

**MISCELLANEOUS – AMENDMENTS TO THE
RANGEVIEW AREA STRUCTURE PLAN
RESIDUAL WARD 12 (12F)
DEERFOOT TRAIL AND SETON BOULEVARD SE
SOUTH AND SOUTHWEST OF SOUTH HEALTH CAMPUS
BYLAW 26P2016**

MAPS 15, 16, 22 SSE

EXECUTIVE SUMMARY

A policy amendment is proposed to the Rangeview Area Structure Plan (ASP) to remove a portion of the Growth Management Overlay. This amendment updates Map 10 “Growth Management Overlay” by removing it and replacing it with a revised “Growth Management Overlay” map.

In 2015, the applicant proposed that the Growth Management Overlay could be removed for two separate portions in the Rangeview Area Structure Plan, and submitted infrastructure studies in support. Administration worked with the landowner to review the studies and provide feedback. As a result of this review, Administration supports removing the Growth Management Overlay for these two portions. Removing the Overlay will facilitate the acceptance of two Outline Plan/Land Use Amendment applications by The City of Calgary.

PREVIOUS COUNCIL DIRECTION

On 2014 September 8, Council gave three readings to bylaw 26P2014 adopting the Rangeview Area Structure Plan.

ADMINISTRATION RECOMMENDATION(S)	2016 April 21
That Calgary Planning Commission recommends APPROVAL of the proposed Policy Amendment.	
That Council hold a Public Hearing on Bylaw 26P2016; and	
1. ADOPT the proposed amendments to the Rangeview Area Structure Plan, in accordance with Administration’s recommendation; and	
2. Give three readings to the proposed Bylaw 26P2016.	

REASON(S) FOR RECOMMENDATION:

The Rangeview ASP was adopted by Council with a full Growth Management Overlay, indicating that the leading capital infrastructure required for development was not in place or approved in The City’s capital budget. The applicant engaged Administration with a proposal that sought to demonstrate that leading capital infrastructure capacity was available for two portions in the plan area.

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City representatives from Water Resources, Transportation, the Calgary Fire Department and Calgary Growth Strategies worked with the applicant and agreed that there was sufficient leading infrastructure capacity available to remove the Growth Management Overlay for the two areas proposed by the applicant. Administration recommends removal of the Growth Management Overlay for the two portions through a policy amendment, in order to allow Outline Plan/Land Use Amendment applications to proceed.

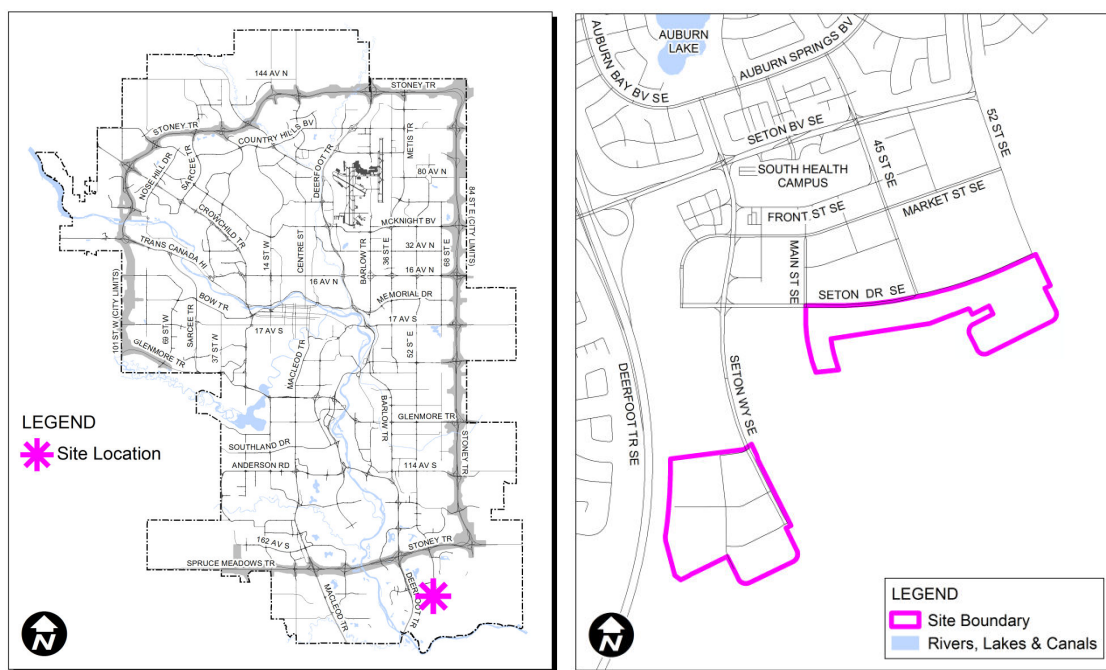
ATTACHMENT

1. Proposed Bylaw 26P2016

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed amendments to the Rangeview Area Structure Plan (APPENDIX II).

Moved by: S. Keating

Carried: 9 – 0

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Applicant:

Urban Systems Ltd

Landowner:

South Seton GP Inc
Carma Ltd

PLANNING EVALUATION

SITE CONTEXT

Then general location is in southeast Calgary, directly south of the community of Seton (Seton Urban District). Deerfoot Trail SE and Seton Boulevard SE is the nearest major intersection. The Rangeview ASP provides the local area policy for the subject sites. The two portions under consideration for Growth Management Overlay removal are also adjacent to the Southeast Centre Area Structure Plan. The land under consideration is currently used for agriculture.

LAND USE DISTRICTS

The ASP provides policy and a general land use concept to guide future Land Use and Outline Plan applications. Specific land uses will be determined at the Outline Plan/Land Use Amendment application stage.

LEGISLATION & POLICY

Growth Management in the Rangview plan is articulated in Section 8.2, with reference to Section 4.3 in MDP Part 2: New Community Planning Guidebook. The ASP indicates the boundary of the Overlay and states that development shall not occur until the Overlay is removed. Alternatively, the MDP indicates how an applicant can demonstrate that infrastructure capacity either exists, or how it will be funded, through a Growth Management Analysis submission.

In this instance, the applicant chose to demonstrate that existing system capacity was sufficient to allow for development in the two portions. Therefore, no additional City capital infrastructure would be required, and no alternate funding and financing arrangements would be necessary. The details of the proposal were reviewed and accepted by Administration, bringing the submission into conformity with the applicable policy. Technical infrastructure details are provided below in the Transportation, Utilities & Servicing and Growth Management sections.

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TRANSPORTATION NETWORKS

During the creation of the Rangeview ASP, the prevailing assumption was that the interchange at 212 Avenue SE and Deerfoot Trail SE would be required prior to any development in the plan area.

The applicant submitted a Transportation Impact Assessment and subsequently worked with Transportation Development Services to determine how the expected trip pattern would affect the local network, specifically Seton Boulevard SE and access/egress onto Deerfoot Trail SE.

Transportation Development Services and the applicant have agreed upon several conditions that will help monitor congestion and development levels in the local area. These include annual monitoring and assessment of development (trip generation) relative to congestion at up to three key intersections beginning in 2018.

UTILITIES & SERVICING

The assumptions for utilities servicing in the Rangeview ASP include a permanent sanitary trunk along 210/212 Avenue SE to the Pine Creek Wastewater Treatment Plant, permanent water feedermain upgrades in the local area, and permanent storm ponds, trunks and outfalls.

The applicant submitted a proposal that sought to take advantage of sanitary capacity in the existing sanitary trunk servicing the Mahogany and Seton areas, and to access water service to the north of the subject areas as well, until connecting to permanent (ultimate) infrastructure in 2021. Stormwater was proposed to be managed on site on an interim basis.

Following an analysis of the proposal, Water Resources provided a letter of no objection to the applicant, on the condition that the local connections to existing capital infrastructure are delivered to the satisfaction of Water Resources.

Emergency services are provided from the nearby Seton Fire Hall, located in the adjacent community of Seton and within the 7 minute Fire coverage standard.

ENVIRONMENTAL ISSUES

If applicable, environmental issues will be identified as part of the future development application review process.

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ENVIRONMENTAL SUSTAINABILITY

If applicable, environmental issues will be identified as part of the future development application review process.

GROWTH MANAGEMENT

This amendment to partially remove the Growth Management Overlay in the Rangeview ASP facilitates the review of two Outline Plan/Land Use Amendment applications for the areas identified.

Details on the management of leading infrastructure capacity and servicing are presented in the Transportation and Utilities & Servicing sections above. The agreements reached with Transportation Development Services and Water Resources mean there are no capital budget implications triggered as a result of this amendment.

The Rangeview Area Structure Plan as a whole ranks 12 out of 24 on the Framework for Growth and Change Sequenced List (PUD2013-0770). Permanent infrastructure required for development is not included in the Action Plan (2015-2018) budget; it is included in the remainder of the departmental Capital Plans (2015-2024). However, this proposal does not trigger that infrastructure as development on the Overlay removed lands will use existing capital infrastructure.

PUBLIC ENGAGEMENT

The landowners are aware of this policy amendment.

Community Association Comments

Not applicable

Citizen Comments

Not applicable

Public Meetings


Not applicable

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APPENDIX I

APPLICANT'S SUBMISSION



March 23, 2016

The City of Calgary
Local Area Planning & Implementation; Centre West
Planning, Development & Assessment, #8075
P.O. Box 2100, Station M
Calgary, AB T2P 2M5

File: 3038.0014.14

Attention: Ms. Mona Ha - Planner, South Area

RE: RANGEVIEW AREA STRUCTURE PLAN (BYLAW 26P2014) - MINOR AMENDMENT

Please accept this letter as a request for minor amendment to the Rangeview Area Structure Plan (ASP) relating to partial removal of the Growth Management Overlay (GMO).

The area for the GMO removal is within the Rangeview ASP and under review by administration for outline plan and redesignation approval, referred to as the Stage 1A and 1B lands. These applications are reviewed in the context of supporting the retail, employment, institutional, recreational and residential mixed uses within the adjacent Seton Towne Centre.

Administration is in support of the partial removal of the GMO for the lands because:

1. The proposal does not require new City capital infrastructure investment and therefore no approval from Council's Priorities and Financing Committee is required.
2. Given its proximity to the Seton Fire Hall, the plan area is entirely within the standard 7 minutes Fire coverage area.
3. Water Resources has no objections to the applicant's servicing proposals for water, sanitary and storm. However, interim servicing is proposed for sanitary and storm delivery.
4. Transportation has reviewed the Transportation Impact Assessment (TIA) submission and has no objections to the applicant's proposal of available capacity and interim mitigation measures to service the development.

On behalf of Brookfield Residential, we would like to express appreciation for the efforts by the City administration to bring forward this minor ASP amendment for Council's consideration. If you have any questions or require further information please do not hesitate to call me at 403.717.8704 or e-mail jpower@urbansystems.ca.

Kind regards,

URBAN SYSTEMS LTD.

Suite 101 - 2716 Sunridge Way NE, Calgary, AB T1Y 0A5 | T: 403.291.1193

urbansystems.ca

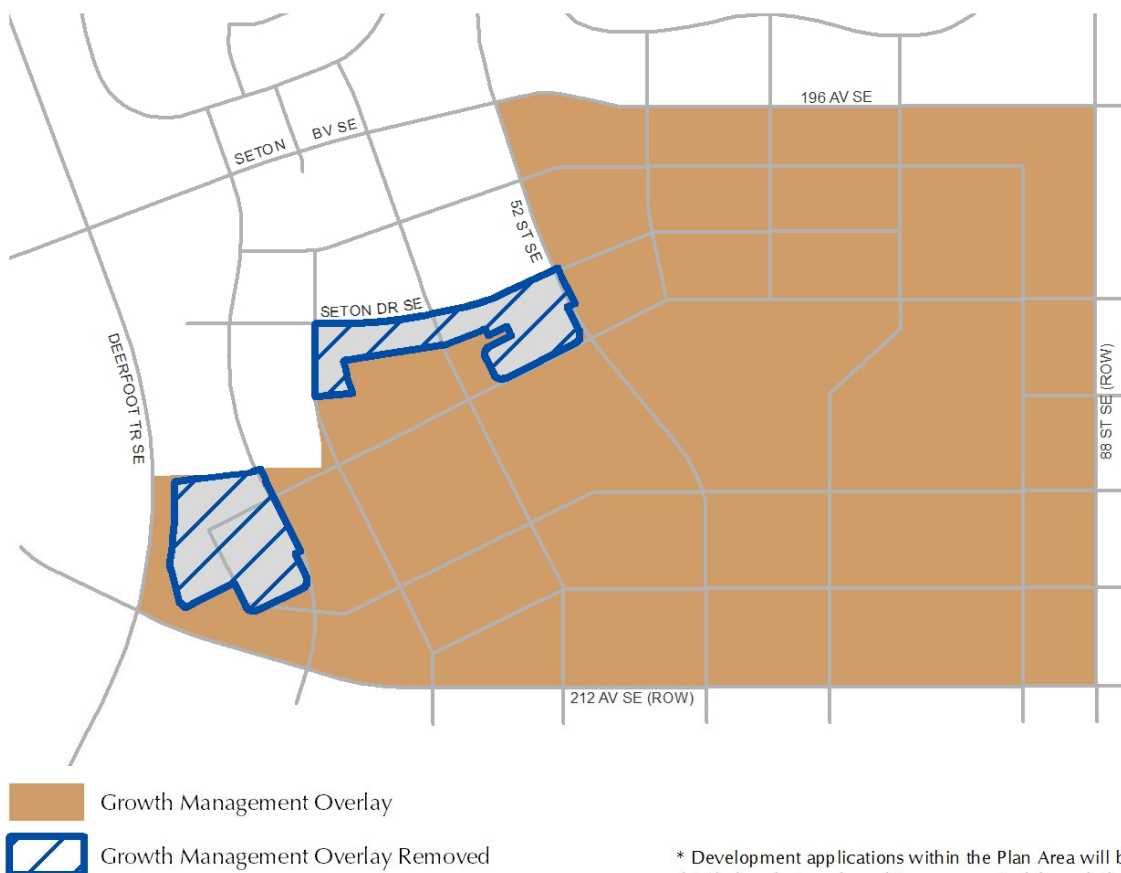
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APPENDIX II

PROPOSED AMENDMENTS TO THE RANGEVIEW AREA STRUCTURE PLAN

- (a) Delete existing Map 10 entitled “Growth Management Overlay” and replace with revised Map 10 entitled “Growth Management Overlay” as follows:



* Development applications within the Plan Area will be subject to detailed analysis and conditions as required through the application review process. Other servicing or infrastructure requirements may be required.