



Growth Application in Belvedere Area Structure Plan (Ward 9), GA2025-004

IP2026-0192

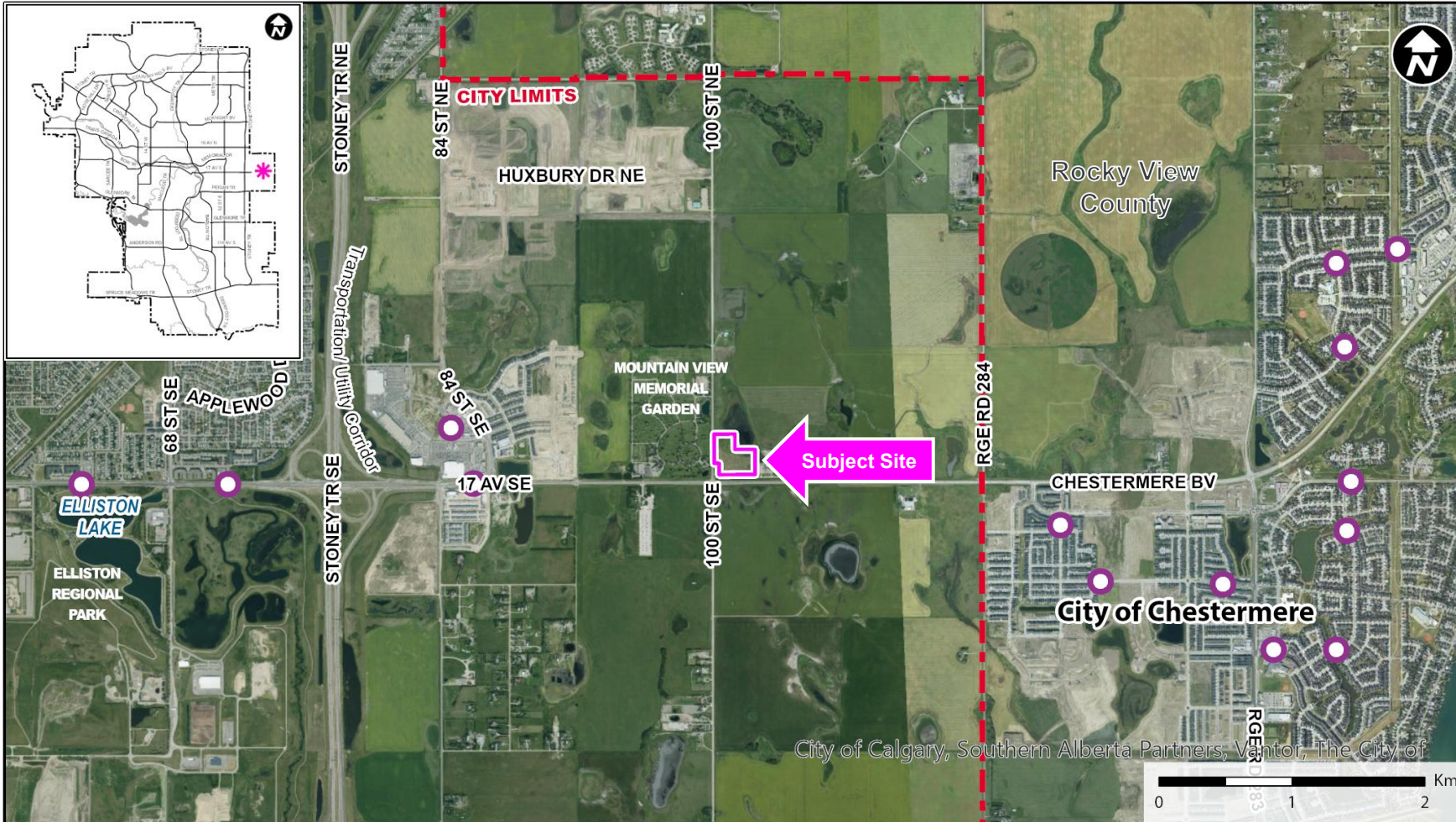
Infrastructure and Planning Committee | 2026 March 11

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.



Growth Application Context Map



Growth Application:
Belvedere 17

Area Structure Plan:
Belvedere

Community:
Twin Hills

Gross Developable Hectares:
±4.04

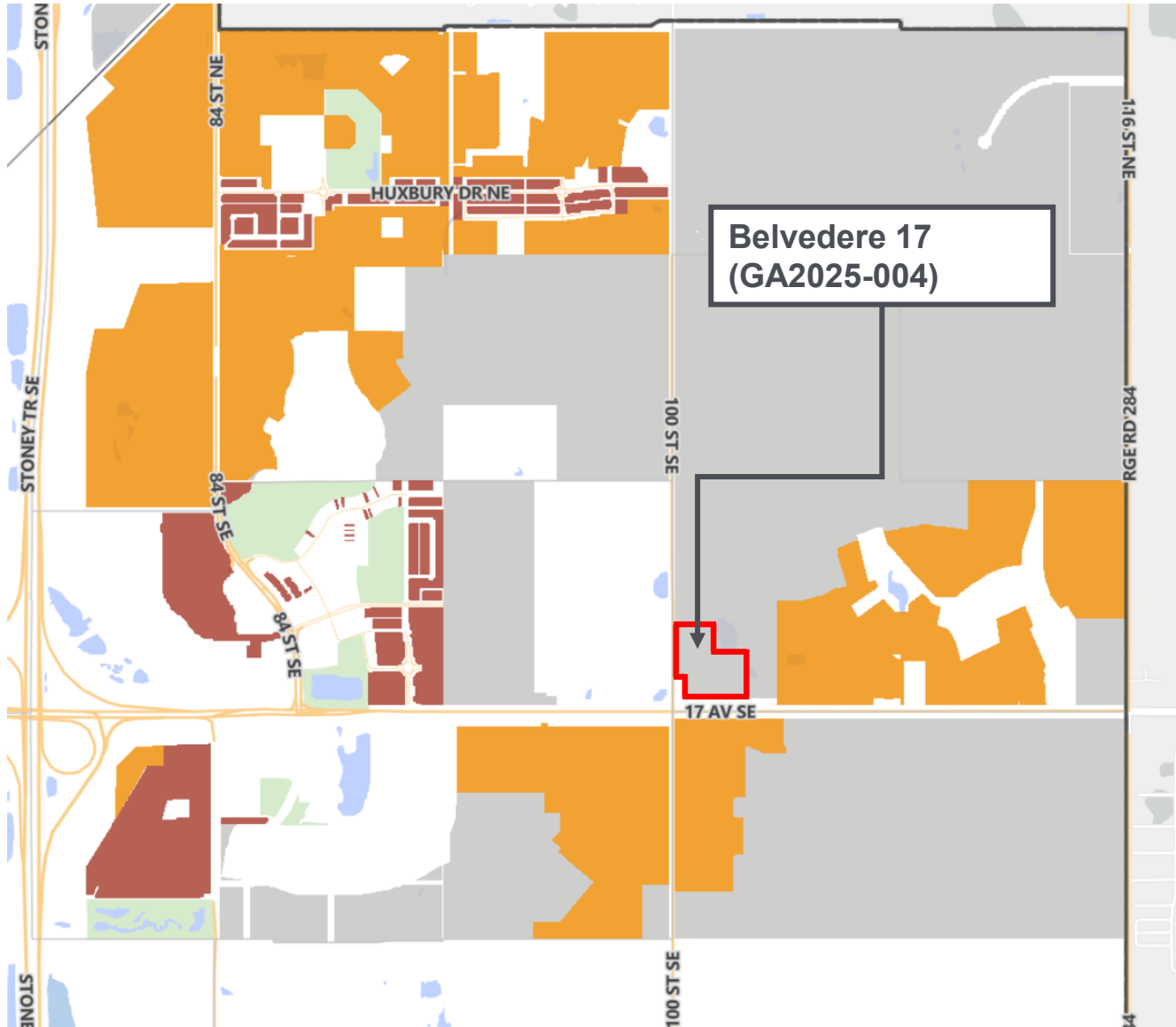
Proposed New Homes:
±583





Proposed Commercial/Retail
None

- LEGEND**
- Growth Application Area
 - Max Purple BRT Stops
 - City Limits

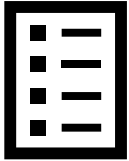


East Sector Land Supply Overview



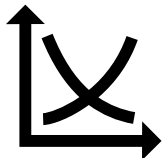
-  Approved – Serviced Lands (2,620 homes)
-  Approved – Not Yet Serviced Lands (8,139 homes)
-  Not Yet Approved Lands (9,932 homes)
-  Subject Application (583 homes)

1. Policy Alignment



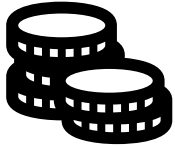
- Transit-Oriented Development that is contiguous with adjacent development agreements along the 17 Avenue SE Transit Corridor
- Located close to an MDP-identified Community Activity Centre (Twin Hills), Urban Main Street (17 Avenue SE) and the East Hills Shopping Centre
- Not favourably located (greater than 5 kilometers) to schools (Penbrooke Meadows School), or libraries (Forest Lawn Library)

2. Market Supply and Demand (as of May 2025)



- East sector has three new communities at various stages of development
- Four to five years of approved and serviced land and additional 13-17 years of approved but not yet serviced land remaining. The application would slightly increase overall supply

3. Finances and Infrastructure



- Favourable New Community Operating Cost Model review
- Estimated \$0.9M in annual revenue and \$2.98M in off-site levies at full buildout
- **2027-2030 Business Plans and Budgets requires:**
 - Operating costs begin in 2030. Total one year tax-supported incremental operating costs estimated at \$8,333
 - No new initial capital required
 - \$75.7M to facilitate continued growth in the area
- **2031+ Business Plans and Budgets would require:**
 - Annual tax-supported incremental operating costs estimated at \$20,076 at full buildout
 - \$349.7M to facilitate continued growth in the area

If approved by Council:

- **Timing Risk:** Delivery delays in funded but not yet delivered infrastructure may affect development timing and servicing reliability

If not approved by Council:

- **Land Use & Market Risk:** Would leave serviced land undeveloped along a future Transit Corridor, create land-use uncertainty and result in inefficient use of previously approved capital infrastructure

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.