

Planning & Development Services Report to
Infrastructure and Planning Committee
2026 April 15

ISC: UNRESTRICTED
IP2026-0322

Growth Application in the Belvedere Area Structure Plan (Ward 9), GA2026-001-IP2026-0322

PURPOSE

The purpose of this report is to recommend that Council approve the “Belvedere East Springs” Growth Application within Community D of the Belvedere Area Structure Plan (ASP).

PREVIOUS COUNCIL DIRECTION

On 2023 July 26, Council endorsed a redesigned approach for how The City evaluates and enables growth opportunities to ensure that new community growth happens in the right place at the right time (IP2023-0559) This process was implemented starting 2023 August 1.

On 2025 June 24, Council approved changes that allow for approval, at any time, of Growth Applications that only initially require operating investments to enable growth (IP2025-0535). This change accelerates housing supply with minimal financial risk to The City. See Attachment 1 for further previous Council direction.

RECOMMENDATION(S):

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.

RECOMMENDATION OF THE INFRASTRUCTURE AND PLANNING COMMITTEE, 2026 APRIL 15:

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.

GENERAL MANAGER COMMENTS

General Manager Debra Hamilton concurs with the recommendations of this report. The Belvedere East Springs Growth Application leverages existing City investments and past growth approvals to support continued development within the strategically located Belvedere ASP.

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HIGHLIGHTS

- It is the right time for the operating investments required by this Growth Application to be included in The City's future Business Plans and Budgets.
- This Growth Application enables new housing supply for Calgarians in a strategic growth area, supporting Calgary's growing population through financially responsible and well-connected new community development.
- The proposal is adjacent to previously approved growth areas and would enable approximately 309 homes in the East new community Sector. If approved, this would complement and continue new development in Belvedere.
- This Growth Application, benefitting from previous utility and mobility capital investments, does not trigger new capital investments to initiate development and is anticipated to trigger new operating investments beginning in 2028.
- If these recommendations are approved, long-term investment in services and infrastructure benefitting this area and others must be considered in future Business Plans and Budgets.

DISCUSSION

Evaluation Overview

Investment in new communities continues to play an important role in supporting Calgary's future as an attractive and affordable place to call "home". Guidance for how Growth Applications are evaluated is set out in section 5.2.2 of the Municipal Development Plan (MDP) and section 4.3 of the New Community Planning Guidebook. New community growth decisions are made in consideration of both benefits and costs brought about by the development.

A full summary of all Growth Applications received since 2023 can be found in Attachment 2.

Growth Application Evaluation

The subject site is located within the Belvedere Area Structure Plan. Prior to the introduction of the Growth Application process, this area was submitted as a new community Business Case known as "Belvedere ASP - Huhn". In November 2020, that Business Case was not supported by Administration and was part of a Council direction to invite proponents to resubmit during the next New Community Growth Strategy process (PFC2020-0963).

The current application was received on 2025 December 22 and evaluated by Administration according to the criteria published at www.calgary.ca/growthapplication (an evaluation summary is available in Attachment 3).

Policy Alignment

- This Growth Application is contiguous with nearby development and is located directly south of an approved Outline Plan which is under active development.
- The subject parcel is favourably located (less than 5 kilometres) to an MDP identified Urban Main Street and future Transit Corridor (17

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Avenue S.E.), Community Activity Centre (Twin Hills Community Activity Centre), East Hills Shopping Centre and International Ave Commercial Street.

- Favourably located (less than 5 kilometres) to public facilities, including Abbeydale Community Centre, four schools, the Bob Bahan Aquatic & Fitness Centre and Forest Lawn Library.

Market Supply and Demand

- The East Sector currently includes three new communities at various stages of development, supporting four to five years of serviced land (2,620 homes) and 13 to 17 years of approved but not yet serviced land (8,139 homes). This is considered within the target range.
- The Growth Application increases land supply in the East Sector and citywide, but the small size and unit count of 309 homes means total years of supply are not significantly altered.
- As of 2025 May, Calgary currently has seven to ten years of serviced land supply, above the MDP target range of three to five years. See Attachment 4 for more details.

Finances and Infrastructure

- Property tax and franchise fee generation within the Growth Application area are projected to cover operating cost requirements, supporting sustainable funding for the services captured in the New Community Incremental Operating Cost Model.
- Initially, no capital investments are required to enable growth in this application area as it leverages previously approved investments in water, sanitary, stormwater, mobility infrastructure and the temporary Belvedere Fire Station (Attachment 3).
- Required enabling infrastructure is in varying stages of planning and delivery, the timing of which will impact the pace of growth. Additionally, storm servicing is dependent on development of adjacent lands advancing and delivery of capital infrastructure that will be staged over multiple years.
- This Growth Application will generate an estimated \$0.43 million in annual revenue and \$2.4 million in levies at full build out (for all infrastructure types).
- Additional funding will be required in the future Business Plans and Budgets to support continued investment in utilities and mobility infrastructure, including the 17 Avenue S.E. Bus Rapid Transit Corridor (BRT), additional storm infrastructure and a permanent fire station. These investments will support the ongoing buildout of the Belvedere Area Structure Plan, including this Growth Application area.

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EXTERNAL ENGAGEMENT AND COMMUNICATION

- | | |
|--|---|
| <input type="checkbox"/> Public engagement was undertaken | <input checked="" type="checkbox"/> Dialogue with interested parties was undertaken |
| <input type="checkbox"/> Public/interested parties were informed | <input type="checkbox"/> Public communication or engagement was not required |

Public engagement for the overall vision for development in this area occurred during the Belvedere Area Structure Plan process. Further engagement on specific projects then occurs at the land use and outline plan stages. Information on the Growth Application process, and on individual applications, is shared on www.Calgary.ca/GrowthApplication. See Attachment 5 for the Applicant Submission.

IMPLICATIONS

Social

Supporting a reliable supply of serviced land for new community development means Calgary's growing population will continue to be well-served by a variety of housing, employment, education, shopping and recreation options. This Growth Application presents an opportunity to enable growth that is close to and well-connected to amenities and services.

Environmental

New community growth typically leads to higher emissions, increased climate risks and the loss of natural assets compared to redevelopment. Through the review of outline plans, land use and development permit applications, The City supports climate resilient development and buildings in alignment with citywide and Area Structure Plan policies. The timely provision of transit service and other sustainable travel options in new communities can also offset emissions.

Economic

Enabling new community development creates jobs, boosts economic activity, increases the tax base, generates off-site levies and can support housing affordability. Ensuring this growth also matches up with The City's ability to reliably fund infrastructure and services, particularly with Growth Applications such as this where no new capital costs are required, also reduces financial risks to The City and Calgarians.

Service and Financial Implications

New operating funding request

Tax-supported operating investments of approximately \$19,754 will be required starting in 2028, with approximately \$26,194 required by the final build out year, based on analysis done using the New Community Incremental Operating Cost Model (IP2023-0981). Required operating budget would need to be included in the prioritization of investments in future Business Plans and Budgets (see Attachment 3 for details).

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Other: Capital Investments

This Growth Application requires no new near-term funding of capital investments as this area benefits from investments previously approved by Council. However, this area will require \$425.4 million of additional capital investment in future budget cycles that support ongoing growth in the Belvedere ASP (e.g., contribution to the Cooperative Stormwater Management Initiative, MAX Purple BRT), including, but not limited to, this Growth Application. A growth approval begins a perpetual service commitment from The City to new residents, and ensuring these investments are made when required is the rationale for Recommendation 2.

Future Investments

New communities previously approved by Council that are not yet serviced still require significant City investment in infrastructure and services. Since 2024 November, twelve Growth Applications with capacity for 15,400 homes have been approved that will require an estimated \$1.7 billion in unfunded capital investment in future years. Additional infrastructure investments by The City and Government of Alberta are required to complete new communities and are not included in this total, including recreation centres, libraries and schools. Expansion in City infrastructure also creates future financial obligations including maintenance and lifecycle investments not captured through the Growth Applications process.

RISK

New community growth is a long-term commitment and carries several inherent risks. Enabling this application relies on infrastructure which is in varying stages of planning and delivery. Delays in infrastructure delivery and/or future investment approvals could result in development delays.

There is also a risk associated with not approving this application. Leaving this parcel undeveloped may create uncertainty regarding future land uses and may lead to inefficient use of serviced land in the developing area of the Belvedere ASP. For additional information on risks for new community growth see Attachment 6.

ATTACHMENT(S)

1. Background and Previous Council Direction
2. Summary of Growth Applications
3. Application Overview
4. Overview of New Community Land Supply
5. Applicant Submission
6. Risk Analysis for Growth Applications
7. Presentation

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Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Debra Hamilton	Planning and Development Services	Approve
Les Tochor	Corporate Planning and Financial Services	Consult
Michael Thompson	Infrastructure Services	Inform
Doug Morgan	Operational Services	Inform
Katie Black	Community Services	Inform
Reid Hendry	Chief Housing Office	Inform

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