

## Applicant Submission

This attachment provides the original application submission.

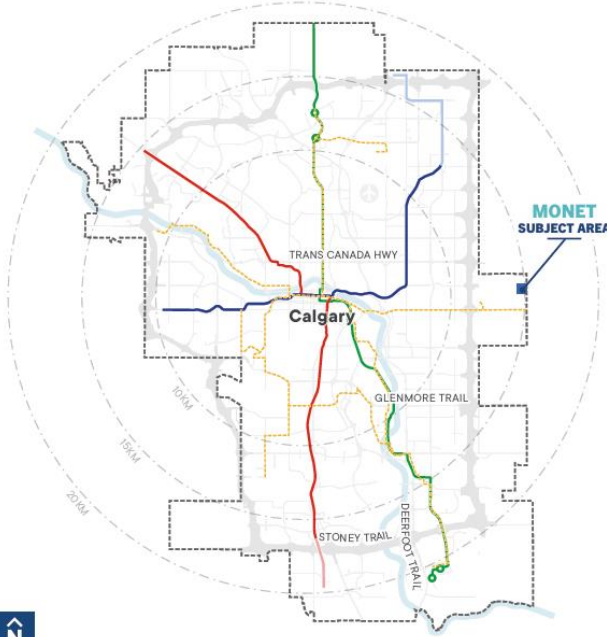
**mattamy**HOMES

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**MONET**

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GROWTH  
APPLICATION  
OPPORTUNITY  
OVERVIEW



- +/- 62 ha**

Gross Area
- 1100 units**

Residential Units
- 4200 jobs**


Indirect + Direct
- 26,000 sqft.**

Employment Uses
- \$3.2 million**

Annual Taxes
- \$39.3 million**

in Levies
- \$679 million**

Investment at Buildout



This Growth Application has been prepared for the Subject Lands, herein referred to as Monet, on behalf of Mattamy Homes. This Growth Application is consistent with the Municipal Development Plan and the Calgary Transportation Plan, demonstrates financial viability, and delivers new housing supply that responds to current market demand. Monet is readily serviceable by funded infrastructure delivered through adjacent development and is located within the Belvedere Area Structure Plan lands, which has seen significant investment and development interest with recently approved Growth Applications (Stoneyview, Belvedere East, Enright Choice, and Liberty Stage 2).

MATTAMY HOMES MONET GROWTH APPLICATION OPPORTUNITY OVERVIEW

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# GROWTH OPPORTUNITY

Monet presents a timely opportunity to advance development within the broader Belvedere ASP area while capitalizing on the substantial infrastructure investments made to date. The project will introduce residential rooftops to support existing and approved employment areas along Stoney Trail, helping to strengthen the local economic base. In addition, neighbourhood-scale retail and service uses integrated within Monet will enhance day-to-day convenience for residents, reduce the need for longer trips, and contribute to the creation of a complete and well-balanced community.

**The Belvedere ASP area is distinctive in its strategic role within the city, as it supports a critical intermunicipal transit connection while also being the closest emerging suburban growth area to downtown Calgary.**

Mattamy is committed to advocating for ongoing funding to advance critical infrastructure projects to build on recent progress in Belvedere. Mattamy looks forward to working with the City for continued collaboration to advance appropriate development and infrastructure to ensure that timing/rationale is aligned. It is understood that the delivery of infrastructure is a shared responsibility.

### Anticipated Development Timeline:



## WHY MONET?

### 1 Holistic Approach

Mattamy is exploring ways to thoughtfully integrate and enhance the natural drainage channel as a defining community feature. By transforming this corridor into a multifunctional open space, the project aims to encourage pedestrian activity, support active transportation, and create inviting places for residents to gather. The enhanced channel would also serve as a key connector, linking neighbouring communities and contributing to coordinated planning and placemaking across the broader area.

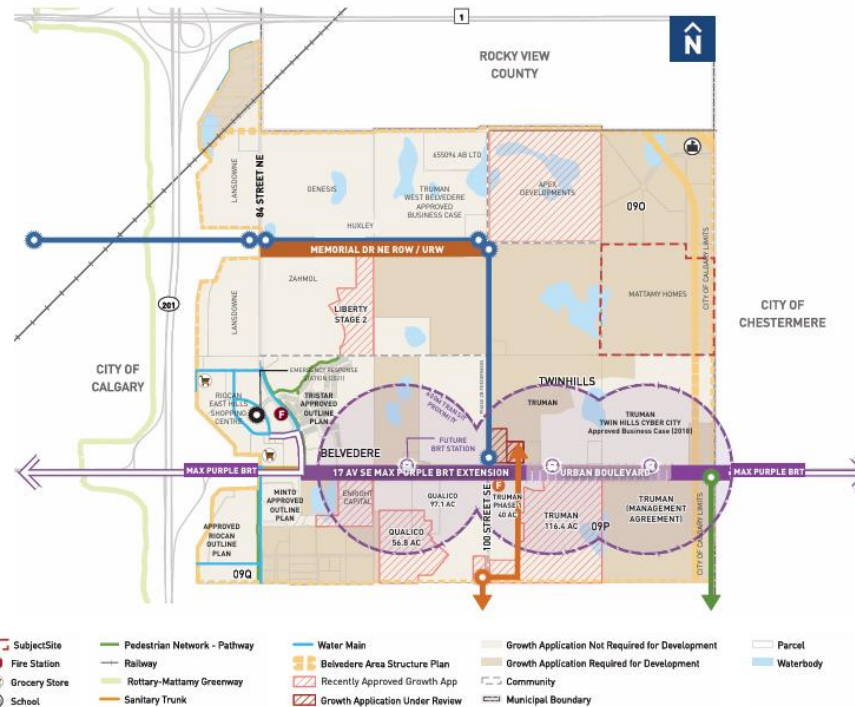
### 2 Return on Investment

Monet maximizes the value of existing infrastructure investments across adjacent developing neighbourhoods by introducing a critical population base. This added population supports a strong return on public investment, including increased ridership for the BRT expansion and the establishment of future frontage to help realize planned improvements along Memorial Drive.



# GROWTH CONTEXT

The Growth Application area is situated within the city's east sector, which has historically been underrepresented in residential development, accounting for only 3 percent of citywide residential growth over the past five years. The 2025–2029 Suburban Residential Growth Report forecasts the east sector to capture approximately 6 percent of future citywide growth, with communities such as Huxley and Twin Hills beginning to emerge. This Growth Application will further advance development in the east sector by delivering additional housing opportunities in close proximity to established and planned commercial and industrial employment areas. This Growth Application builds on the City of Calgary's commitment and investment to help establish the east sector as a significant growth node, strategically located near transit, employment areas, and key amenities. Development of the Growth Application area will play a critical role in the continued evolution of a complete community, bounded by Stoney Trail to the west, Peigan Trail to the south, Range Road 284 to the east, and 8 Avenue NE to the north.



## WHY MONET?

### 3 Community Diversification

Monet will be one of several neighbourhoods developing within the Belvedere area and presents an opportunity to introduce a broader mix of housing types. A more differentiated housing supply will expand choice, support affordability objectives, and help moderate housing prices by ensuring a sustained and varied supply.

### 4 Supporting City Direction

Belvedere has been identified by the City of Calgary as a priority growth area, reflected in the significant public investment made to date. Monet will build on this commitment by helping establish the east sector as a major growth node, strategically located near transit, employment areas, and key amenities.

## VISIONING MONET

Mattamy Homes is guided by a clear mission and strong values that emphasize commitment, teamwork, community, and sustainability, shaping not just the homes they build but the way they operate as a trusted homebuilder. Mattamy distinguishes itself by integrating forward-thinking practices and leadership in sustainable innovation (net-zero energy homes that offer solar panels as standard on all product types - promoting energy efficiency and environmental health). What sets Mattamy apart from the norm is their people-first culture recognized nationally for excellence and inclusivity, ensuring that diversity, homeowner experience, and environmental responsibility are part of every project.

This Growth Application will translate into tangible outcomes through a deliberate, health-centred approach to community building that goes beyond conventional suburban development. This is achieved through planning complete, walkable neighbourhoods that integrate diverse housing forms with everyday amenities, schools, parks, and employment opportunities.

**Mattamy's collaborative approach with the City of Calgary, community interest holders, and design professionals allows for innovation to create places that feel distinct, inclusive, and adaptable over time.**



### WHY MONET?

#### 5 Reimagined Streetscapes

Mattamy utilizes unique front yard conditions to enhance the streetscape. Larger (and wrap-around) front porches, wider lots, and unique corner-lot conditions aim to re-think the typical lot modifications for welcoming and safer streets.

#### 6 Focus on Gathering

Monet will have centralized spaces for community interaction. Features such as covered gathering spaces, front-facing benches, and ample walking pathways will facilitate connection between the multigenerational demographic and surrounding communities.

# LAND USE CONCEPT PLAN

- 1 Celebration of Green Corridor/Natural Drainage as key connector and amenity.
- 2 Neighbourhood Activity Centre providing a diversity of uses.
- 3 Future Joint Use Site as contemplated by the Belvedere ASP.
- 4 Integrated Community Association Centre with Joint Use Site to increase utilization.
- 5 Broad mix of residential uses that supports nearby regional employment areas while expanding the range of housing options available to the city.
- 6 Neighbourhood Boulevard terminates at the central Neighbourhood Activity Centre connecting Monet to planned development and infrastructure south.

