

Planning & Development Report to
Calgary Planning Commission
2019 October 17

ISC: UNRESTRICTED
CPC2019-1068

Street Name in Rangeview (Ward 12), SN2019-0003

EXECUTIVE SUMMARY

The street naming application was submitted on 2019 March 11 by B&A Planning Group on behalf of Genstar Development Company. The application is for the additional street names in the community of Rangeview.

These street names will be used in portions of Neighbourhoods 8 and 10 of the *Rangeview Area Structure Plan (ASP)* as shown in the concurrent outline plan application (LOC2018-0088). The site is 130.48 hectares of the 479 gross hectares of the Rangeview community.

The developer seeks Calgary Planning Commission's and City Council's support in approving the proposed street names of Blackbird, Blue Heron, Finch, Hummingbird, Mallard, Pintail, Raven and Sparrow.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommends that Council:

1. **ADOPT**, by Resolution, the proposed street names of "Blackbird", "Blue Heron", "Finch", "Hummingbird", "Mallard", "Pintail", "Raven" and "Sparrow".

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2019 OCTOBER 17:

That Council adopt, by Resolution, the proposed street names of "Blackbird", "Blue Heron", "Finch", "Hummingbird", "Mallard", "Pintail", "Raven" and "Sparrow".

PREVIOUS COUNCIL DIRECTION / POLICY

On 2018 July 30, City Council approved the removal of the Growth Management Overlay for a portion of the *Rangeview Area Structure Plan (ASP)* area, which included portions of neighborhoods 8 and 10, the subject of this application. City Council also approved the Calgary Planning Commission's recommendation to adopt the community name Rangeview, CPC2018-1085, on 2018 December 10.

This is the second community within the *Rangeview ASP* area and the second street name application in the community of Rangeview.

BACKGROUND

B&A Planning Group submitted the subject application on 2019 March 11 on behalf of Genstar Development Company. A summary of the proposal has been provided in Attachment 1. This is a revision of the original proposal to replace the proposed street name Sandpiper which exists in the community of Sandstone and in the City of Chestermere.

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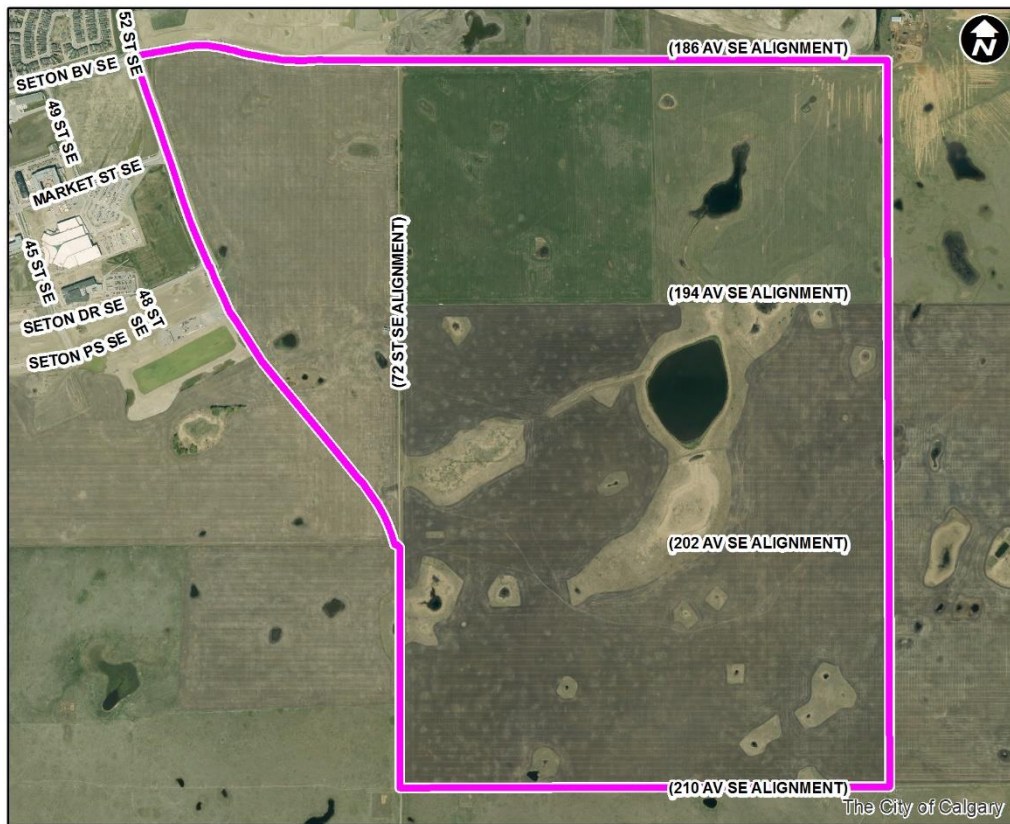
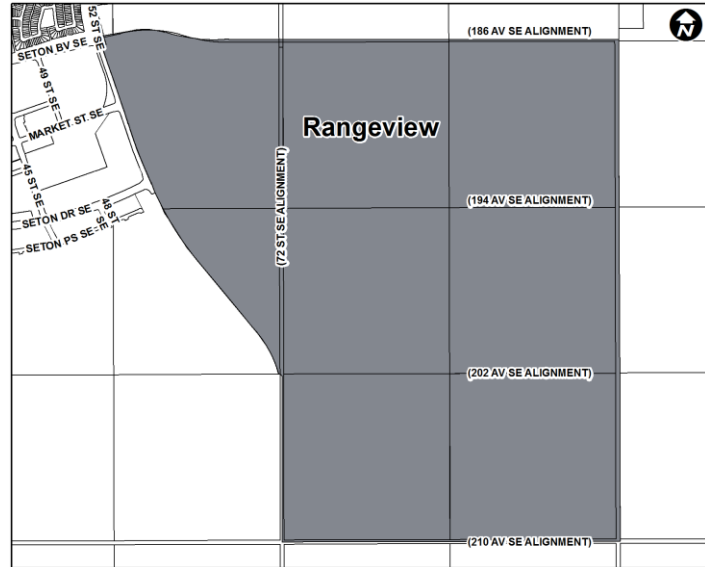
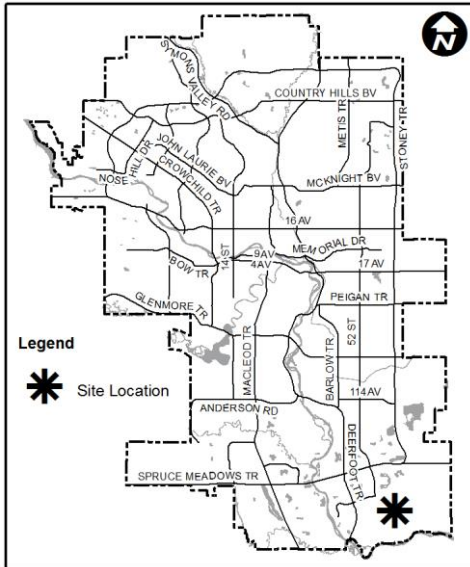
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The application is for the additional street names in the community of Rangeview. The proposed street names are: Blackbird, Blue Heron, Finch, Hummingbird, Mallard, Pintail, Raven and Sparrow.

These street names will be used in portions of Neighbourhoods 8 and 10 of the *Rangeview ASP* as shown in the concurrent outline plan application (LOC2018-0088). The site is 130.48 hectares of the 479 gross hectares of Rangeview community.

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Location Maps



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Site Context

Situated on the east side of Seton and south side of Mahogany communities, Rangeview community is directly north of 210 Avenue SE and west of 88 Street SE alignments.

It has natural features such as wetlands, aspen stands and areas of native pasture. A variety of bird and other animal species, including provincially listed sensitive species, used this area for their habitat. The drainage corridors provide for wildlife movement and wetland connectivity.

The prairie landscape and presence of seasonal marsh wetlands has been conducive for historically farming and ranching operations in this area.

On-going development in the community of Seton, as well as major infrastructure projects are underway at south Deerfoot Trail and the 210 Avenue SE interchange development as part of the Rangeview community.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This application was submitted proposing additional street names in the community of Rangeview. After circulation, comments were received and were appropriately addressed by the applicant to conform to the Municipal Naming, Sponsorship and Naming Rights Policy.

Some street types were restricted to avoid duplication with the area where Calgary 9-1-1 dispatches. The street types that will not be used are: Lane for Hummingbird, Road for Blackbird and Alley for Mallard.

The proposed street names Blackbird, Blue Heron, Finch, Hummingbird, Mallard, Pintail, Raven and Sparrow, in consideration of the restrictions outlined above, are distinct, unique and comply with the policy.

These birds were found within the previous landscape during the biophysical field work and were selected to respect the species in the area and their habitat.

Stakeholder Engagement, Research and Communication

The subject application was circulated to various City of Calgary business units and other agencies for review. Comments were received during the circulation of the proposed street names (Attachment 2) which were addressed by the developer. The necessary changes were reflected on their proposed outline plan application (LOC2018-0088).

Strategic Alignment

The proposal aligns with the Municipal Naming, Sponsorship and Naming Rights Policy.

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Social, Environmental, Economic (External)

There are no known social, environmental, and economic impact.

Financial Capacity

Current and Future Operating Budget

There are no known current and future operating budget.

Current and Future Capital Budget

There are no known impacts to the current and future capital budgets.

Risk Assessment

There are no significant risks with the proposed names.

REASON(S) FOR RECOMMENDATION(S):

Administration recommends approval of the proposed street names as they are distinct and unique, comply with Municipal Naming, Sponsorship and Naming Rights Policy and respect the bird species found in the area and the natural habitat.

ATTACHMENT(S)

1. Applicant Submission
2. Circulation Comments