

Land Use Amendment in Rangeview at 19610 – 72 Street SE (Ward 12), LOC2023-0124

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 5.00 hectares \pm (12.36 acres \pm) located at 19610 – 72 Street SE (Portion of NW1/4 Section 14-22-29-4) from Residential – Narrow Parcel One Dwelling (R-1N) District to Residential – Low Density Mixed Housing (R-G) District.

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for rowhouses, duplex dwellings cottage housing clusters, semi-detached dwellings, in addition to the building types already listed in the existing district (e.g. single detached).
- The proposal represents an appropriate use of a residential site, allows for development that is compatible with the approved outline plan and 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? The proposed Residential – Low Density Mixed Housing (R-G) District would allow for greater housing choice within the community and more efficient use of the existing infrastructure and nearby amenities.
- Why does this matter? The proposed R-G District would allow for more housing options that may better accommodate the evolving needs of different age groups, lifestyles and demographics.
- A development permit has not been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

The land use amendment application, in the southeast community of Rangeview, was submitted by B&A Studios on behalf of the landowner, Genstar TitleCo #3 Limited. on 2023 May 04. No development permit application has been submitted at this time; however as noted in the Applicant Submission (Attachment 2), their intention is to develop primarily single detached dwellings.

The approximately 5.0 hectare \pm (12.4 acre) site is located west of 72 Street SE. The sites are currently undeveloped, however the approved outline plan (LOC2018-0088) indicates that the site is predominantly surrounded by lands designated for low density development and special purpose district that is used as a stormwater pond. The proposed R-G District offers more flexible parcel dimensions and would allow for approximately 20 per cent more housing units on the site.

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

Land Use Amendment in Rangeview at 19610 – 72 Street SE (Ward 12), LOC2023-0124

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As a part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the Community Association was appropriate. In response, the applicant determined that no outreach would be undertaken, please refer to the Applicant Outreach Summary (Attachment 3) for their rationale.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notices posted on site and published [online](#). Notification letters were also sent to adjacent landowners.

No public comments were received at the time of writing of this report. As this is a developing area, there is no community association for the subject area.

Following Calgary Planning Commission, notifications for a Public Hearing of Council 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 proposed application enables the continuation of development in the community of Rangeview. The development of these lands may enable a more efficient use of land and infrastructure and support surrounding uses and amenities by offering a variety of housing choices in low density residential building forms, providing for a range of housing opportunities.

Environmental

This application does not include any specific actions that address the objectives of the *Calgary Climate Strategy-Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The development of this new community sites contribute to Calgary's overall economic health by housing residents within Calgary city limits.

Service and Financial Implications

No anticipated financial impact.

**Planning and Development Services Report to
Calgary Planning Commission
2023 December 21**

**ISC: UNRESTRICTED
CPC2023-1337
Page 3 of 3**

Land Use Amendment in Rangeview at 19610 – 72 Street SE (Ward 12), LOC2023-0124

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform