

Applicant's Submission



26 September, 2019

Introduction

On behalf of Genstar Development Company, B&A is pleased to prepare an application for Outline Plan, Land Use Amendment and Road Closure for approximately +/- 320 acres (129 hectares) of land in southeast Calgary, within the Rangeview Community. The subject lands are immediately east of Seton and south of Mahogany, bounded on the south by 212 Avenue SE, on the north by Rangeview Avenue SE and on the west by the legal road allowance of 72 Street SE. A portion of 72 Street will be closed and incorporated into a linear park/pul space, and a portion will be renamed to form a logical extension of the curved 52 Street SE.

Design Inspiration

Genstar's Rangeview has been planned to be the first Vision Zero Community in Calgary, aspiring to eliminate all pedestrian and cyclist injuries that have become common place in modern day road design. By relocating bike lanes on all main thoroughfares in the community to a pathway network separated from cars, widening treed boulevards and narrowing overall rights-of-way, drivers will be slowed, pedestrians and cyclist movements will be prioritized, and a sense of community identity is established.

Rangeview's open space system is one of the defining features of the plan. Each neighbourhood has been carefully designed around a neighbourhood park with the intention that it becomes a focal point for those residents. Open spaces within the plan area also serve as landmarks and landing points, each interconnected through sidewalks, pathways or corridors that lead to the activity centres, prominent natural or other community amenities on offer in Seton Town Centre. The street names within each of the neighbourhood cells have been themed around a central park and form a tribute to the bird species that have been found in the region.

The Rangeview ASP Land Use Concept identifies this land as primarily residential in nature with key features including two Neighbourhood Activity Centres (NACs), a Community Retail Centre site, Community Association Site, and a Joint Use Site (CBE Middle School). The community design provides these community elements and transportation network as show in the Rangeview ASP.

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Outline Plan and Land Use Amendment

A range of residential housing forms have been distributed throughout the community, focusing higher density residential along the central north-south corridor and within the NACs. The proposed land use districts for the subject lands are single detached (R-G), semi-detached (R-G), street-oriented rowhouses (R-Gm), medium density multi-residential (M-2), (M-U1), a Community Commercial (C-C1), a variety of neighbourhood parks (S-SPR), and two naturalized storm ponds (S-CRI).

Density and Intensity Metrics

Genstar's Rangeview exceeds the density and intensity requirements established through the Calgary Municipal Development Plan and Rangeview ASP. The area will become home to an anticipated 8901 people and create an estimated 275 jobs within the Community Retail Centre and mixed-use neighbourhood activity centres. There are an anticipated 2838 units, achieving an anticipated density of 22 units per hectare (8.9 upa).

Genstar seeks the support of Administration, Calgary Planning Commission and City Council on this new exciting development in southeast Calgary.