

NEIGHBORHOOD AREA

TRANSIT STATION PLANNING AREA (TSPA)

NATURALIZED STORM PARK

RANGEVIEW

SETON

RANGEVIEW

BOULEVARD SE

52 STREET SE

MAHOGANY

SETON URBAN DISTRICT

Render is a general visual and is not updated to reflect plan changes through the DART process

Rangeview West Danube

Outline Plan & Land Use (CPC2022-0338)

Council: May 10, 2022

SITUATED 



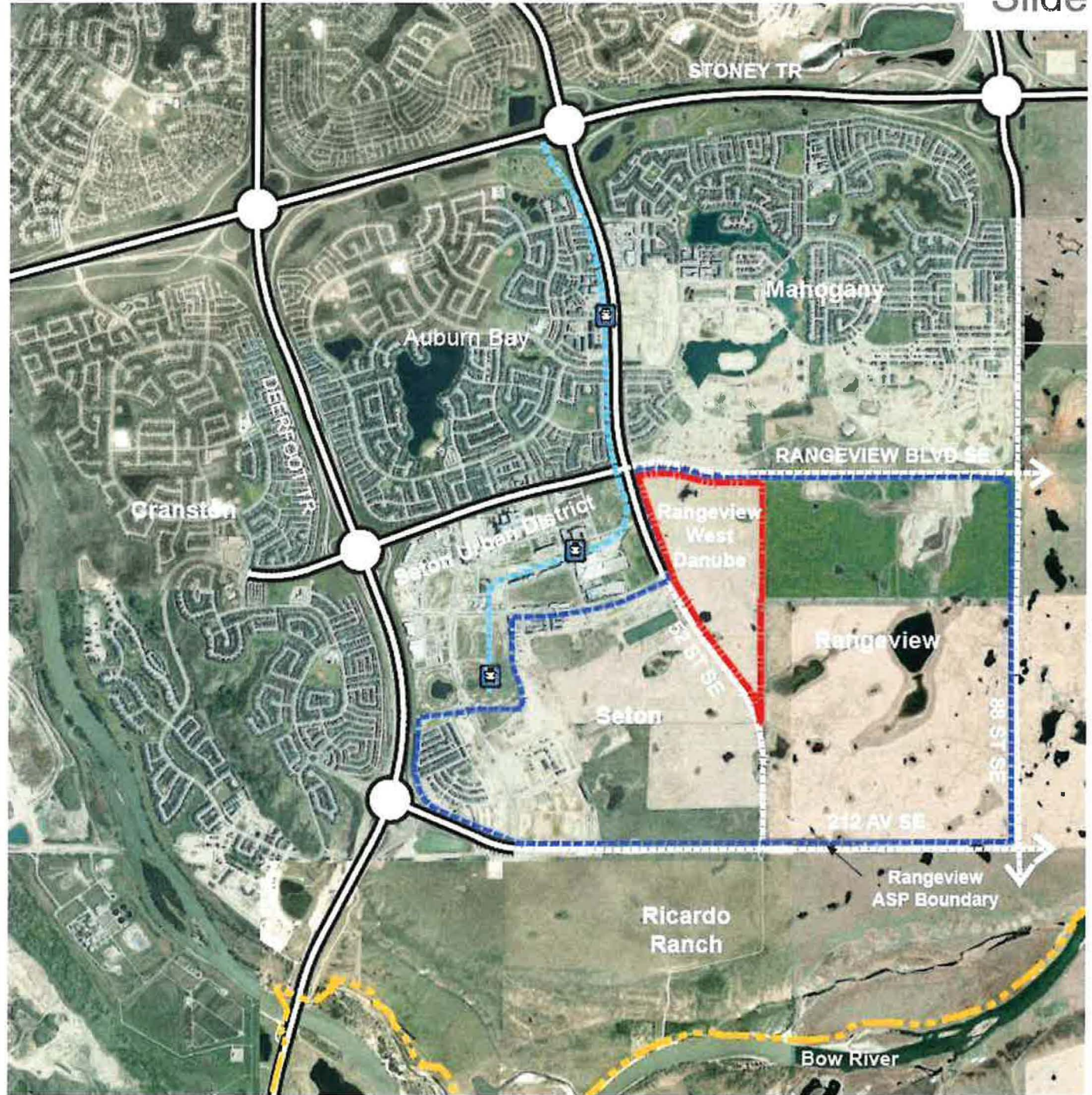
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CITY CLERK'S OFFICE

RW Danube

Development of ±205ac (83ha) of Danube lands on the lands will utilize existing and approved, public and private investments in the area, resulting in asset creation with a high ROI

The Growth Management Overlay (GMO) on the lands was removed in July 2018

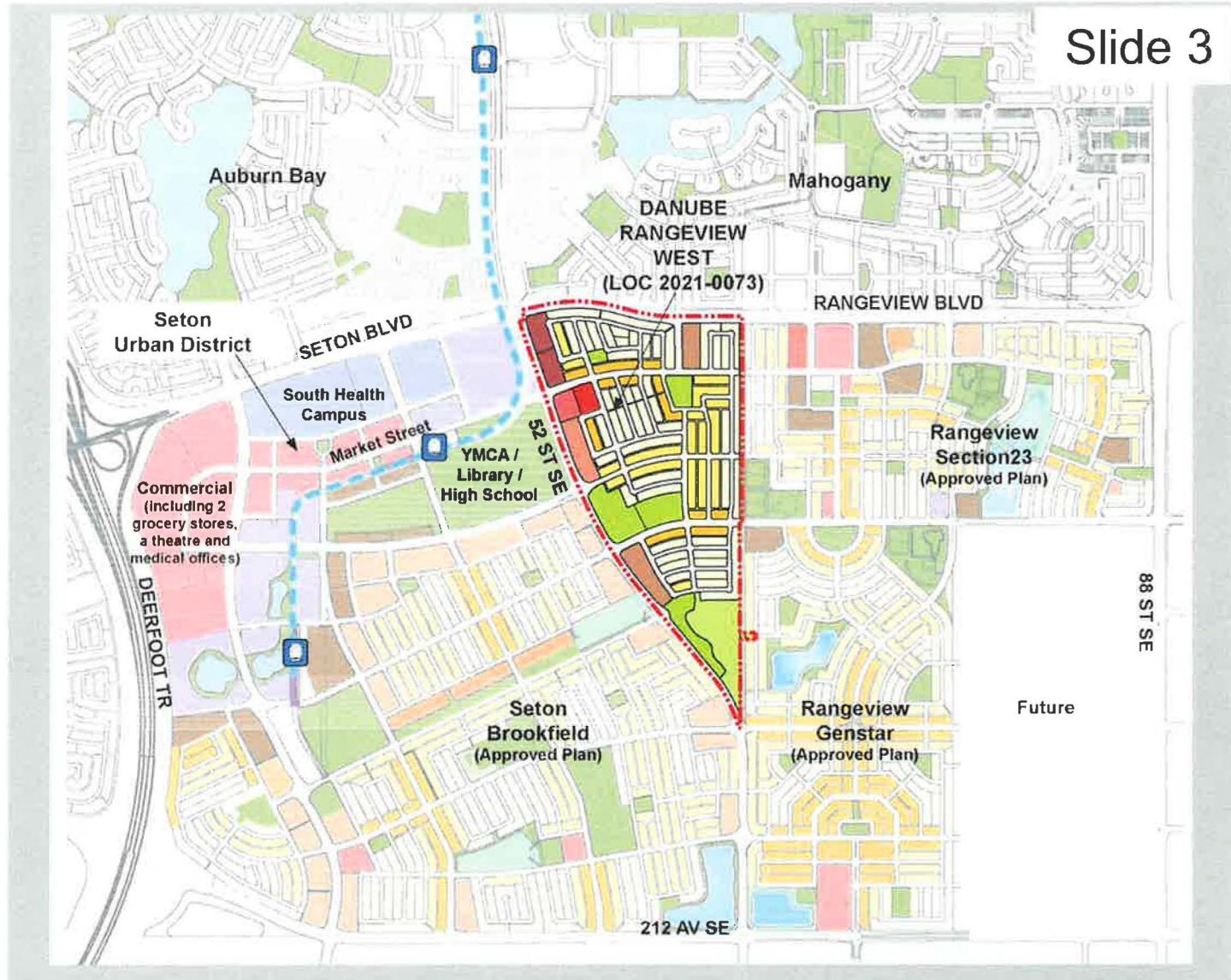
Construction of 52 ST & Rangeview BLVD along Danube boundaries will help complete the road network in the SE sector



RW Danube

Danube lands will fill the missing link between Seton Urban District and approved plans to the east and south and create a Complete Community by virtue of their proximity to Seton, which includes:

- South Health Campus
- YMCA Regional Recreation Centre and Library
- Retail Amenities & Market Street including 2 grocery stores, theatres, medical offices and hospitality
- Future Green Line and two Stations



South Health Campus



YMCA & Library



Market Street



Retail Amenities

RW Danube

1

EAST-WEST DIRECT ROUTES will facilitate multi-modal connectivity to Seton Urban District and Green Line Stations to the west and Rangeview residential to the east

2

52 STREET TSPA will have an urban interface which will continue south transitioning to lower intensity townhomes



17 ACRE EXPANSIVE STORM PARK located at the terminus of Rangeview Parade will include active and passive recreation areas, providing a valuable amenity for the residents

3

4

INTER-CONNECTED & ADAPTABLE GRID NETWORK will facilitate multiple mobility modes throughout the plan area

NORTH-SOUTH LINK -Treeed Rangeview Parade will provide visual & physical connections between Central Park & naturalized Storm Park and to Mahogany and Bow River beyond



NEIGHBORHOOD ACTIVITY CENTRE will be the social hub in the north consisting of a 2.7 acre Central Park, a transit stop and higher intensity multiresidential

