

**Planning & Development Services Report to
Infrastructure and Planning Committee
2026 May 07**

**ISC: UNRESTRICTED
IP2026-0388**

Growth Application in the Belvedere Area Structure Plan (Ward 9), GA2026-003

PURPOSE

The purpose of this report is to recommend that Council approve the “Belvedere Monet” Growth Application in 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 (GA2026-003) 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 (GA2026-003) in the prioritization of investments in future Business Plans and Budgets.

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

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

HIGHLIGHTS

- It is the right time for the operating investments required by this Growth Application to be included in The City’s Business Plans and Budgets.
- This Growth Application enables new housing supply and commercial opportunities for Calgarians in a strategic growth area in proximity to the future 17 Avenue SE Bus Rapid Transit (BRT) line. It supports Calgary’s growing population through financially responsible and well-connected new community development.
- The proposal is adjacent to previously approved growth areas that are not yet actively developing, and would enable approximately 1,100 homes, alongside 2,415 square metres of commercial & retail opportunities in the East new community sector.
- This Growth Application, benefitting from previous utility and mobility capital investments, does not require new capital investments to initiate development and is anticipated to trigger new operating investments beginning in 2028.

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- If these recommendations are approved, significant long-term investment in services and infrastructure benefitting this area and the wider Belvedere ASP 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 as an attractive and affordable place to live. 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 ASP. The 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 partially contiguous with previously approved growth lands that are not yet actively developing. It is 1.6 km from the future 17 Avenue SE Transit Corridor.
- The parcel is favourably located (less than 3 kilometres) to a future Municipal Development Plan (MDP) identified Urban Main Street (17 Avenue SE), and Community Activity Centre (Twin Hills Community Activity Centre).
- Currently, the application is unfavourably located (greater than 3 kilometres) from the nearest existing school (Saint Kateri Tekakwitha School), recreation facility (Bob Bahan Aquatic & Fitness Centre) and library (Forest Lawn Library).

Market Supply and Demand

- The East Sector 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 in target range, however it will rise to above target when not yet serviced lands become serviced.
- The Growth Application increases land supply in the East Sector and citywide but total years of land supply are not significantly altered.
- As of 2025 May, Calgary currently has seven to 10 years of serviced land supply, which is 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 are projected to cover incremental operating cost requirements by 2028, which supports sustainable funding for services captured in the New Community Incremental Operating Cost Model.

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- Initially, no new capital investments are required to enable growth in this area as it leverages previously approved investments in water, sanitary, stormwater, mobility infrastructure and the temporary Belvedere Fire Station (Attachment 3).
- This Growth Application will generate an estimated \$3.2 million in annual revenue and \$41.2 million in levies at full buildout
- Utility servicing and transit connectivity for this Growth Application relies on infrastructure advancement through adjacent lands which are not actively developing. This could impact the timing and pace of development.
- Portions of the site are in low lying areas that cannot achieve sanitary servicing by gravity without the addition of fill or reliance on pumping. Should future technical studies at the outline plan stage determine that pumping is required, these improvements will be developer funded.
- Additional funding will be required to deliver utilities and mobility infrastructure, including the 17 Avenue SE Bus Rapid Transit (BRT) and a future permanent emergency response station. These investments will support the ongoing buildout of the Belvedere Area Structure Plan, including this Growth Application area.

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 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 options. This Growth Application presents an opportunity to enable growth that will be well-connected to amenities and services.

Environmental

New community growth typically leads to higher greenhouse gas emissions, increased climate risk 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 future 17 Avenue SE BRT is a significant benefit for this application in terms of supporting lower emissions travel for future residents and workers.

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Economic

Enabling new community development attracts investment, creates jobs, boosts economic activity, increases the tax base, generates off-site levies and supports housing affordability. Ensuring growth matches 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 budget of approximately \$34,435 will be required starting in 2028, with approximately \$1.1M per year required by the final buildout year, based on analysis done using the New Community Incremental Operating Cost Model (IP2023-0981). Required operating funding would need to be included in the prioritization of investments in future Business Plans and Budgets (see Attachment 3 for details).

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 and the broader ASP will require an estimated \$425.4 million (\$75.7 million in 2027-2030 and \$349.7 million thereafter) of additional capital investment in future Business Plans and Budgets (e.g., contributions to the Cooperative Stormwater Management Initiative, MAX Purple BRT and Permanent Emergency Response Station).

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, 12 Growth Applications with capacity for 16,225 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

This application relies on infrastructure which is in varying stages of planning and delivery. Delays in delivery and/or future investment approvals could result in development delays.

The main risk for this application is potential delays in storm and sanitary infrastructure delivery which is related to the complexity in servicing and dependencies on coordination with regional partners and private landowners. Additionally, the application will rely on infrastructure advancement through lands to the south for utility servicing and mobility access to 17 Avenue SE. While The City does not have control over development timing of adjacent lands, The City does facilitate standing coordination meetings with key delivery partners in an effort to streamline servicing and construction.

For additional information on risks for new community growth see Attachment 6.

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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

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
D Hamilton	Planning and Development Services	Approve
L Tochor	Corporate Planning and Financial Services	Consult
M Thompson	Infrastructure Services	Inform
D Morgan	Operational Services	Inform
R Hendry	Chief Housing Office	Inform

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