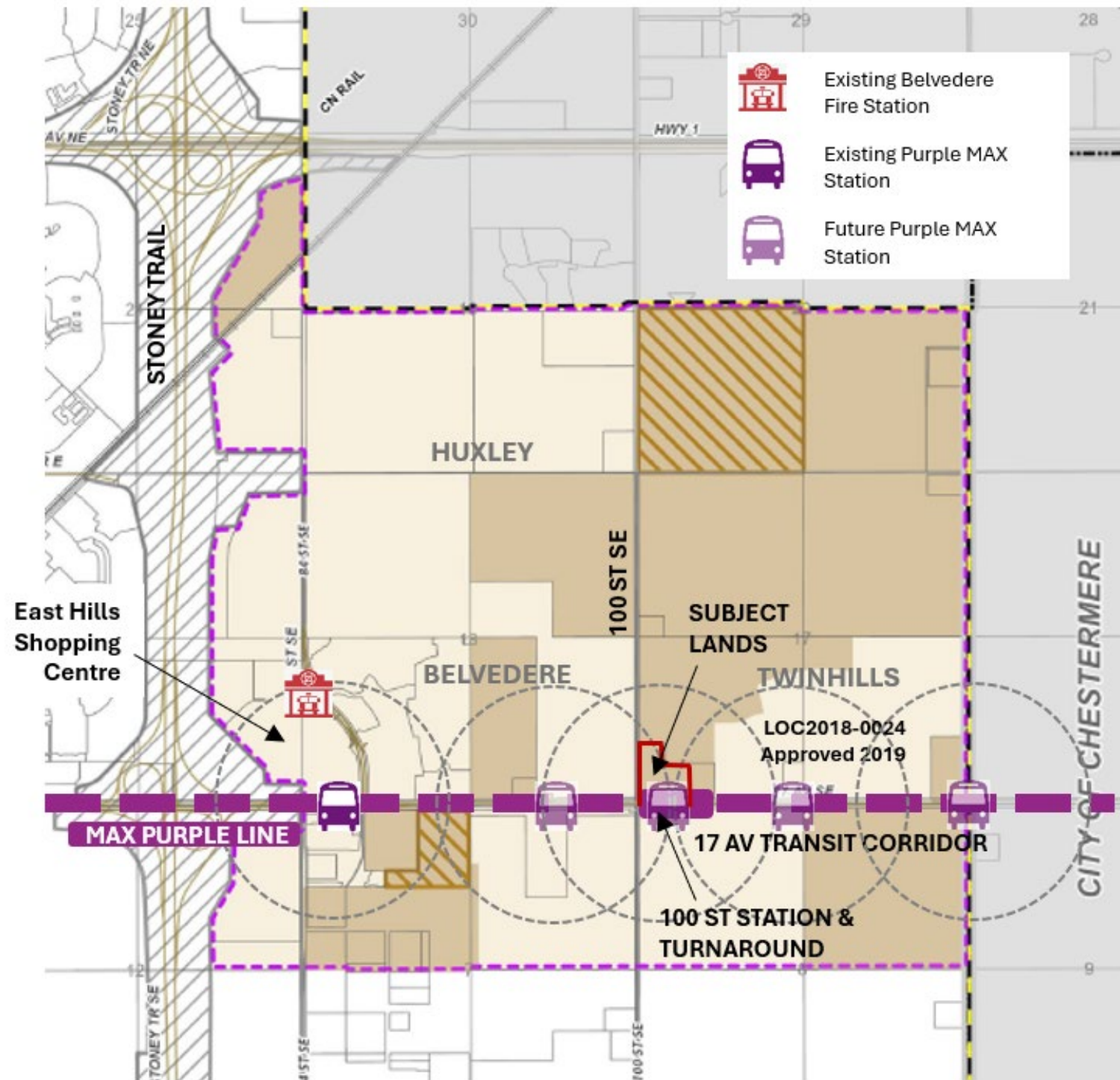


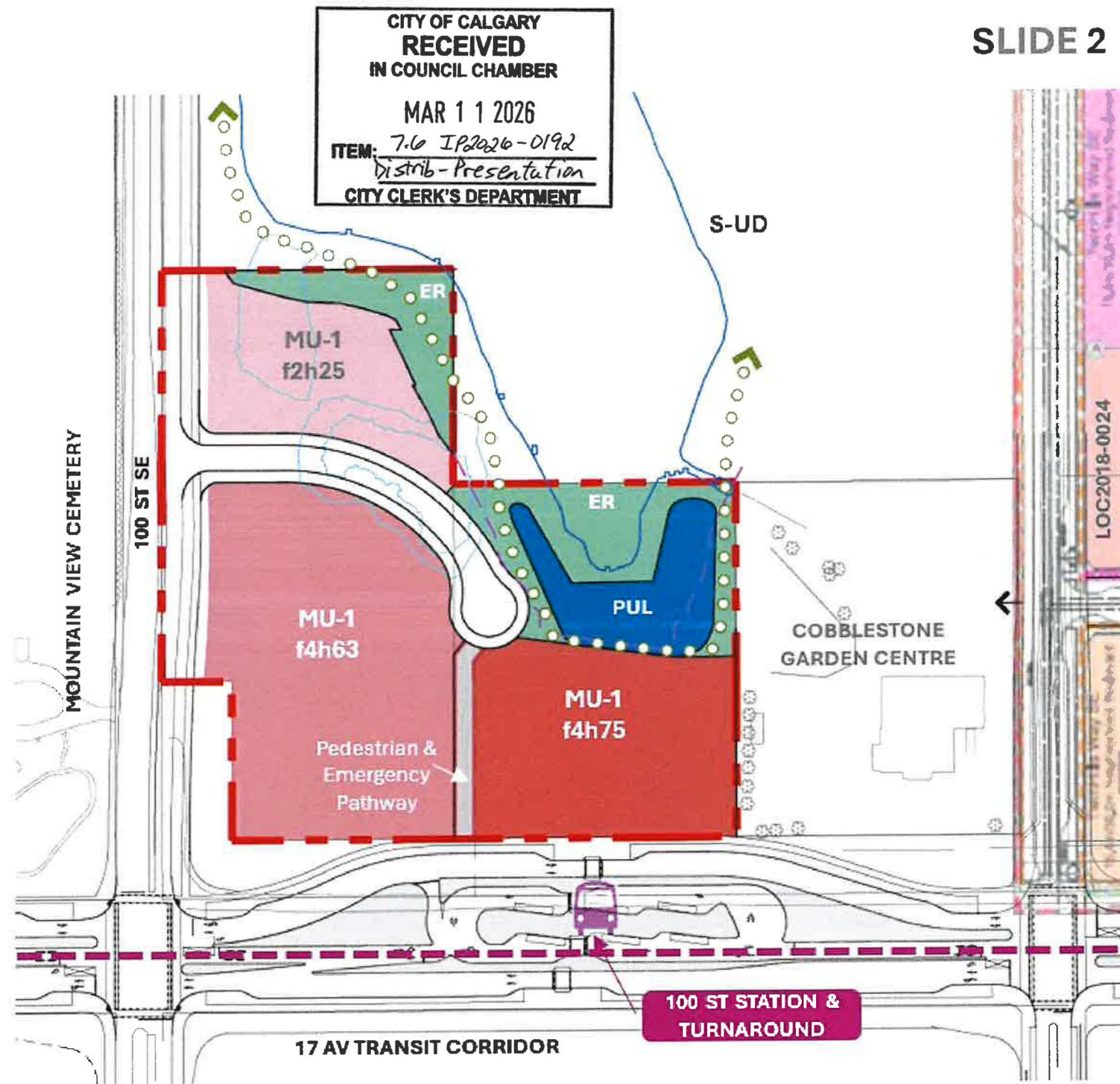
BELVEDERE 17 GROWTH APPLICATION

- ❖ **Transit-Oriented Mixed-Use** proposal located at 100 ST Station and Transit Turnaround for the MAX Purple line
- ❖ **Contiguous** with 84 hectares (207 acres) of TwinHills development approved in 2019
- ❖ **Leverages existing infrastructure** investments in the existing MAX Purple Station, the recently completed Belvedere Fire Hall and established commercial amenities at East Hills Shopping Centre.



HOUSING STRATEGY ALIGNMENT

- ❖ Strong Alignment with Calgary Housing Strategy *Home is Here*
- ❖ 4.7-hectare (11.6-acre) site will deliver 583 multi-residential units in Calgary's most diverse and affordable east sector.
- ❖ Belvedere 17 will strengthen the supply of stable housing in the area and help reduce leakage to Chestermere.



NO CAPITAL COSTS TO THE CITY

- ❖ Fully serviced by existing and funded deep utility infrastructure for water, wastewater, and stormwater.
- ❖ Transportation infrastructure to support growth in Belvedere was approved in November 2024.

**\$2.66M in
Levies**

POSTIVE OPERATING REVENUE

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

**\$1.31M in
Annual
Taxes**

LONG TERM ASSET CREATION

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

**\$318.5M in
Asset
Creation**

June 24, 2025. Council approved the ability to approve operating costs only Growth Applications throughout the year.