

Applicant's Submission

This attachment provides the original application submission.

Belvedere 17 Growth Application

PRIME LAND
Developments Ltd.

HOUSING STRATEGY ALIGNMENT

- ❖ Belvedere 17 directly supports the City's *Housing Strategy: Home is Here*. The 4.7-hectare (11.6-acre) site, located along the 17 Avenue Transit Corridor just 12 km from downtown, will deliver 583 mixed-use, multi-residential units in Calgary's diverse and affordable east sector. This project will strengthen the supply of stable housing in the area and help reduce leakage to Chestermere.

TRANSIT-ORIENTED CONTIGUOUS DEVELOPMENT

- ❖ The compact mixed-use proposal is located adjacent to 100 ST Station and Transit Turnaround for the MAX Purple line and will advance the community of TwinHills in Belvedere; the growth overlay for the first plans in the community of TwinHills was removed in 2019; Belvedere 17 is deemed contiguous with 84 hectares (207 acres) of TwinHills development approved through LOC2018-0024.

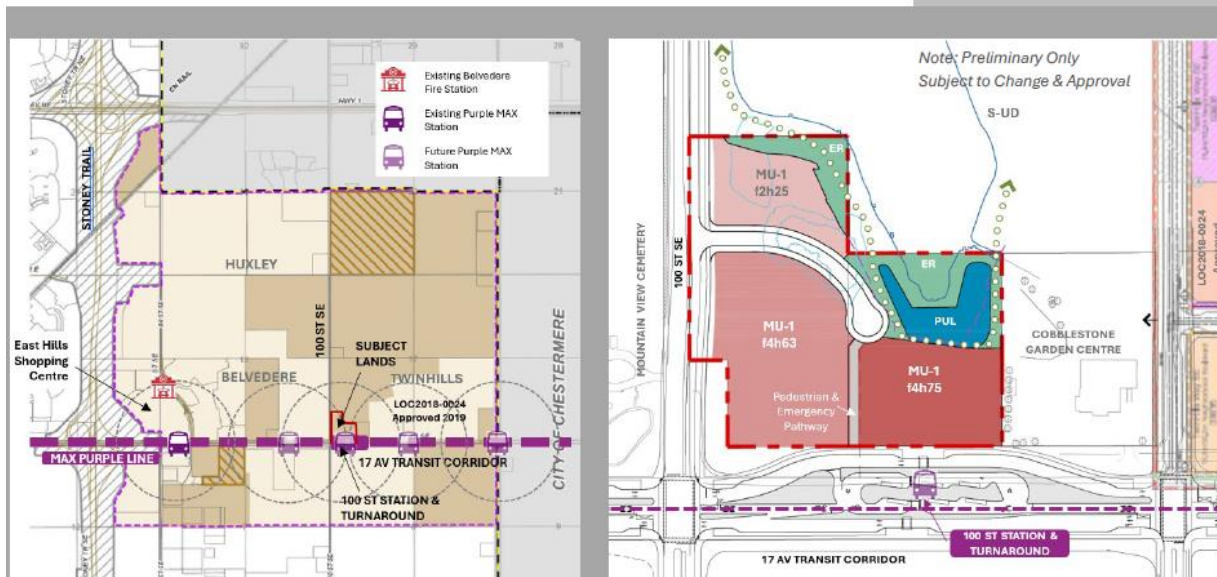
LEVERAGING EXISTING INFRASTRUCTURE & AMENITIES

- ❖ The lands benefit from proximity to established commercial amenities at East Hills Shopping Centre, the existing MAX Purple Station, and the recently completed Belvedere Fire Hall.

11.6
Acres

583
Housing
Units

1,290
Residents



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NO CAPITAL COSTS TO THE CITY

- ❖ Belvedere 17 will be fully serviced by existing and funded deep utility infrastructure for water, wastewater, and stormwater.
- ❖ Any required deep utility infrastructure not funded by the developer has already been budgeted within approved capital works projects, requiring no additional municipal funding.
- ❖ Transportation infrastructure to support growth in Belvedere was approved in November 2024.
- ❖ June 24, 2025. Council approved the ability to approve operating costs only Growth Applications throughout the year.

POSITIVE OPERATING REVENUE

- ❖ The City's Operating Cost Summary for the Growth Application shows positive revenue from Year 1.

CREATING LONG-TERM ASSET VALUE

- ❖ At full build-out, Belvedere 17 will generate \$318.5M in asset value, contribute \$2.66M in levies toward growth-related infrastructure, and add approximately \$1.31M annually to the City's portion of the tax, to support ongoing operational costs.

No Capital
Costs

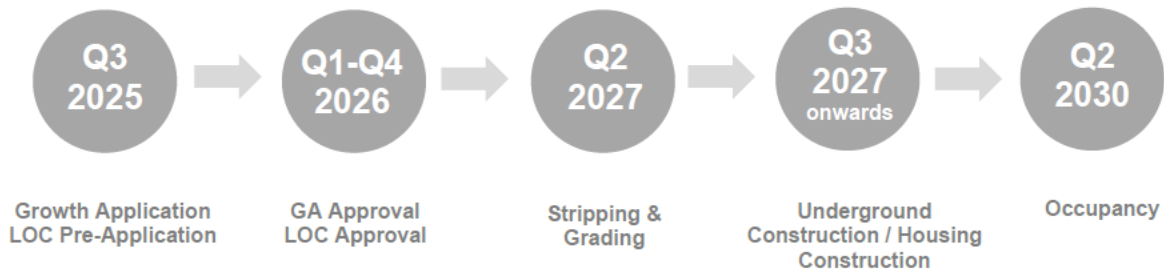
\$2.66M in
Levies

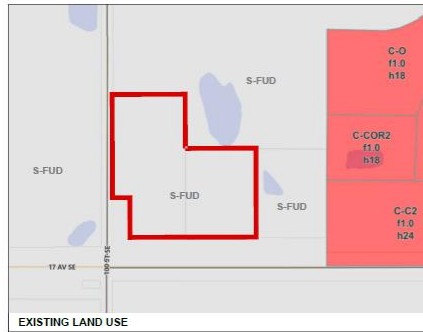
\$1.31M in
Annual Taxes

Positive
Operating
Revenue

\$318.5M in
Asset Creation

PROJECT TIMELINE



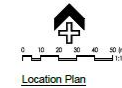
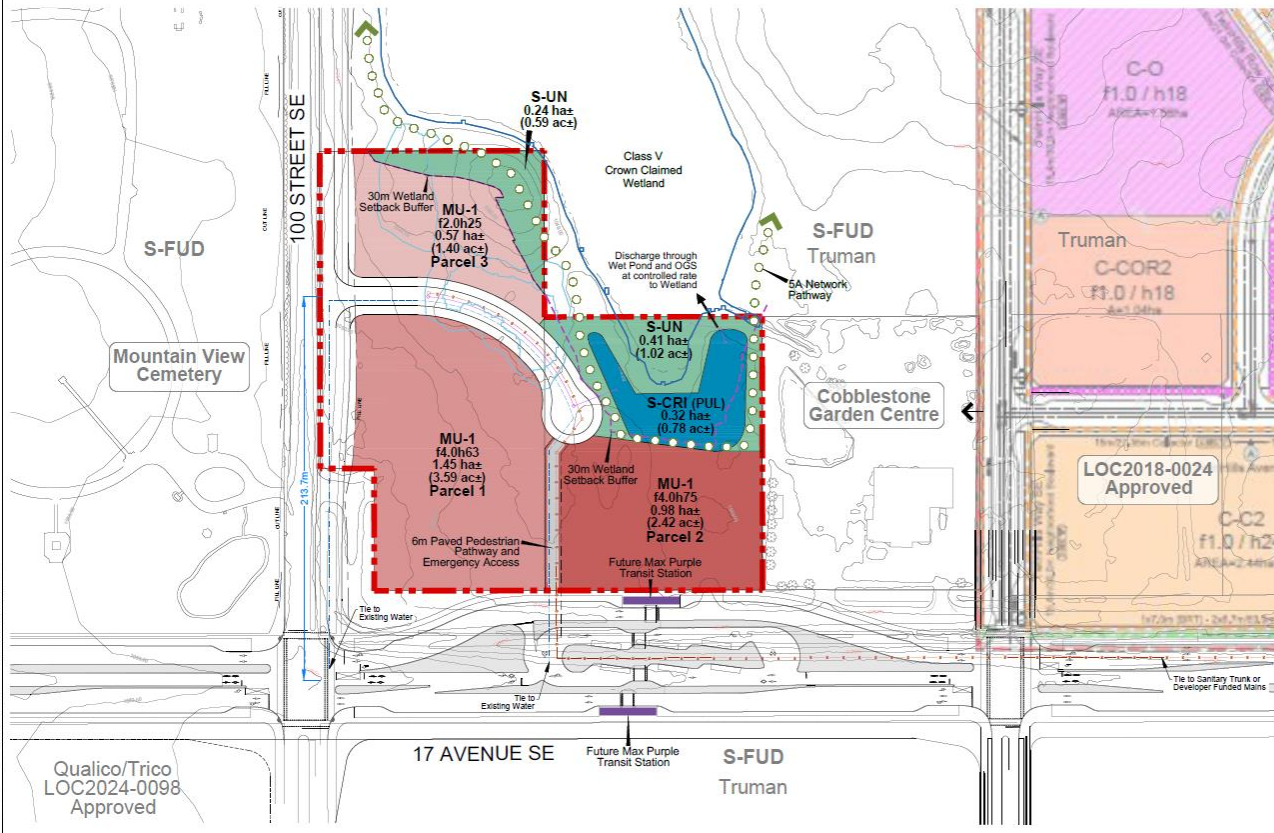


PRELIMINARY STATISTICS		ha	ac	
Prime Lands Dev Inc. Ownership		4.69	11.59	
<i>minus</i> S-UN Environmental Reserve		0.65	1.61	
Gross Developable Area		4.04	9.98	
S-CRI Public Utility Lot		0.32	0.78	
Residential	Density upha		Units	
MU-1 f4.0h63 Parcel 1 Total Area	1.45	3.59	200	290
MU-1 f4.0h75 Parcel 2 Total Area	0.98	2.42	250	245
MU-1 f2.0h25 Parcel 3 Total Area	0.57	1.40	85	48
Total Projected Units				583
Projected Density		144.3 upha		58.4 upa
Projected Intensity		329.5 p+/gdha		

PRIME LAND
DEVELOPMENTS INC.

BELVEDERE 17

Outline Plan,
Land Use Redesignation &
Road Closure
Pre-Application
Preliminary Plan
(Subject to Change)



Municipal Address:
10100 & 10220 17 Avenue SE
Legal Description:
Plan 941 2192, Block 2, Lot 1 & 2

Project Information		
LOC:		
Revision		
NO.	DATE	DESCRIPTION
1	12-09-2025	Pre-Application
2	02-01-2025	MAX Purple Turnaround Update
3		
4		
5		
6		