

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast community of Rangeview and is within the plan boundary of the *Rangeview Area Structure Plan (ASP)*. The site is approximately 5.00 hectares in size (12.36 acres) and includes two separate areas that are currently undeveloped but servicing has been established.

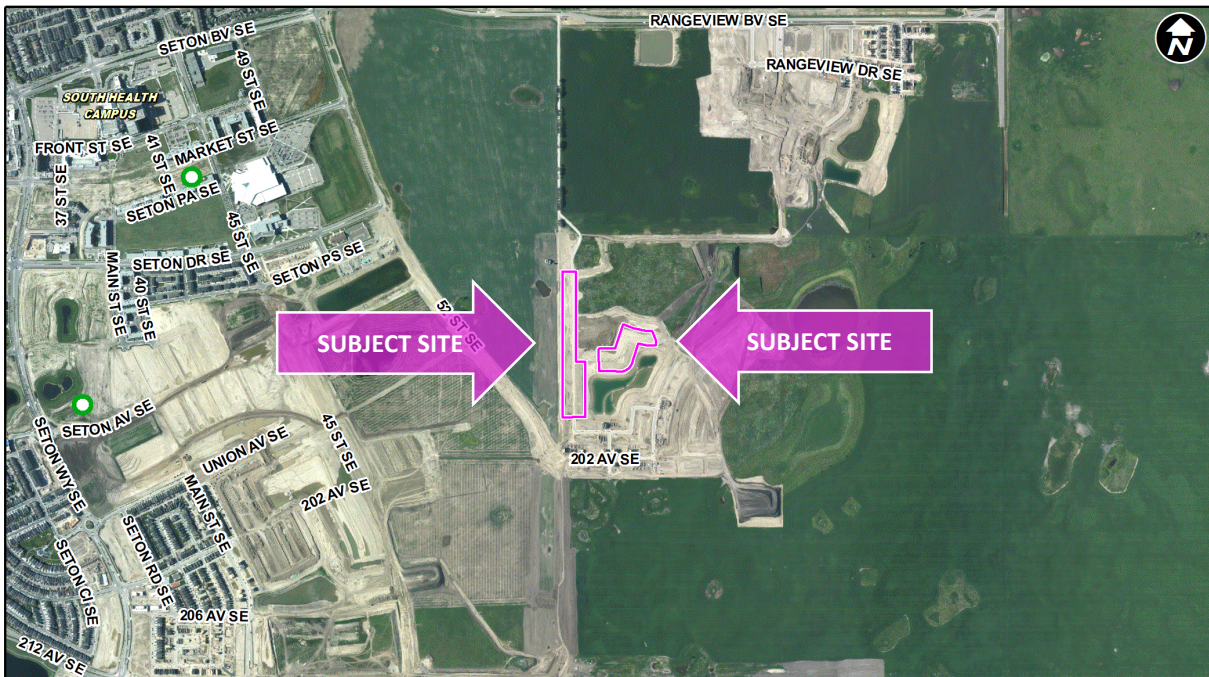
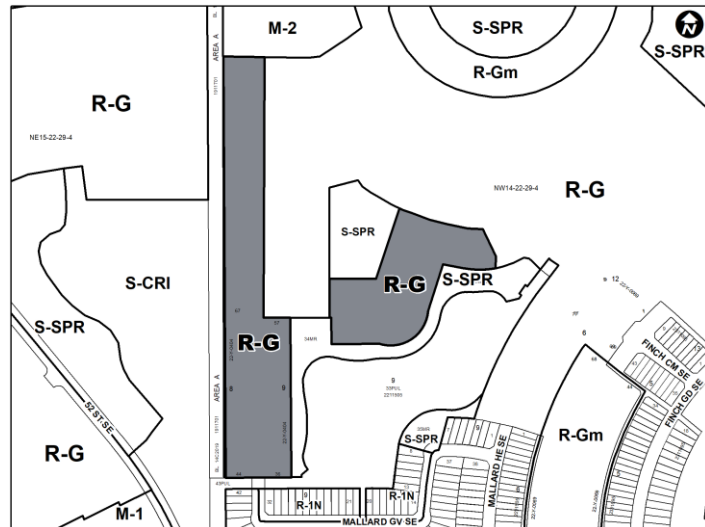
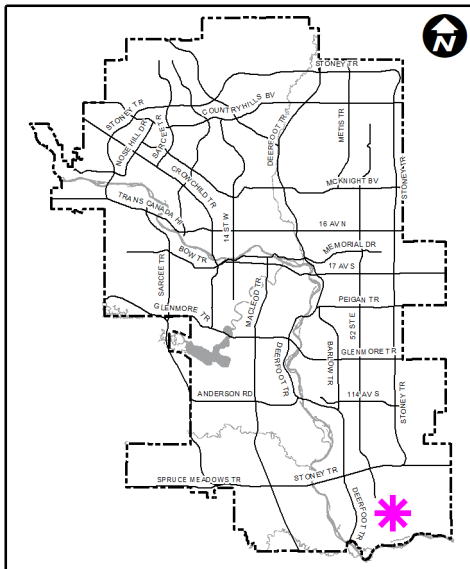
The site is located within the previously approved outline plan (LOC2018-0088). The surrounding area is primarily designated as low density residential districts, the area to the north and east of the subject sites are currently undeveloped and are designated Residential – Low Density Mixed Housing (R-G) District. The area to the south is being developed with single detached dwellings, which are designated Residential – Narrow Parcel One Dwelling (R-1N) District.

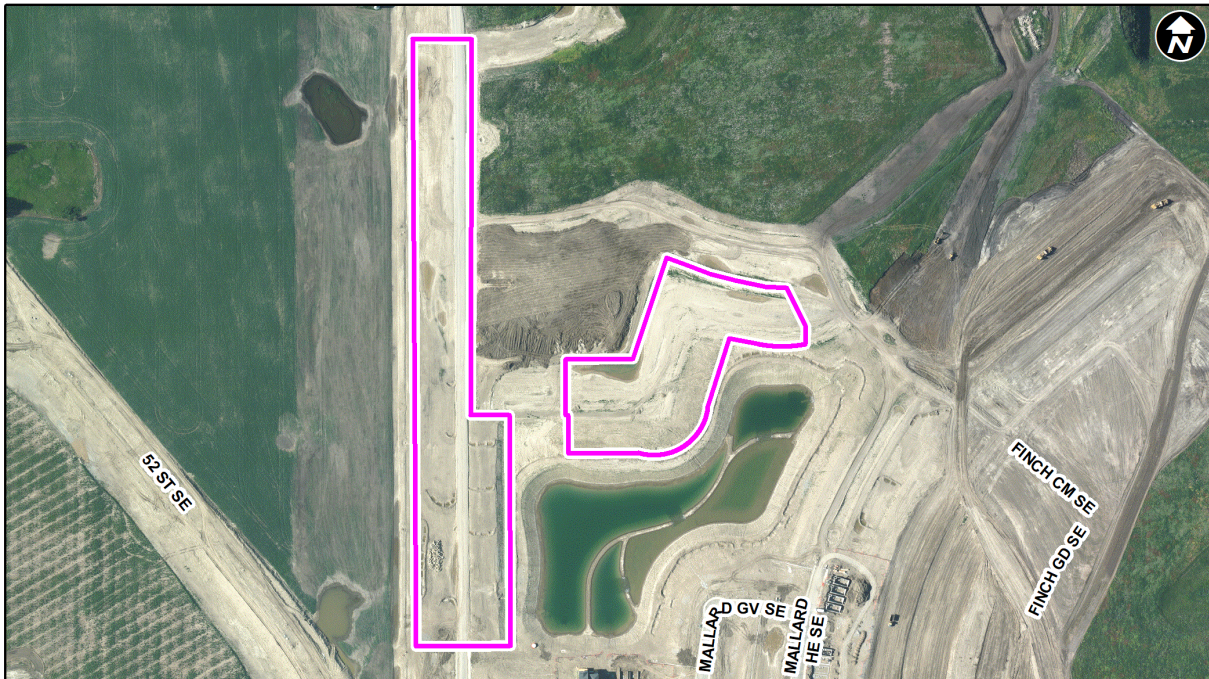
The subject site will be well connected to transit with bus stops frequently placed along 202 Avenue SE as well as Rangeview Drive SE, which is approximately three blocks away. In addition, cycling facilities will be available on 202 Avenue SE to the south of the parcels along Mallard Grove SE and Blue Heron Parade.

Community Peak Population Table

No data is available for Rangeview in the 2019 City of Calgary Civic Census. While there has been growth in Rangeview in recent years, no population data is available at this time.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-1N District is a residential designation applied to developing areas that is primarily for single detached homes on narrow parcels generally between 7.5 and 11.6 metres wide. The R-1N District allows for maximum building height of 10 metres and a maximum density of one dwelling unit per parcel. Secondary suites are discretionary uses within the R-1N District.

The proposed R-G District allows for a range of low-density housing forms such as cottage housing cluster, duplex dwellings, rowhouse buildings, semi-detached dwellings and single detached dwellings. The R-G District allows for maximum building height of 12 metres and secondary suites are permitted use within this District. In addition, the proposed R-G District would allow for more flexibility with parcel size, as the minimum parcel width is six metres but could be reduced to five metres depending on the use.

Administration requested that the applicant explore opportunities to include Residential – Low Density Mixed Housing (R-Gm) District, in order to support higher intensity of development in those locations. However, the applicant's intent is to develop primarily single detached dwellings, which is a discretionary use within the R-Gm District; whereas it is a permitted use in the R-G District.

Development and Site Design

If this application is approved by Council, the rules of the proposed R-G District and the applicable policies of the *Rangeview ASP* will provide guidance for future site development including appropriate uses, building massing, landscaping, and parking.

Transportation

The subject site will be well connected to transit with bus stops frequently placed along 202 Avenue SE as well as Rangeview Drive SE, which is approximately three blocks away.

Cycling facilities will be available on 202 Avenue SE to the south of the parcels along Mallard Grove SE and Blue Heron Parade SE. To the east of Mallard Way SE and immediately to the north of Mallard Heath SE is a three metres multi-use pathway (both sides) on Rangeview Way SE. All sites are well connected for cycling with two and a half metres and three metres local pathways in the nearby public utility lot and municipal reserve parcels.

Pedestrian access will be available via the following streets:

- Mallard Grove SE
- Blue Heron Parade SE
- Mallard Way SE
- Mallard Heath SE

There will be vehicular access available to all of the subject sites.

Environmental Site Considerations

The environmental site conditions of this development were previously reviewed and addressed with the Rangeview Genstar Lands Outline Plan (LOC2018-0088). This proposed amendment does not raise any additional environmental concerns or risks. This is a greenfield site which has remained in a natural condition with limited agricultural uses in the past.

Utilities and Servicing

The overall utilities and servicing for this development area have been previously planned with the Rangeview Genstar Lands Outline Plan (LOC2018-0088). The proposed minor change in use and density does not significantly impact the proposed services for the area which have been checked to confirm they have capacity to service the proposed development.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject lands are identified on Map 1: Urban Structure of the [Municipal Development Plan](#) (MDP) as Planned Greenfield with Area Structure Plan (ASP) area. The applicable MDP policies encourage greater community densities and a mix of residential and commercial uses in developing communities. They are characterized as relatively low-density residential neighbourhoods containing single-family housing, smaller pockets of multi-family, and locally-oriented retail. The proposal is in keeping with the policies of the MDP.

Calgary Climate Strategy (2022)

The application does not include any specific actions that address the objectives of the Calgary [Climate Strategy-Pathways to 2050](#). Further opportunities to align development of the sites with applicable climate strategies will be explored and encouraged at subsequent development approval stage.

Rangeview Area Structure Plan (Statutory – 2014)

The subject parcels are located within the Neighbourhood Area as identified Map 2: Land Use Concept of the [Rangeview Area Structure Plan](#) (ASP). The neighbourhood area is expected to accommodate an appropriate mix of residential and non-residential uses. The proposed land use district allows for development that complies with all applicable policies in the *Rangeview ASP*.