet serviced lands become serviced.
- The Growth Application increases land supply in the East Sector and citywide but the small size means total years of land supply are not significantly altered.
- As of 2025 May, Calgary currently has seven to ten years of serviced land supply, which is above the MDP target range of three to five years. See Attachment 3 for more details.

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Finances and Infrastructure

- Property tax and franchise fee generation within the Growth Application area are projected to cover operating cost requirements by year 2030, which supports sustainable funding for services captured in the New Community Incremental Operating Cost Model.
- Initially, no new capital investments are required to enable growth in this application area as it leverages previously approved investments in water, sanitary, stormwater, mobility infrastructure and the recently completed temporary Belvedere Fire Station (Attachment 2).
- This Growth Application will generate an estimated \$0.88 million in annual revenue and \$2.98 million in levies at full buildout (for all infrastructure types).
- Additional funding will be required in the future Business Plans and Budgets to support continued investment in utilities and mobility infrastructure, including the 17 Avenue SE Bus Rapid Transit (BRT) and a permanent fire station that would support the ongoing buildout of the Belvedere Area Structure Plan, including this Growth Application area. Delays in infrastructure delivery and/or future budget approvals could result in development delays as development cannot proceed if necessary infrastructure is not in place.

**EXTERNAL ENGAGEMENT AND COMMUNICATION**

- |  |   |
|--|---|
| <input type="checkbox"/> Public engagement was undertaken        | <input checked="" type="checkbox"/> Dialogue with interested parties was undertaken |
| <input type="checkbox"/> Public/interested parties were informed | <input type="checkbox"/> Public communication or engagement was not required        |

Public engagement for the overall vision for development in this area occurred during the Belvedere Area Structure Plan process. Further engagement on specific projects then occurs at the land use and outline plan stages. Information on the Growth Application process, and on individual applications, is shared on [www.Calgary.ca/GrowthApplication](http://www.Calgary.ca/GrowthApplication). See Attachment 4 for Applicant Submission.

**IMPLICATIONS**

**Social**

Supporting a reliable supply of serviced land for new community development means Calgary's growing population will continue to be well-served by a variety of housing options. This Growth Application presents an opportunity to enable growth that is close to and well-connected to amenities and services.

**Environmental**

New community growth typically leads to higher greenhouse gas emissions, increased climate risk and the loss of natural assets compared to redevelopment. Through the review of outline plans, land use and development permit applications, The City supports climate resilient development and buildings in alignment with citywide and Area Structure Plan policies. The 17

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Avenue SE BRT is a significant benefit for this application in terms of supporting lower emissions travel for future residents and workers.

### **Economic**

Enabling new community growth attracts investment, creates jobs, boosts economic activity, increases the tax base, generates off-site levies and can support housing affordability. Ensuring growth matches The City's ability to reliably fund infrastructure and services, particularly with Growth Applications such as this where no new capital costs are required, also reduces financial risks to The City and Calgarians.

### **Service and Financial Implications**

#### **New operating funding request**

Tax-supported operating investments of approximately \$8,333 will be required starting in 2030, with approximately \$20,076 per year required by the final buildout year, based on analysis done using the New Community Incremental Operating Cost Model (IP2023-0981). Required operating budget would need to be included in the prioritization of investments in future Business Plans and Budgets (see Attachment 2 for details).

#### **Other: Capital Investments**

This Growth Application requires no new near-term funding of capital investments as this area benefits from investments previously approved by Council. However, this area will require an estimated \$425.4 million of additional capital investment in future Business Plans and Budgets that support ongoing growth in the Belvedere Area Structure Plan, including, but not limited to, this Growth Application.

#### **Future Investments**

New communities previously approved by Council that are not yet serviced still require significant City investment in infrastructure and services. Since 2024 November, twelve Growth Applications with capacity for 15,400 homes have been approved that will require an estimated \$1.7 billion in unfunded capital investment in future years. Additional infrastructure investments by The City and Government of Alberta are required to complete new communities and are not included in this total, including recreation centres, libraries and schools. Expansion in City infrastructure also creates future financial obligations including maintenance and lifecycle investments not captured through the Growth Applications process.

### **RISK**

New community growth is a long-term commitment and carries several inherent risks. The main risk for this application is potential delays in storm and sanitary infrastructure delivery dependent on coordination between The City of Calgary, Rocky View County and private landowners.

There is also a risk associated with not approving this application. Leaving this parcel undeveloped may create uncertainty regarding future land uses and may lead to inefficient use of serviced land located along a primary transit corridor. For additional information on risks for new community growth see Attachment 5.

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**ATTACHMENT(S)**

1. Background and Previous Council Direction
2. Application Overview
3. Overview of New Community Land Supply
4. Applicant Submission
5. Risks Analysis for Growth Applications
6. Presentation

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
D Hamilton	Planning and Development Services	Approve
L Tochor	Corporate Planning and Financial Services	Consult
M Thompson	Infrastructure Services	Inform
D Morgan	Operational Services	Inform
K Black	Community Services	Inform
R Hendry	Chief Housing Office	Inform

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