

Applicant Submission

2022 February 24

The Land Use Redesignation for Rangeview West includes 82.45 hectares (205.7 acres) located in the Community of Rangeview in the southeast quadrant of Calgary. This parcel of land, owned by Danube Farming Ltd., is the missing link between several already approved plans to the east in Rangeview and the fast-developing Seton Urban District to the west, which includes major employment, regional recreational, commercial and institutional uses.

At build out the proposed plan is projected to yield a total of 2,005 units in a range of housing types and 5,500 square meters of neighbourhood commercial which will complement Seton Urban District to create complete communities.

Working within the context of the adjacent approved plans, existing development, and the parameters of the Rangeview Area Structure plan, the Rangeview West plan contains:

- Strong pedestrian and vehicular east-west linkages to create direct connections between amenities in Seton Urban District, the existing Setway, 2 future Green Line stations and residential development in Rangeview, east of 52 Street
- An interconnected and adaptable grid network
- An urban interface along 52 Street and the transit station planning area
- A Neighbourhood Activity Centre (NAC) that creates a focal point within Rangeview West
- Well distributed open space including an expansive 17.4 acre Storm Park which integrates a constructed wetland and an interconnected pathway system
- A strong north-south link with visual connections between the Neighbourhood Activity Centre, naturalized Storm Park and open space in the community of Mahogany to the north

By virtue of its proximity to Seton Urban District and the future Green Line Station, Rangeview West provides a diversity of land uses. In keeping with the City's policies, the higher intensity land uses are located within the Transit Station Planning Area along 52 Street and include Mixed Use MU-1, Medium and Low Profile Multi-Residential M-2 & M-1 and CN-1 – Neighbourhood Commercial Districts.

The residential area is predominantly Low Density Mixed Housing R-Gm and R-G which provides for a range of housing forms including single detached, semi-detached, duplex and rowhouse. Rangeview West proposes these uses on laned and laneless parcels. Additional land uses include CN-2 Neighbourhood Commercial 2 and Special Purpose S-SPR and S-CRI, to support a naturalized Storm Park, a K-9 School site and additional open space amenities.

Rangeview West is located within an area that has already had the Growth Management Overlay removed. Development of Rangeview West leverages the significant public and private investments in the area including the construction of the Calgary Ring Road infrastructure, the Calgary South Health Campus, future Green Line, Regional Recreation Centre, Seton Fire Station and Commercial development in Seton Urban District. Based on the investment to date, the Rangeview West development is an opportunity to deliver on Calgary's MDP/CTP objectives, while also providing for value creation, return on Investment, off-site levies and annual tax generation.

We respectfully request the City's support for the proposed land use redesignation.