

Land Use Amendment and Outline Plan in Rangeview (Ward 12) at multiple properties, LOC2021-0073

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated approving authority, approve the proposed outline plan located at 18800 – 52 Street SE, 19605 – 72 Street SE and 19511 – 72 Street SE (Plan 1812267, Block1, Lot 1; NE1/4 Section 15-22-29-4; and Plan 1911701, Block A), to subdivide 83.40 hectares (206.08 acres), with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 83.25 hectares (205.70 acres) located at 18800 – 52 Street SE and 19605 – 72 Street SE (Plan 1812267, Block1, Lot 1; NE1/4 Section 15-22-29-4) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) District, Commercial – Neighbourhood 1 (C-N1) District, Commercial – Neighbourhood 2 (C-N2) District, Mixed Use - General (MU-1f2.5h26) District, Mixed Use - General (MU-1f2.0h22) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Special Purpose – City and Regional Infrastructure (S-CRI) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 MARCH 24:

That Council give three readings to **Proposed Bylaw 72D2022** for the redesignation of 83.25 hectares (205.70 acres) located at 18800 – 52 Street SE and 19605 – 72 Street SE (Plan 1812267, Block1, Lot 1; NE1/4 Section 15-22-29-4) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) District, Commercial – Neighbourhood 1 (C-N1) District, Commercial – Neighbourhood 2 (C-N2) District, Mixed Use - General (MU-1f2.5h26) District, Mixed Use - General (MU-1f2.0h22) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Special Purpose – City and Regional Infrastructure (S-CRI) District.

Excerpt from the Minutes of the Calgary Planning Commission, dated 2022 March 24:

“Moved by Councillor Wong

That with respect to Report CPC2022-0338, the following be approved, **after amendment**:

That Calgary Planning Commission:

1. As the Council-designated approving authority, approve the proposed outline plan located at 18800 – 52 Street SE, 19605 – 72 Street SE and 19511 – 72 Street SE (Plan

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1812267, Block1, Lot 1; NE1/4 Section 15-22-29-4; and Plan 1911701, Block A), to subdivide 83.40 hectares (206.08 acres), with conditions (**Revised** Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 83.25 hectares (205.70 acres) located at 18800 – 52 Street SE and 19605 – 72 Street SE (Plan 1812267, Block1, Lot 1; NE1/4 Section 15-22-29-4) from Special Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) District, Commercial – Neighbourhood 1 (C-N1) District, Commercial – Neighbourhood 2 (C-N2) District, Mixed Use - General (MU-1f2.5h26) District, Mixed Use - General (MU-1f2.0h22) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Special Purpose – City and Regional Infrastructure (S-CRI) District.

For: Director Vanderputten, Commissioner Mortezaee, Commissioner Palmiere, Councillor
 (8) Wong, Councillor Dhaliwal, Commissioner Navagrah, Commissioner Hawryluk, and
 Commissioner Tiedemann

MOTION CARRIED”

HIGHLIGHTS

- This application seeks to establish a subdivision framework and redesignate lands in the community of Rangeview to allow for mixed-use, residential development, including an elementary school, open spaces, and stormwater management facilities.
- This application will accommodate a variety of housing types including single and semi-detached dwellings, rowhouse buildings and multi-residential developments and a significant pathway system through the proposed Municipal Reserve (MR) parcels.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Rangeview Area Structure Plan* (ASP).
- What does this mean to Calgarians? This proposal would allow for increased diversity in housing opportunities, and more compact development in a greenfield setting with better use of proposed infrastructure.
- Why does this matter? Compact development of a greenfield site will contribute to Calgary’s overall economic health by housing new residents within Calgary’s city limits.
- No development permits have been submitted at this time.
- There is no previous Council direction related to this application.
- Strategic Alignment to Council’s Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This outline plan and land use amendment application was submitted on 2021 May 07 by Situated Consulting Co on behalf of the landowner, Danube Farming Ltd. The approximately

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83.40 hectares (206.08 acres) site is located in the community of Rangeview in the southeast quadrant of the city. The Seton Town Centre and South Health Campus is adjacent to the west. The subject site is currently used for agriculture.

As referenced in the Applicant Submission (Attachment 3), the proposal is to obtain outline plan and land use amendment approval to accommodate the new mixed-use and residential neighbourhood of Rangeview West. The Proposed Outline Plan (Attachment 4) and the associated Proposed Land Use District Map (Attachment 5) is anticipated to have 2,009 units, as shown in the Proposed Outline Plan Data Sheet (Attachment 6).

The outline plan will have a density of 24.1 units per hectare (9.7 units per acre). The vision is to develop a neighbourhood on lands surrounded by other approved and developing neighbourhoods in a way that is complementary and interconnected. The lands are oriented to the Seton Town Centre and complement the development. There is a Neighbourhood Activity Centre central to the neighbourhood, and a park will be established at the edge of the ravine through the dedication of Municipal Reserve (MR). Pedestrians will be able to circulate through the development using a system of sidewalks and pathways.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public stakeholders and the community association was appropriate. The applicant reached out to the Copperfield-Mahogany Community Association (no response was received) and adjacent landowners. The developer to the east commented on boundary improvement costs and this was addressed through a voluntary cost sharing arrangement for boundary area improvements. The Applicant Outreach Summary can be found in Attachment 7.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

There is no community association for the subject area. Therefore, the application was circulated to the Federation of Calgary Communities. No comments were received.

Two letters were received from the public that expressed concerns related to adherence to the local area plan and preservation of natural features on the site. These concerns were considered and addressed through the review of the outline plan application.

**Planning & Development Report to
Calgary Planning Commission
2022 March 24**

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Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposal would allow for a variety of housing choices in low and medium density residential building forms, providing for a range of housing opportunities. The proposal would also provide education, employment and retail areas that would meet the needs of residents locally.

Environmental

This application addresses objectives of the [Climate Resilience Strategy](#). The proposed storm park enhances aesthetic and ecological values through thoughtful placemaking, while facilitating opportunities for long term climate resiliency, namely, flood and drought, heat island mitigation, and carbon capture. Part of Rangeview West is located within the 600 metre Transit Station Planning Area (TSPA). This area within the TSPA will be higher density and pedestrian oriented mixed-use development. Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and encouraged at subsequent development approval stages.

Economic

Development of a greenfield site would contribute to Calgary's overall economic health by housing new residents within Calgary's city limits.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Approved** Conditions of Approval
3. Applicant Submission
4. **Approved** Outline Plan
5. Proposed Land Use District Map
6. **Approved** Outline Plan Data Sheet
7. Applicant Outreach Summary
8. **Proposed Bylaw 72D2022**
9. **CPC Commissioner Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform