



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

IP2026-0388

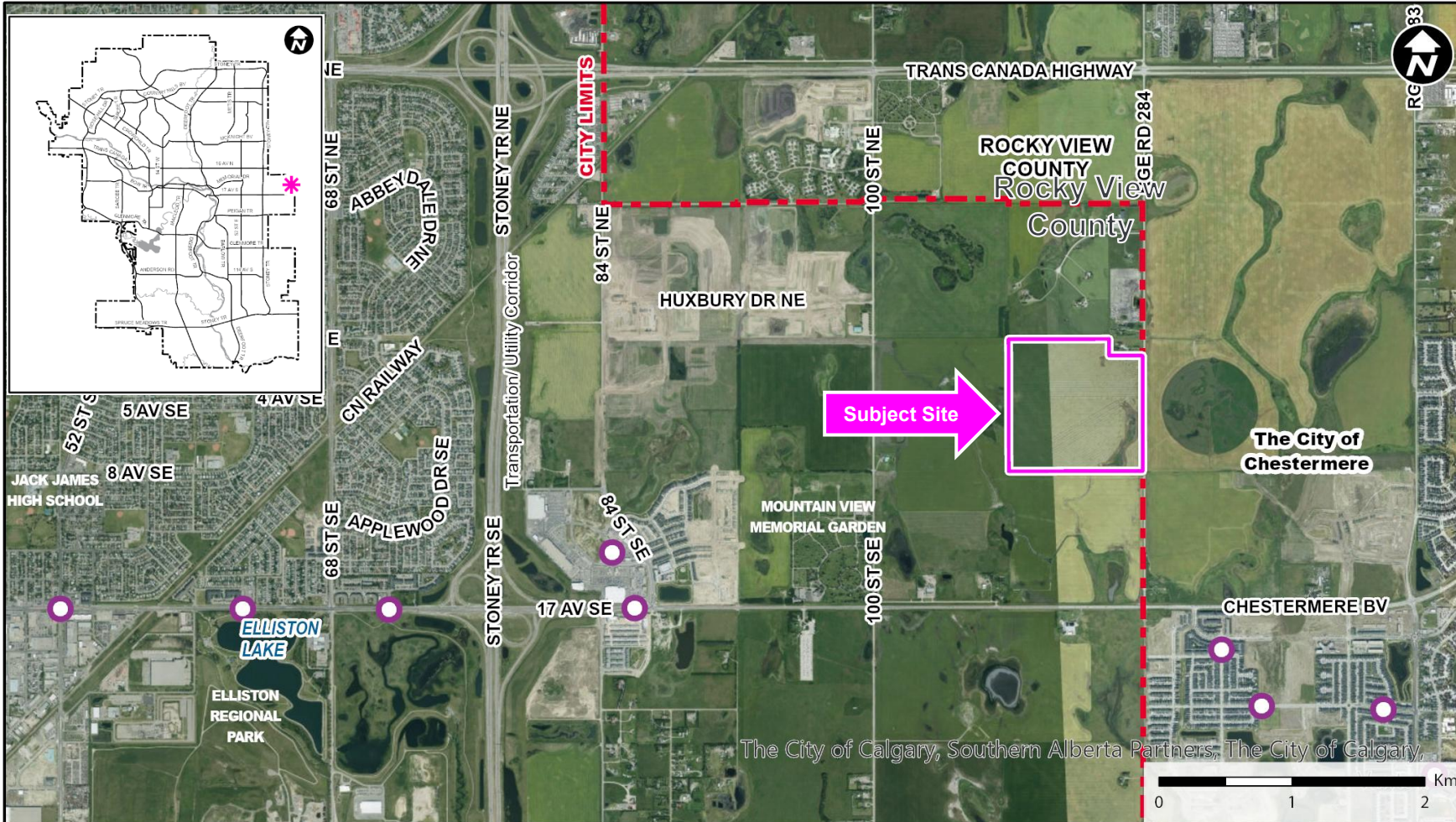
Infrastructure and Planning Committee | 2026 May 7

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.



Growth Application Context Map



Growth Application:
Belvedere Monet

Area Structure Plan:
Belvedere

Community:
Community 'B' (09O)

Gross Developable Hectares:
62

Proposed New Homes:
± 1,100

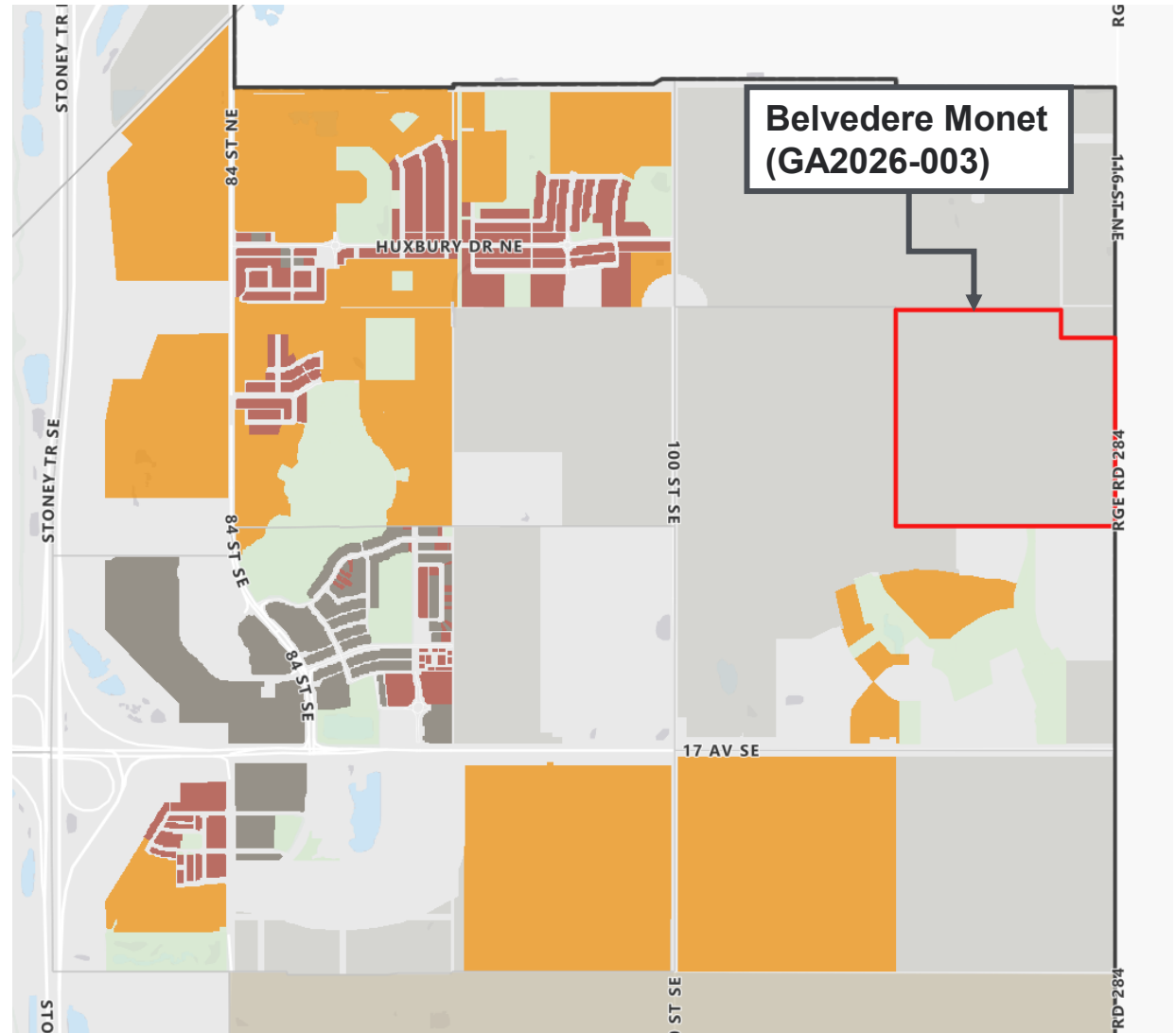
Proposed Employment Uses:
± 2,415 sqm

- LEGEND**
- Growth Application Area
 - Max Purple BRT Stops
 - City Limits

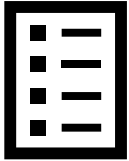


Legend

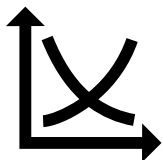
- Approved and Serviced (2,620 homes)
- Approved, Not Yet Serviced (8,139 homes)
- Planned, Not Yet Approved (9,932 homes)
- Unplanned Land
- Built Out
- Belvedere Monet Growth Application (1,100 homes)



1. Policy Alignment



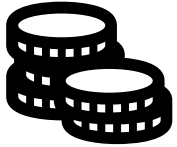
- Contiguous with previously approved lands that are not actively developing. In proximity to the 17 Avenue SE Transit Corridor
- Located favourable (less than 5 kilometres) to an MDP-identified future Community Activity Centre (Twin Hills), Urban Main Street and Transit Corridor (17 Avenue SE), and existing East Springs Shopping Centre
- Not favourably located (greater than 5 kilometres) to the nearest existing school (Saint Kateri Takawitha School), library (Forest Lawn Library) or recreation facility (Bob Bahan Aquatic & Fitness Centre)



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 to 17 years of approved but not yet serviced land remaining. The application would increase overall supply in the East Sector by 1,100 homes.

3. Finances and Infrastructure



- Favourable New Community Operating Cost Model review
- Estimated \$3.2M in annual revenue and \$41.2M 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 \$1.1M (*\$34K in 2028, \$73K in 2029, \$970K in 2030*)
 - 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 \$1.1M 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 utility servicing and mobility connections through adjacent but not yet developing lands may affect the timing and pace of development

If not approved by Council:

- **Land Use & Market Risk:** Would leave future serviced land undeveloped, and delay development momentum within the Area Structure Plan, resulting in inefficient use of previously approved capital infrastructure

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.