



# Growth Application in Belvedere Area Structure Plan (Ward 9), GA2026-001

IP2026-0322

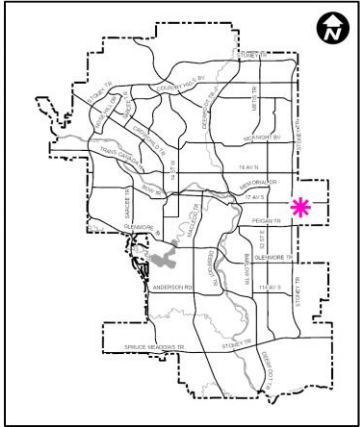
Infrastructure and Planning Committee | 2026 April 15

- This Growth Application area was previously submitted as a new community business case known as “Belvedere ASP - Huhn”
- In November 2020, that business case and eleven others were not approved by Council and were invited to resubmit during the next New Community Growth Strategy process (PFC2020-0963)

That the Infrastructure and Planning Committee recommend that Council:

1. Approve this Growth Application (GA2026-001) 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 (GA2026-001) in the prioritization of investments in future Business Plans and Budgets.

# Growth Application Context Map



City of Calgary, Southern Alberta Partners, Vantor, The City of

**LEGEND**

- Growth Application Area
- Max Purple BRT Stops

**Growth Application:**  
Belvedere East Springs

**Area Structure Plan:**  
Belvedere

**Community:**  
Community D

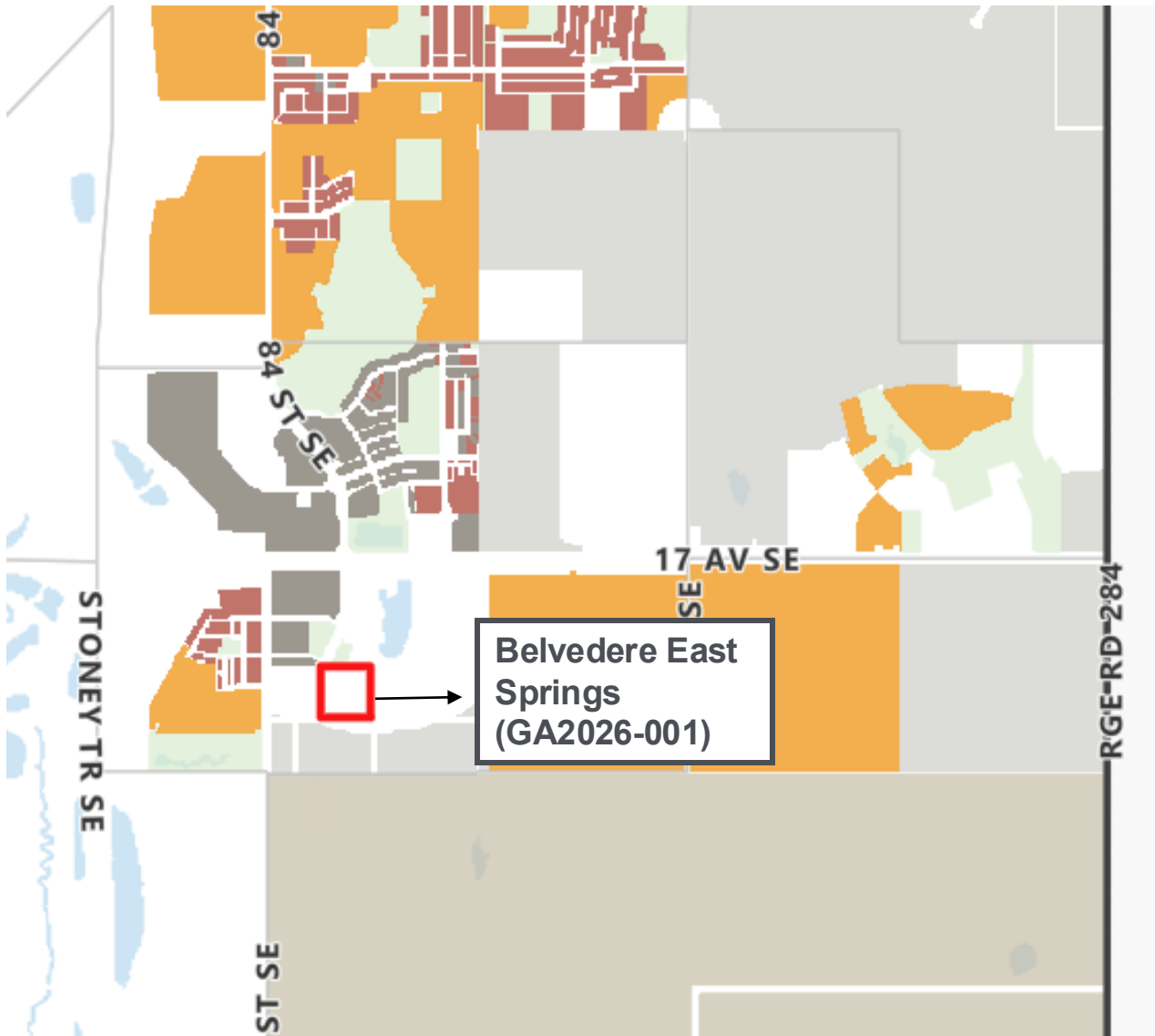
**Gross Area:**  
±3.86 hectares

**Proposed New Homes:**  
±309

**Proposed Commercial/Retail**  
None



# East Sector Land Supply Overview



## Legend

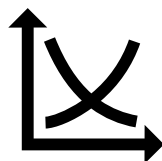
- Approved and Serviced (2,620 homes)
- Approved, Not Yet Serviced (8,139 homes)
- Planned, Not Yet Approved (9,932 homes)
- Unplanned Land
- Built Out
- Belvedere East Springs Growth Application (309 homes)

## 1. Policy Alignment



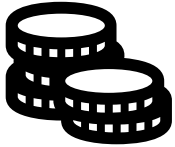
- Contiguous with adjacent development to the north
- Located close to an MDP-identified Community Activity Centre, Urban Main Street and Future Transit Corridor (17 Avenue SE) and the East Hills Shopping Centre
- Favourably located within 5 kilometers to four schools, a recreation facility (Bob Bahan Aquatic & Fitness Centre), and library (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 \$0.4M in annual revenue and \$2.4M in off-site levies at full buildout
- **2027-2030 Business Plans and Budgets requires:**
  - Operating costs begin in 2028. Total three-year tax-supported incremental operating costs estimated at \$69,730
  - 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 \$26,194 at full buildout
  - \$349.7M to facilitate continued growth in the area

## If approved by Council:

- **Timing Risk:** Delays in funded but not yet delivered infrastructure, as well as reliance on servicing through adjacent lands may affect the timing and pace of growth.

## If not approved by Council:

- **Land Use & Market Risk:** Would leave serviced land undeveloped within an actively developing area of the Belvedere ASP, 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 (GA2026-001) 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 (GA2026-001) in the prioritization of investments in future Business Plans and Budgets.