

Applicant Submission

2024 May 22



Applicant's Rationale – LOC2022-0189 (Rose Ranch – WestCreek Development Ltd.)

Overview

Arcadis (formerly IBI Group) is submitting on behalf of WestCreek Developments Ltd. a comprehensive Land Use and Outline Plan for the properties located at 19555 and 20405 88th Street SE in SE Calgary.

The site is within the community of Rangeview, south of the community of Mahogany and east of Seton. Actively developing communities (by other developers) are immediately to the north and west of this property. To the south of the subject site is the Ricardo Ranch ASP area and the Bow River. The lands to the east are undeveloped and fall within the Southeast Regional Policy Plan Area.

Community Name

This community has been named Rose Ranch based on the Wild Rose and Roseberry bushes that are native to Alberta with Alberta adopting the wild rose as its official flower in 1930. The wild rose is the symbol placed on the coat of arms and is also placed on Alberta's license plates and continues to represent Alberta. Furthermore, the biophysical assessment for this area indicates that the prickly rose is a prevalent local flora/fauna and a typical vegetation native within the Rangeview lands and Foothills Fescue Natural Subregion. Previous to being cultivated, ownership included William Roper Hull, Senator Patrick Burns and the Soutzo Family. These families are part of Calgary's strong ranching history.

General Proposal

The site includes approximately 129.50 ha (320.00 ac) of land and is currently zoned S-FUD, which is a holding land use for future urban development. This application proposes to redesignate the lands to a mixed of low and medium density residential uses (R-G, M-G, M-GM, M-2, H-H1), commercial (C-C1), mixed use (MU-1), open space (S-SPR) and environmental reserve (S-UN) and S-CRI for public utilities.

Rose Ranch is located within Community B of the Rangeview ASP and will contribute to the already established developing communities of Seton, Auburn Bay, Mahogany and Rangeview. The subject Lands is the final piece to completing the Rangeview Area Structure Plan. It is a key component to complete the Southeast Planning Area Regional Policy Plan north of 212 Avenue, connecting 212th Avenue SE to 88th Street SE. This area has had significant City of Calgary Investment and this Land Use and Outline Plan will tie all infrastructure together.

Rose Ranch is slated for two school sites (K-6 and elementary) that form a combined centerpiece providing a cricket pitch option for students and the community, a neighbourhood activity centre, a community retail centre, and environmental open space. .

The site previously contained a Growth Management Overlay (GMO). A business case was submitted concurrent with the Land Use & Outline plan and attained Council. The GMO removal received Council approval January 2023.

Vision

The Rose Ranch concept is centred around an open space network that has been designed to act as a green corridor, connecting the entire community from the retained wetland and storm system on the northwest corner through to the storm pond on the southeast corner. The linked open space network is realized through integrating environmental reserve, municipal reserves and PUL's into a series of interconnected experiences.

This Outline Plan proposes to preserve and enhance a portion of the existing wetland located to the northwest through an environmental reserve. The wetland will double as a natural amenity and provide some stormwater management resilience under extreme storm events.

Integrated around retained wetland, Rose Ranch features a well-connected grid structure that affords multiple accessibility options across the community and also facilitates ease of access to the surrounding



communities. Blocks are oriented predominantly in the north-south direction to enable morning or afternoon sun to reach most streets and yards at some point during a day in the shoulder and winter seasons.

The proposed development will provide a diverse range of housing options that offer equitable housing choices such as hybrid entrepreneurial/housing areas, live-work, multifamily, townhouses and single-family housing.

Two commercial nodes are proposed within the Outline Plan. The first is the community retail centre (CRC) located centrally on the east side of the plan area along 88th Street SE which offers efficient and effective access. The CRC is intended for medium scale commercial uses such as a small grocery store, assortment of consumer and retail amenities, food outlets or restaurants and/or a gas station; all catered to the daily needs of the local community.

The second commercial site is located on the southeast side of the wetland. This site is intended as a neighbourhood activity centre (NAC) and will provide mixed uses with the ability for residential above smaller scale commercial uses. The proximity of the NAC to the integrated natural wetland is intended to create a close connection between the two use areas and create the opportunity for the uses to be enhanced by the overlook into a major open space amenity.

Two (2) joint school sites (MSR) are centrally located to support walkability to the school site. The combined school sites, form integral parts of the overall green corridor and are well connected to the broader open space network in addition to public roadways.

Five (5) pocket parks have been strategically located across the entire community to provide at least one park within each of the 5 planned sub-communities offering accessible park space to every resident within a short walking distance. In addition, gateway parks have also been integrated to provide a welcoming entry and useable open space adjacent to the commercial retail centre and the two storm ponds, one of which is integrated with the retained wetland. These pocket parks are connected to the green corridor either through off-street pathways and/or public sidewalks.

Regional and local pathways are proposed throughout the open space network and will provide connectivity north-south and east-west and tie into the surrounding existing and future communities. In addition, a naturalized pathway is proposed along the integrated wetland and through the reconstructed wetland areas. The pathway system will provide connectivity to all the community amenities including the CRC, NAC, transit stops and both school sites.

Density and Intensity

Approximately 3,156 units, 8,344 people and 372 jobs are anticipated. The anticipated intensity is approximately 73.5 people and jobs per gross developable hectare which exceeds the target of 70 people and jobs per gross developable hectare of the MDP.

Transportation

The Rose Ranch lands are designed to have a complete street network that will connect to adjacent communities and be considerate of different active modes of transportation. The development will connect to existing regional and local pathways promoting connectivity to the adjacent neighborhoods, schools, commercial developments, amenities and complete a critical leg of the green corridor linking to the Bow River valley, as identified in the Rangeview ASP. The Rose Ranch development will also complete the connection of 212th Avenue with 88th Street, further improving network efficiency, emergency service access and access to Stoney Trail via 88th Street SE.

Extension of the local transit services are planned within the Rose Ranch community along a central alignment (north-south primary collector) to ensure every resident is within a short walking distance (400 - 500m) to a transit stop. This extension will augment and complete the transit system loop within the Rangeview ASP area by facilitating transit connectivity/looping with the communities to the immediate west and north; and ultimately connect to 88th Street when the area to the east begins to develop.



This local system will provide the link to the broader regional transit infrastructure that is available, such as the 302 BRT line that runs from South Health Campus to Downtown Calgary. In addition, the local transit service will connect to the two proposed Green Line LRT stations that will be available at the Seton urban district and South Health Campus in the future. All the infrastructure mentioned will help promote sustainable travel options in the area.

Servicing

Stormwater

Stormwater within the development will be treated by the proposed Nautilus Ponds® and managed within Storm Parks, where treatment will be provided in the removal of sediment prior to flows entering the downstream storm trunk sewer. Additional enhanced treatment is provided by the treatment wetland and biofilter located in the north stormwater management facility with the intent to produce high quality water suitable to support a healthy and balanced ecosystem of the adjacent wetland.

The majority of Rose Ranch catchment area flows southeast where it will discharge to the south Nautilus Pond® and be stored within the main pond body. Excess runoff will discharge to the 212th storm trunk and a portion of the volume will be used as feed water to the reconstructed wetland in the northwest. The north storm park catchment area is comprised of the northwest portion of the site as well as overflows from the offsite north pond. Pumped feed water is proposed to provide treated stormwater using flow patterns that align with natural hydroperiods and to re-establish and support wetland health and biodiversity. The pumped flow will pass through the naturalized treatment elements prior to discharge to the wetland, which will allow for superior water quality treatment and prevent the existing wetland from accumulating urban pollutants in a long-term scenario.

Sanitary

The local sewer system will connect largely to the existing storm trunk/manhole located at the SW corner of the community. This tie point represents the available leading infrastructure and enables immediate sanitary servicing of the project. There is also a small portion of the community, that will connect to the sanitary sewer within Rangeview Avenue SE in order to minimize excess infrastructure.

Water

The proposed water network will be accommodated through extensions of service connections within the Ogden pressure zone that are available through the immediately adjacent, actively developing communities to the west and north. The existing grid main network will be extended through the community ensuring continuity of main sizing and allowing further infrastructure resiliency as well as connectivity to future adjacent development.

Phasing

Preliminary development phasing options have been reviewed with the City to afford nimbleness in the implementation stage and the ability to work closely with the City to mitigate costs and be responsive to the status of adjacent development infrastructure. These early phasing considerations reflect the developer's ability to collaborate with the City in refining the phasing scheme to match broader City and development objectives.

Summary

Rose Ranch represents the next logical and final community area with the Rangeview ASP and will enable the efficient development of this growing area of the City while significantly contributing to the much needed housing supply in Calgary. This plan is in alignment with all key City Planning Policy and we look forward to Council's Support.