

Applicant Submission

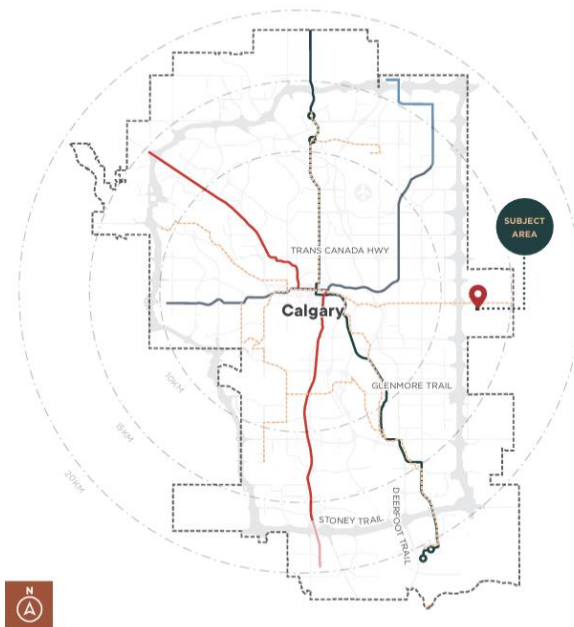
This attachment provides the original application submission.



**HUHN LANDS
SOUTHWEST
BELVEDERE**

**GROWTH
APPLICATION**

OPPORTUNITY OVERVIEW

2.77 ha
Gross Developable Area

1.36 ha
Open Space Area

309 units
Residential Units

\$478,406
Annual Taxes

\$1.841 mil.
in Levies

\$ 127 mil.
Investment at Buildout

This Growth Application has been prepared for the Subject Lands, herein referred to as the Huhn Lands on behalf of the landowner, Dr. Karen Huhn. This Growth Application aligns with the Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP), addresses market demand, and is financially viable. The Huhn Lands are serviceable by funded infrastructure delivered through adjacent development and are located within the Belvedere Area Structure Plan lands which were identified by Council as a priority growth area in 2023.

YOUR NEW HOME AWAITS...

The Huhn Lands provide an opportunity to progress with residential development in an active portion of the rapidly developing Belvedere ASP area, leveraging infrastructure investments that have already been made to support its growth. The proposed development will provide a concentration of multifamily housing in a location that will activate nearby open space and 5A network connections, while also significantly increasing density in a designated Transit Station Planning area, providing activity to a multitude of nearby businesses.



The Belvedere ASP area is unique in that it facilitates a key intermunicipal transit connection and is also the closest greenfield development to downtown Calgary.

Future residents of the Huhn Lands will enjoy their connections not only to local shops and services, but will be directly connected to the International Avenue and further west to the core of the city via the MAX Purple BRT Line. Introducing a new node of high-density housing to Belvedere will strengthen existing investment and contribute capital to support development of infrastructure such as the 17th Avenue SE BRT, Memorial Drive Flyover, Highway 1 interchange at Garden Road, and – more locally – the realignment of 84th Street SE.

Anticipated Development Timeline:

The landowner is targeting an Outline Plan and Land Use Amendment submission in **Q2 2026**, with the intent of initiating building in 2028.



LAND USE CONCEPT PLAN

- 1 Preservation and integration of natural features on site
- 2 Integration with existing residential development north of site
- 3 Extension of mobility infrastructure through site, in general alignment with the Belvedere ASP Growth Concept
- 4 Interim stormwater retention facility that complies with drainage requirements for site and surrounding area.
- 5 Medium density residential opportunities to support existing and planned employment areas and to offer a diversity of housing options to the City.

