



Special Purpose & Land Update

Pre-Roll Consultation Period

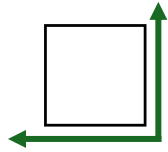
Oct. 1 – Nov. 14, 2025

Agenda

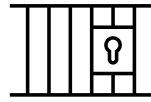
- Inventory Overview
- Market Overview
- Valuation
- Notable Sales
- Cost Approach



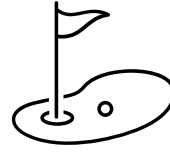
Special Purpose & Land Inventory



All Land Parcels



Prisons



Golf Courses



Fire Stations



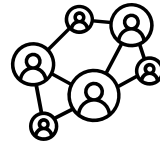
Airport



Police Stations



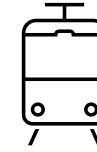
Senior Homes



Social Services



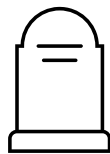
Landfills



Transit & LRT



**Water Pump
Stations**



**Cemeteries &
Churches**



**Health &
Ambulance
Related
Properties**



**Mobile Homes
(excludes
mobile home
parks)**



**Educational
Properties**






**House
Conversions**



**Automotive
Dealerships**

Market Overview

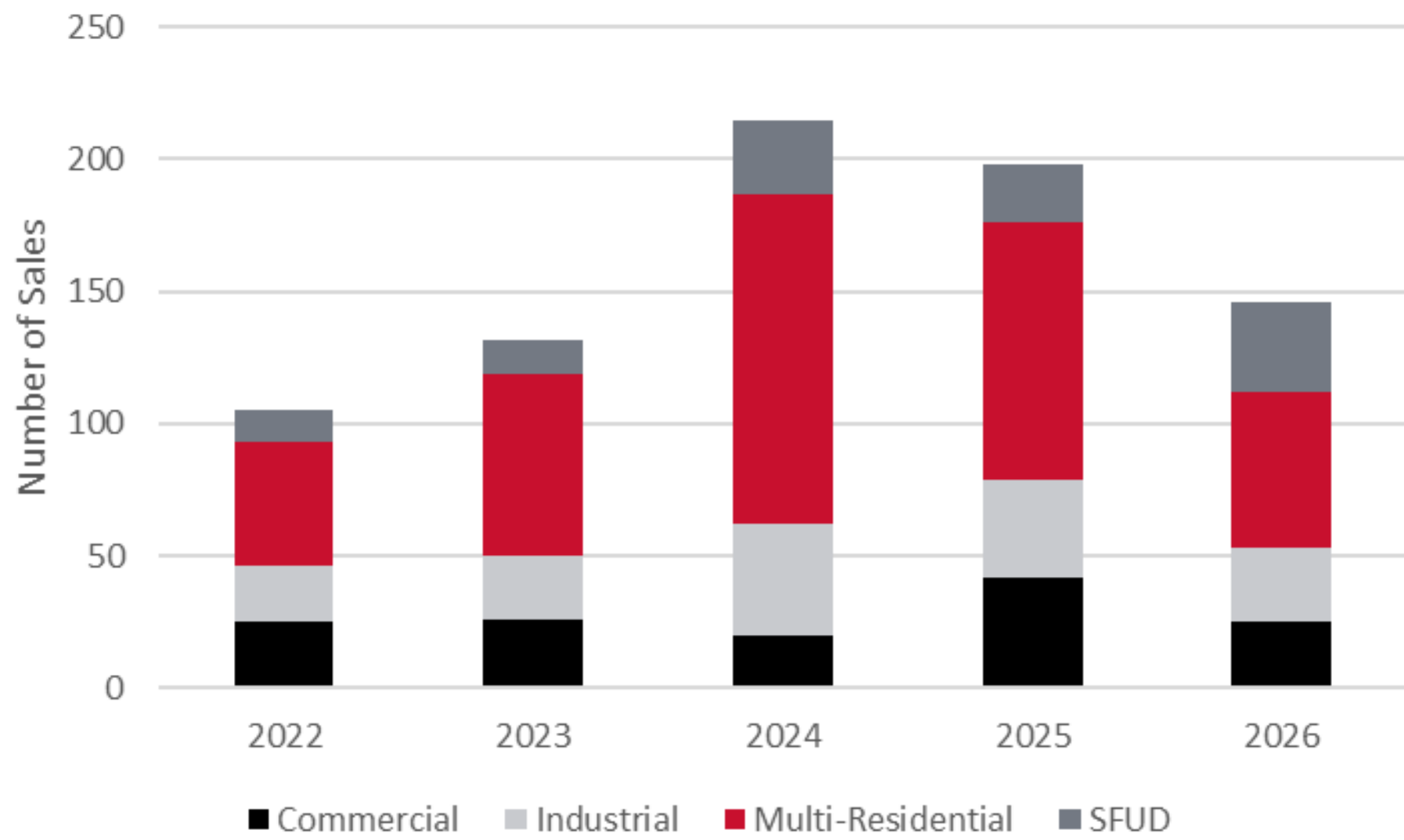
Suburban

- Commercial 
- Industrial 
- Residential 

Downtown & Beltline

- Land Rates 
- Beltline Market Zone Changes


Land Sales Activity



Commercial Land

TIER

 TIER 1

 TIER 2

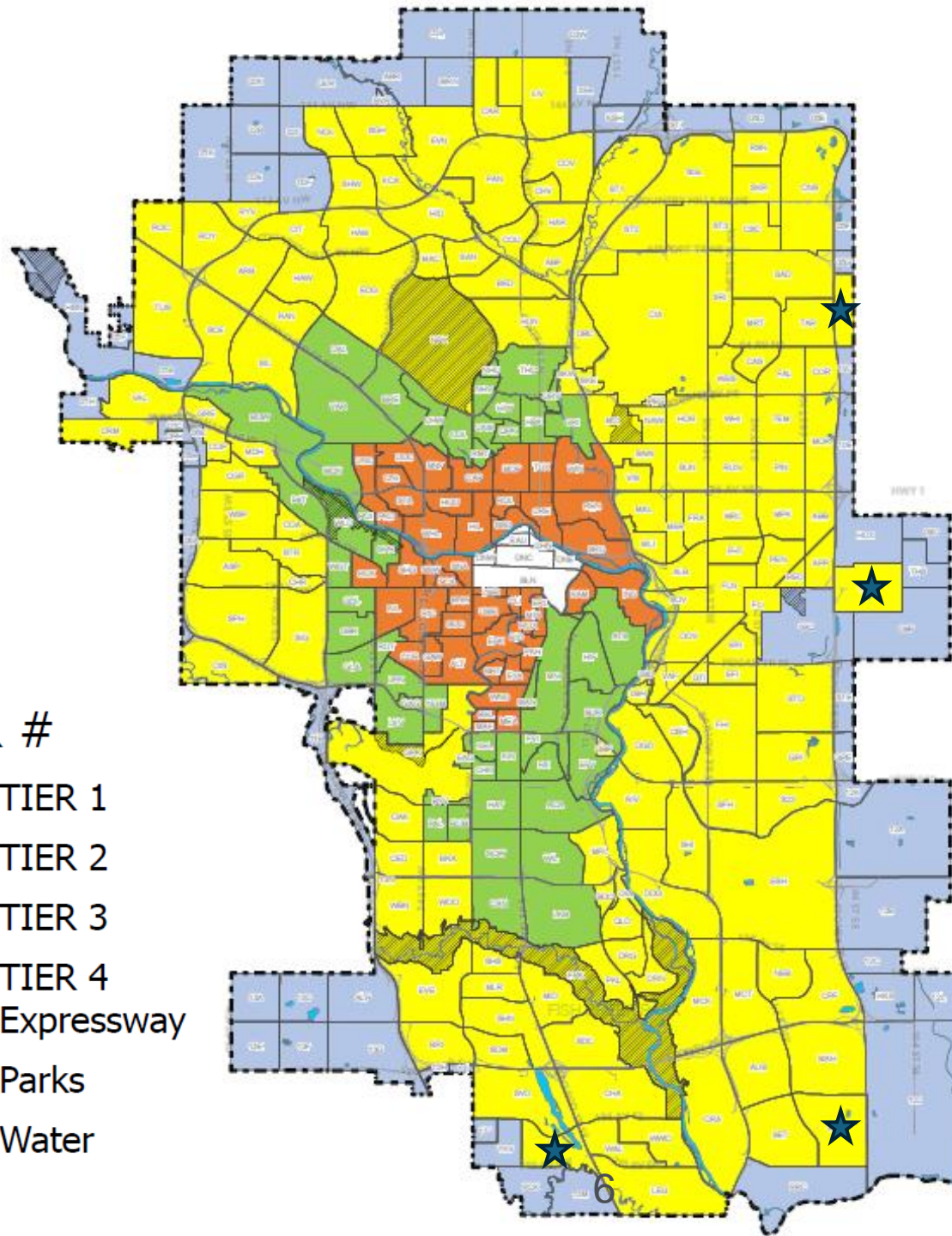
 TIER 3

 TIER 4

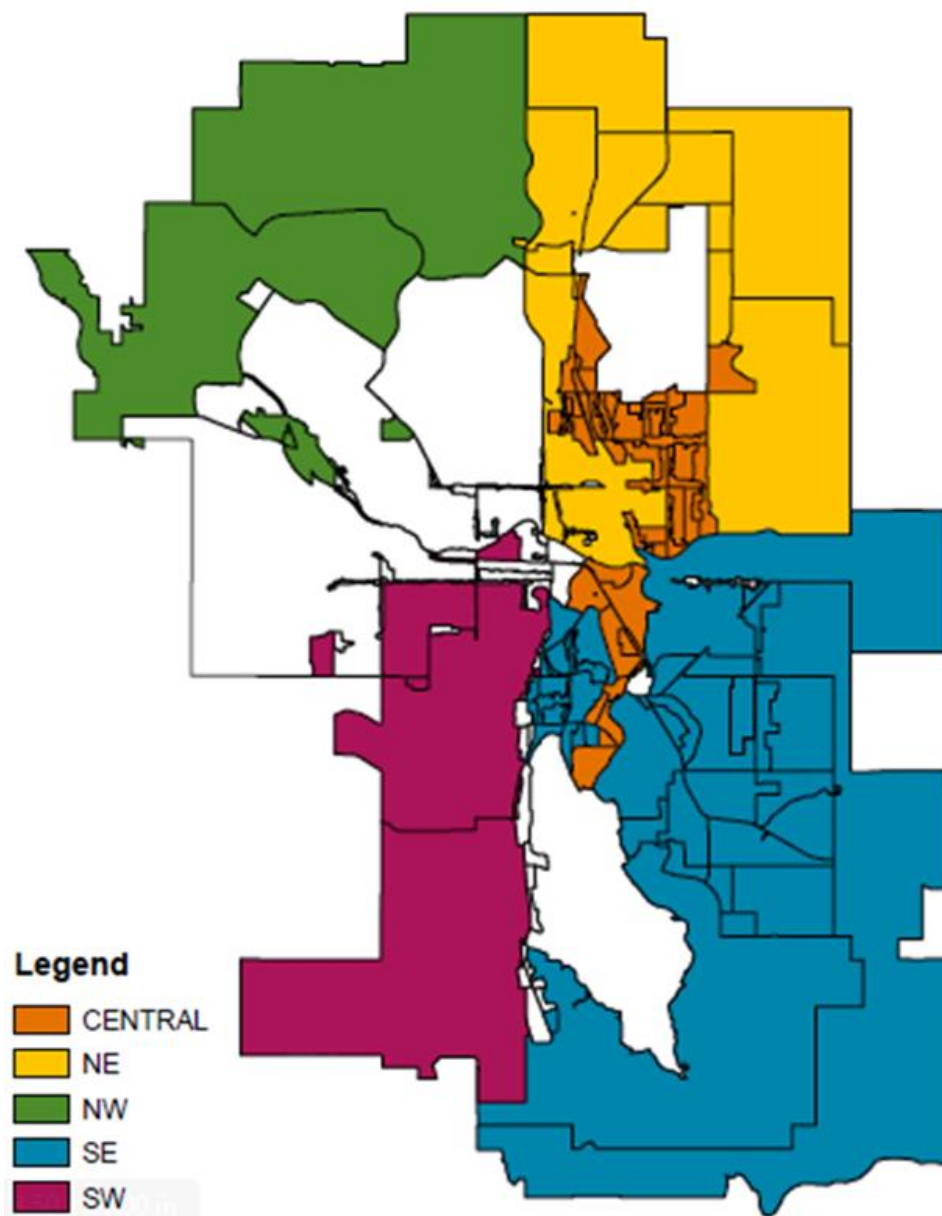
 Expressway

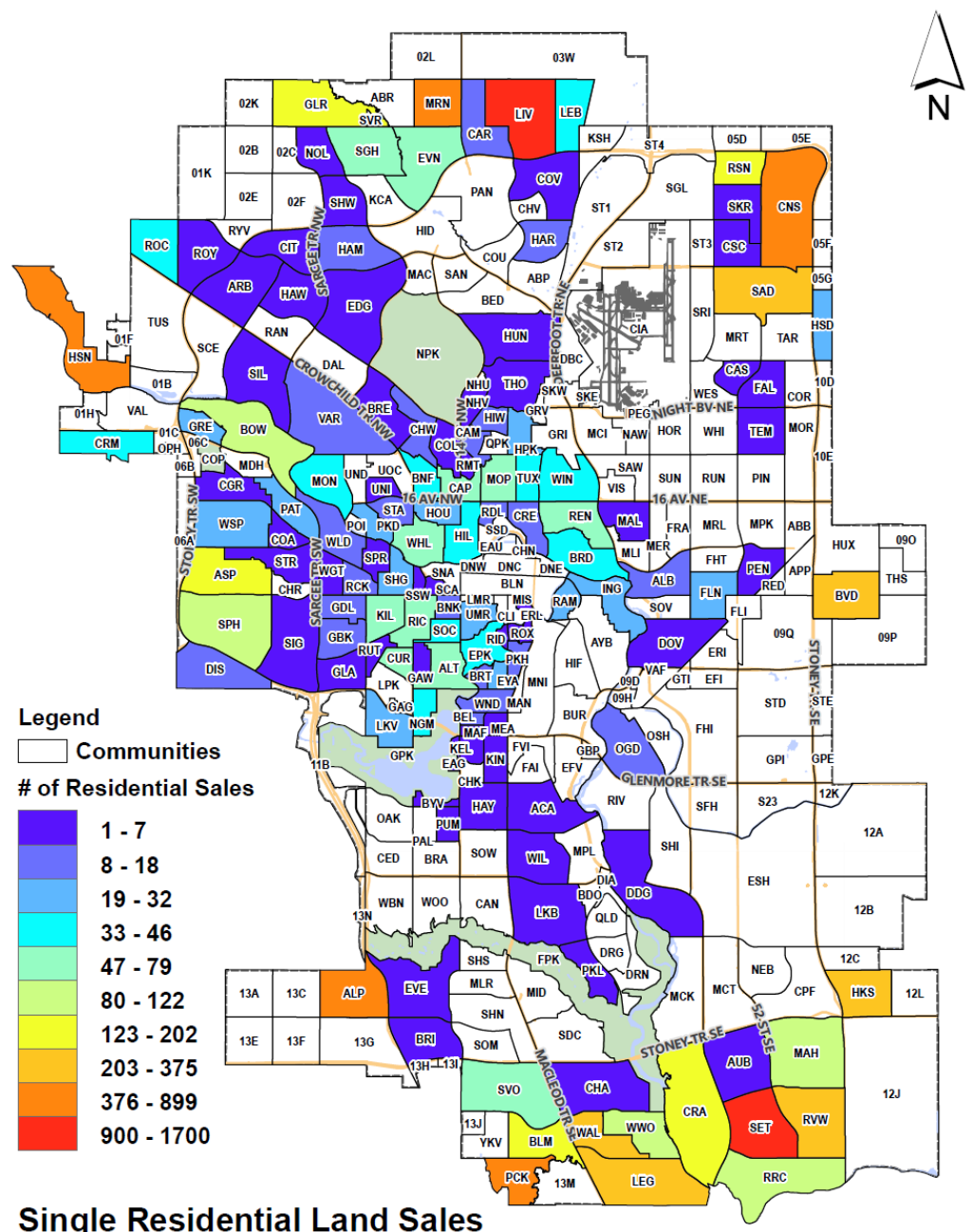
 Parks

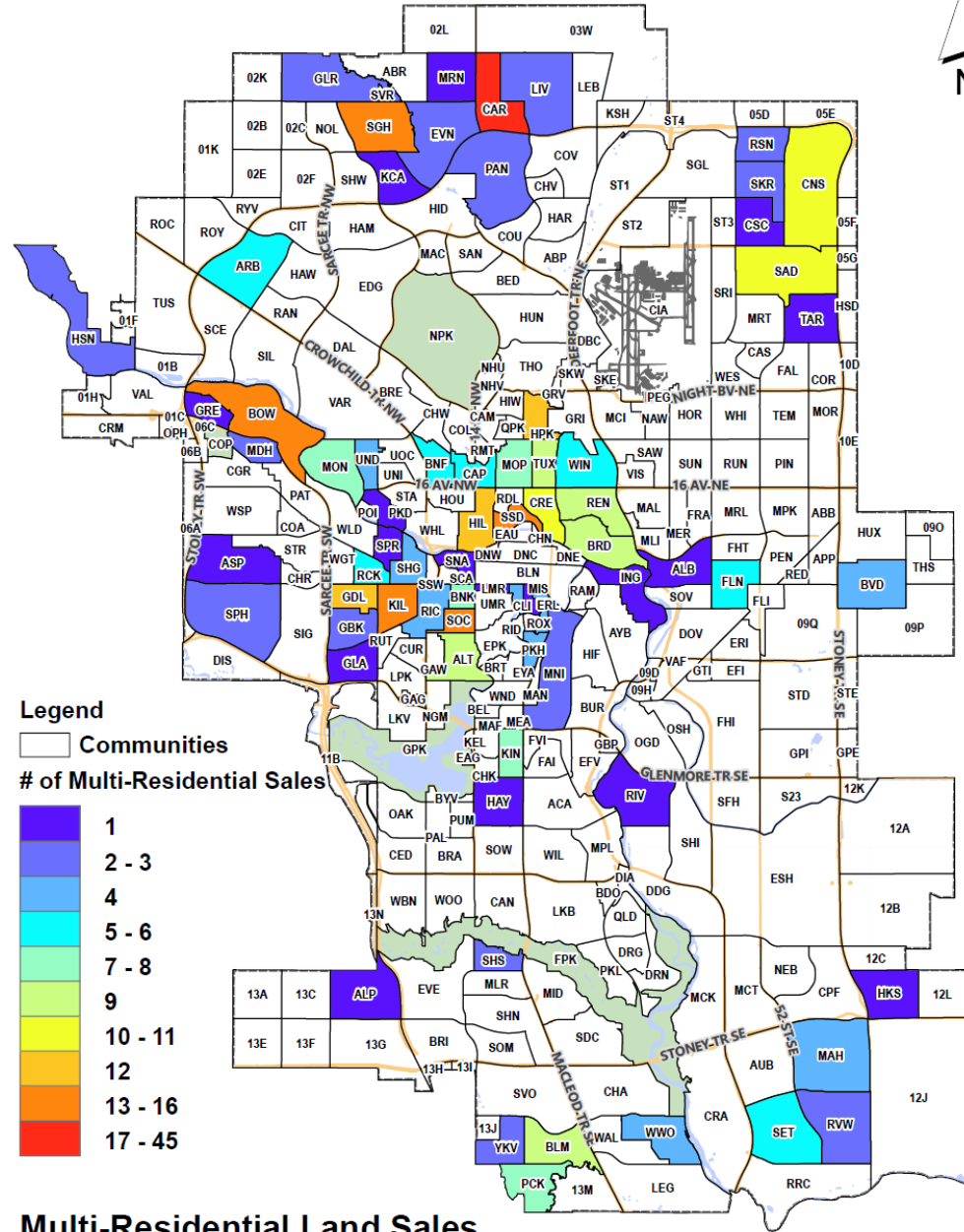
 Water

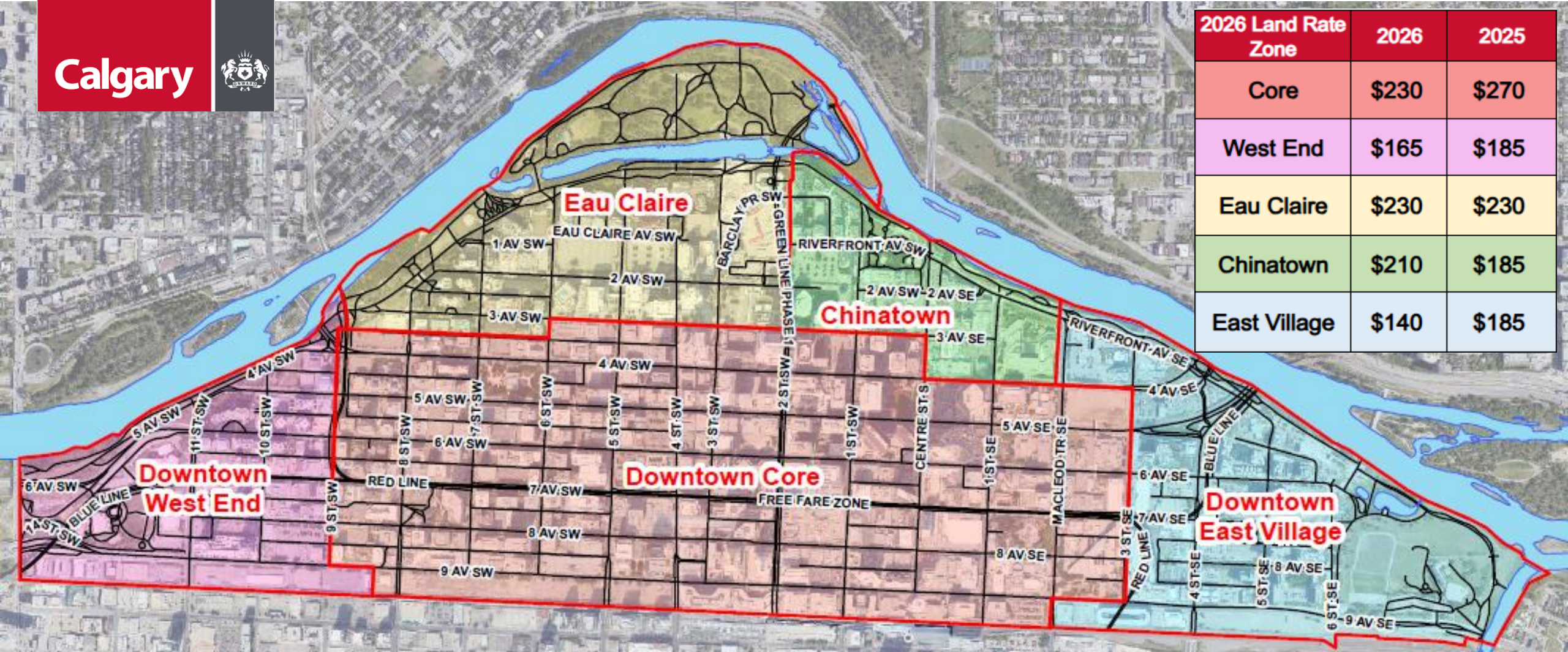


Industrial Land







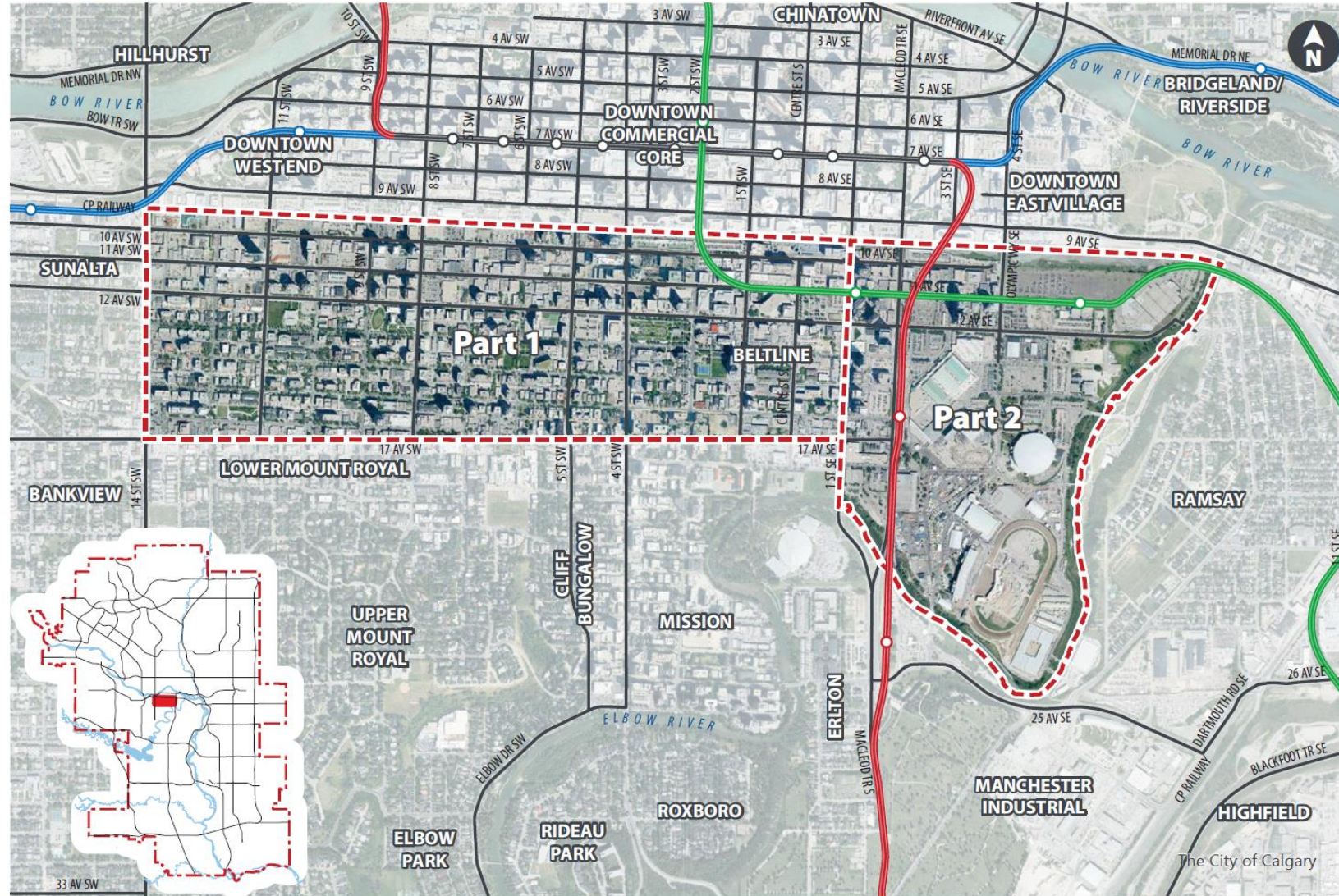


2026 Land Rate Zone	2026	2025
Core	\$230	\$270
West End	\$165	\$185
Eau Claire	\$230	\$230
Chinatown	\$210	\$185
East Village	\$140	\$185

Downtown Land

Beltline Area Redevelopment Plan

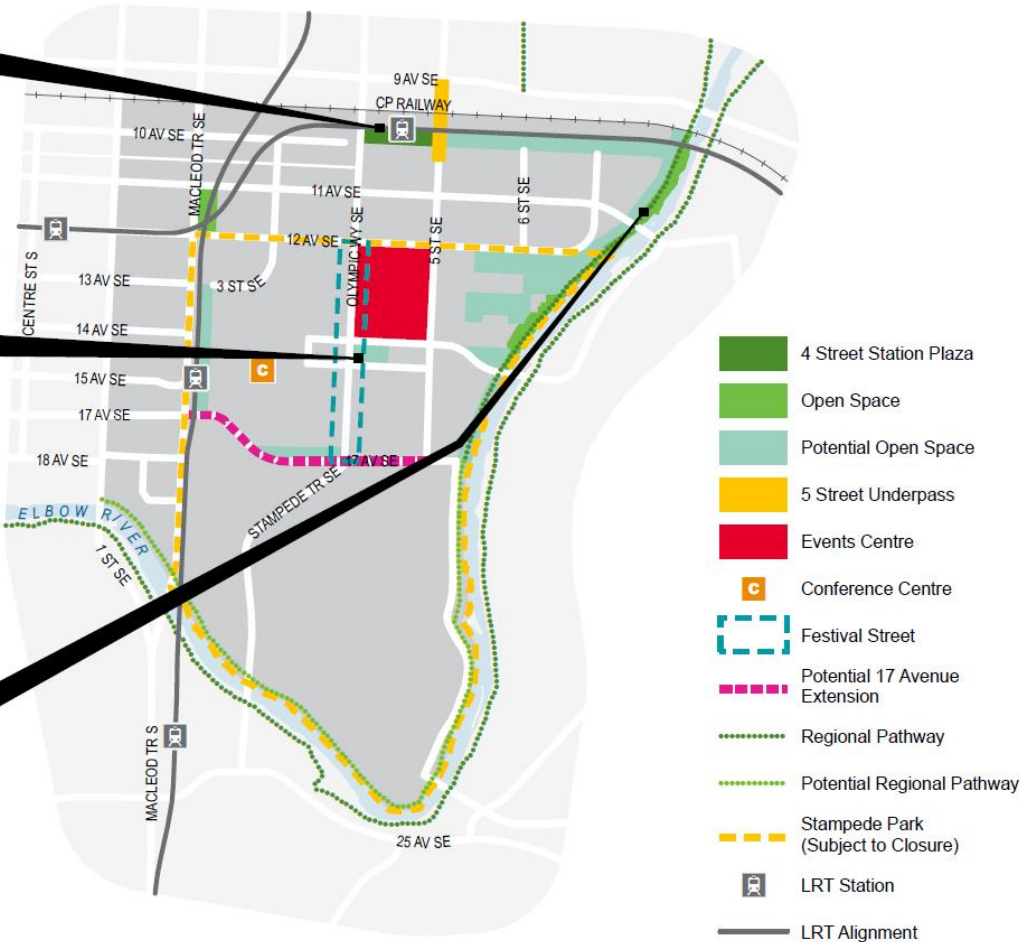
Map 1: Beltline Area Redevelopment Plan Boundary



Beltline Area Redevelopment Plan

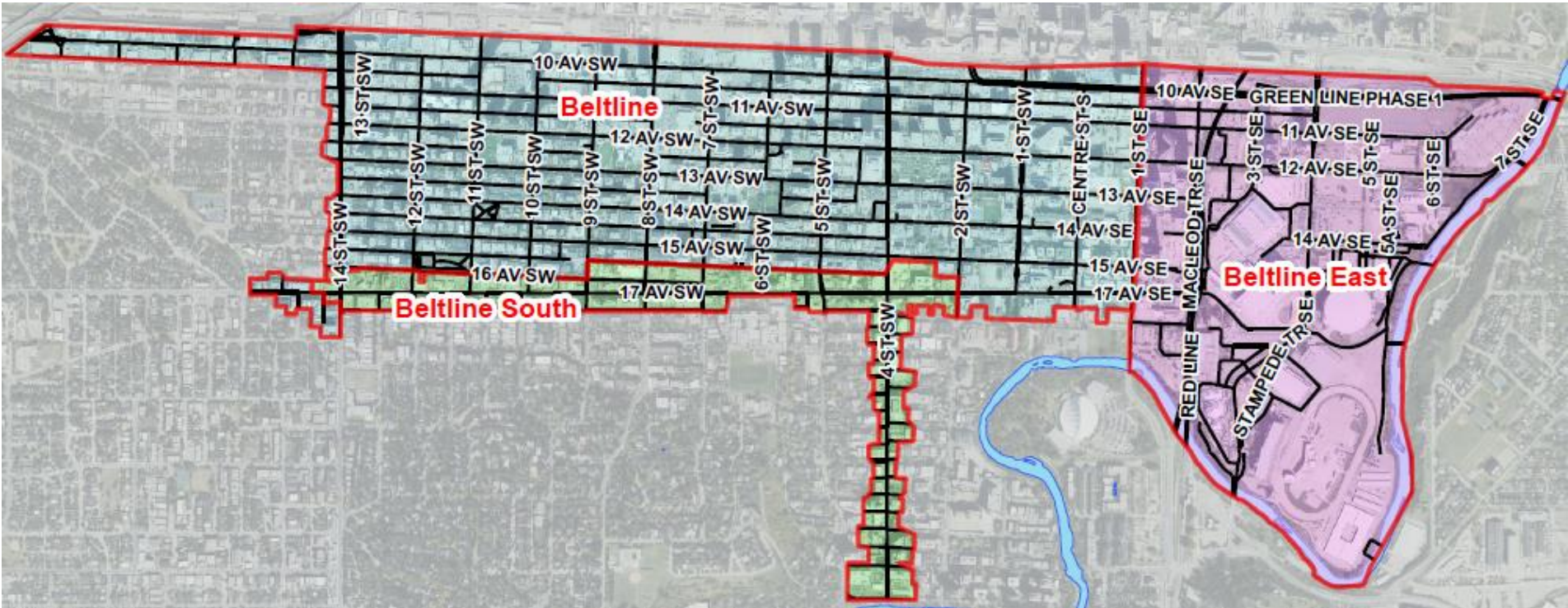


Map 1 Plan Overview

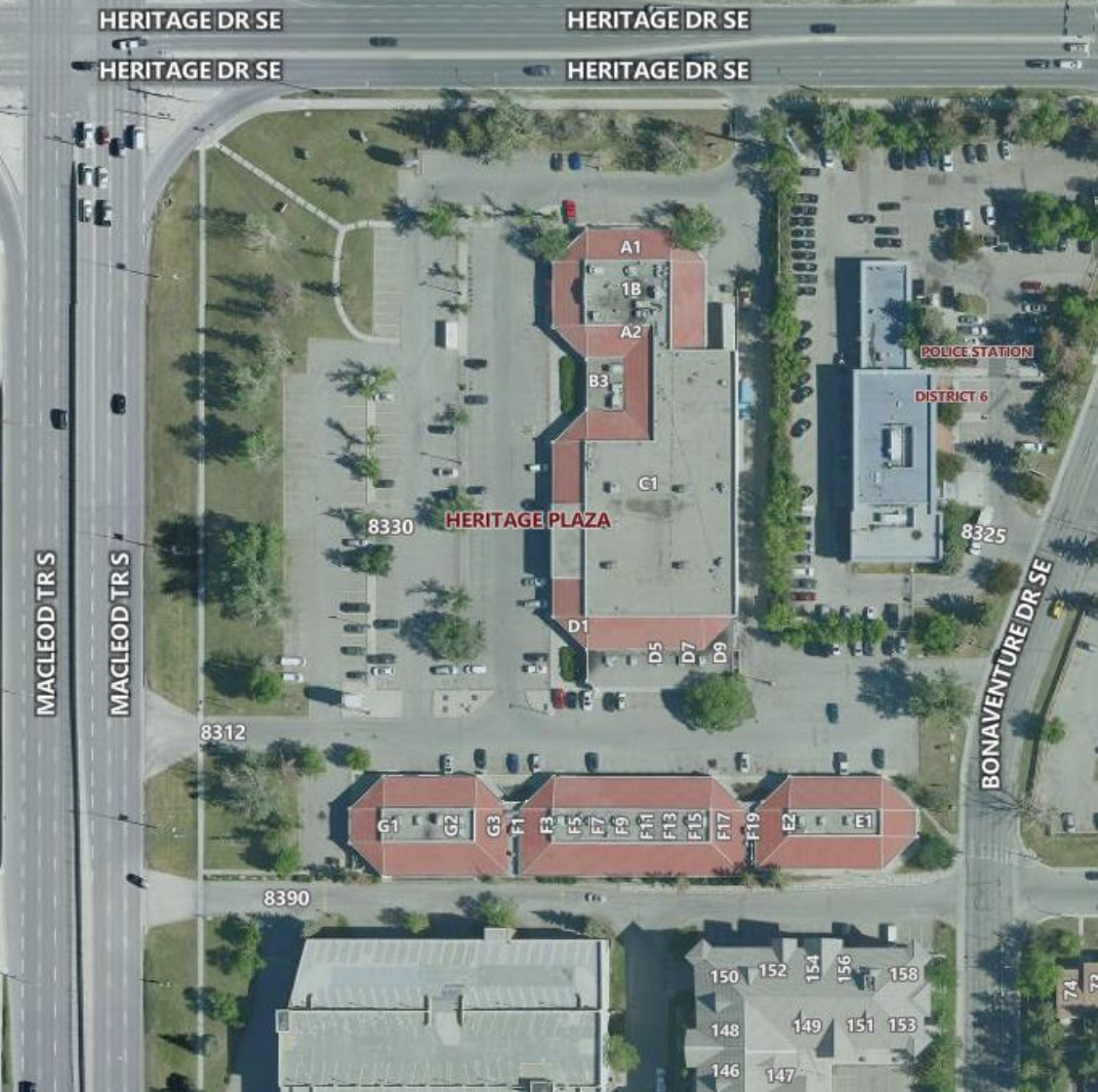
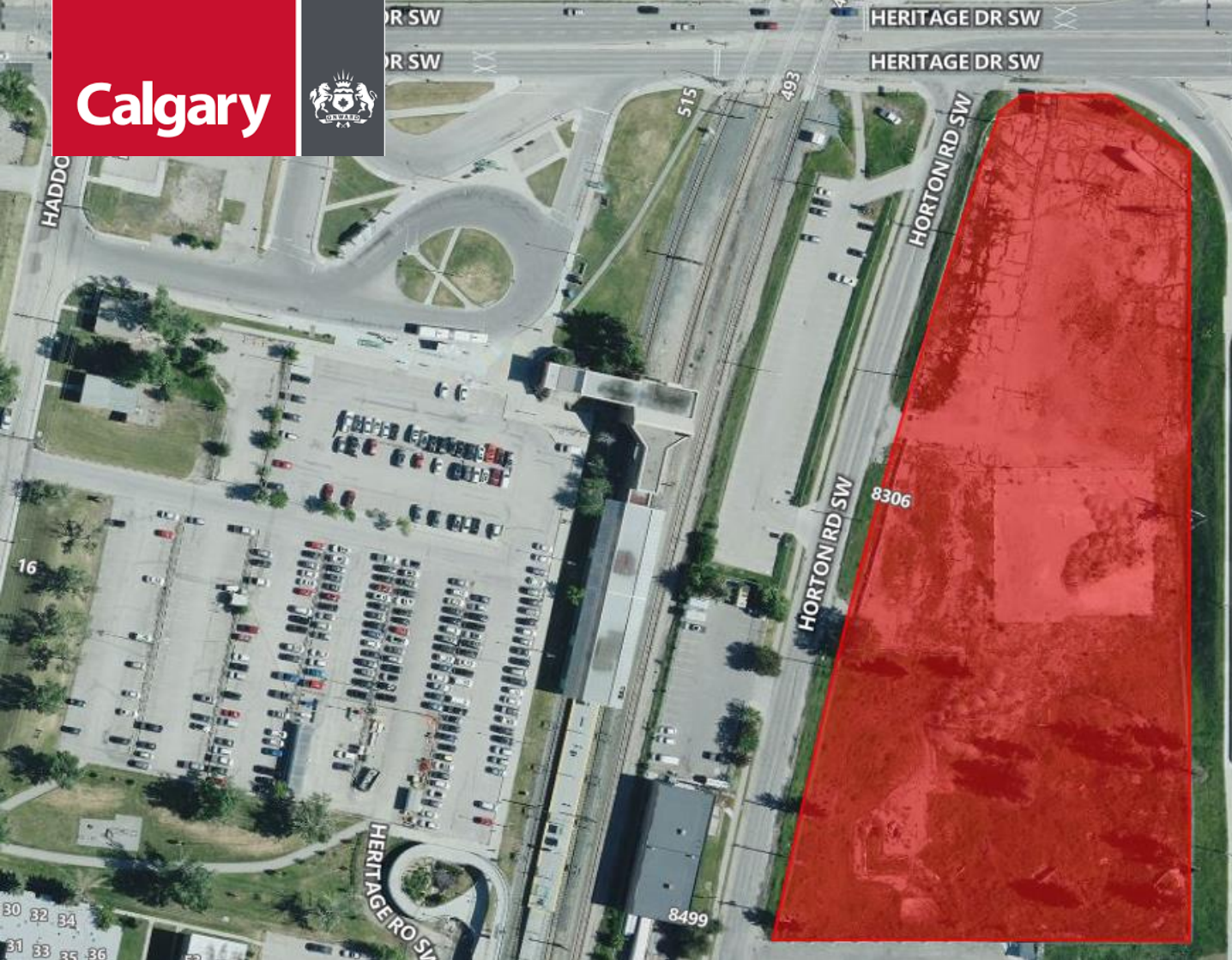


This map is intended to show key infrastructure and investments being made in the area. This map is conceptual only. No measurements of distances or areas should be taken from the map.

Beltline Land



2026 Land Rate Zone	2026 Land Rate	2025 Land Rate
BL EAST	\$150	\$150
BELTLINE	\$220	\$250
BL SOUTH	\$310	\$310



Notable Sale 1

8306 Horton RD SW

Registered Sale Date: July 11, 2024

Sale Price: \$14,510,000 (\$70 PSF)

Parcel Size: 4.6 acres (200,865 SF)

Land Use: C-COR1 – Commercial Corridor



Notable Sale 2

640 10 Avenue SW
706 10 Avenue SW
710 10 Avenue SW

Registered Sale Date: Feb. 03, 2025

Sale Price: \$299 PSF

Parcel Size: 1.1 acres (47,957 SF)

Land Use: CC-X – Centre City Mixed Use District

Cost Approach

The City of Calgary uses the **Marshall & Swift** costing service to estimate the replacement cost of commercial or specialized improvements.

While 2025 saw some stability in improvement values. 2026 is trending upwards in year over year change.

In 2026:

Cost values for commercial improvements are increasing generally between **2 to 4%** overall.

However, the "older product" is flat, with the range between **-1% to +1%**.

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