

Outline Plan and Land Use Amendment in Rangeview (Ward 12) at 20405 – 88 Street SE, LOC2022-0186

RECOMMENDATIONS:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 20405 – 88 Street SE (Portion of NE1/4 Section 14-22-29-4 and Portion of SE1/4 Section 14-22-29-4) to subdivide 129.90 ± hectares (320.99 acres ±) with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 129.77 hectares ± (320.68 acres ±) located at 20405 – 88 Street SE (Portion of NE1/4 Section 14-22-29-4 and Portion of SE1/4 Section 14-22-29-4) 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 – At Grade Housing (M-G) District, Multi-Residential – Medium Profile (M-2) District, Multi-Residential – High Density Low Rise (M-H1) District, Commercial – Community 1 (C-C1) District, Mixed Use – General (MU-1f3.0h24) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Urban Nature (S-UN) District.

HIGHLIGHTS

- This application seeks to establish a subdivision framework and redesignate lands in the community of Rangeview to allow for mixed-use, neighbourhood commercial, residential development, open spaces, stormwater management and roadways.
- 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 compact development in a greenfield setting with better use of southeast sector infrastructure.
- Why does this matter? New community growth is an important part of city building. Site development will contribute to Calgary's overall economic health by housing new residents within Calgary's city limits.
- A development permit for stripping and grading of the site has been submitted and is under review by Administration.
- There is no previous Council direction.

DISCUSSION

This outline plan and land use amendment application in the southeast community of Rangeview was submitted on 2022 June 29 by Arcadis Professional Services on behalf of the landowner, Range West Developments Ltd. The approximately 129.90 hectares (320.99 acres)

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site is located east of Genstar's approved Rangeview outline plan, south of Rangeview Avenue SE, west of 88 Street SE, and north of the future 212 Avenue SE.

As referenced in the Applicant Submission (Attachment 3), this application proposes land use amendment and outline plan approval to facilitate the development of the new neighbourhood of Rose Ranch. The Proposed Outline Plan (Attachment 4) and the associated Proposed Land Use Plan (Attachment 5) are anticipated to enable the development of 3,156 units, as shown in the Proposed Outline Plan Data Sheet (Attachment 6). The outline plan will have a density of 26.6 units per hectare (10.77 units per acre). The proposed neighbourhood will reflect a style of development that is compatible with the adjacent developing neighbourhoods and provides community amenities while also ensuring that the neighbourhood itself can meet the various needs of future residents. Features including the Neighbourhood Activity Centre, the Community Retail Centre, a partially retained and reconstructed wetland, a joint joint-use school site, various green connections and a diversity of residential building types will support the development of a complete neighbourhood as envisioned by the *Rangeview Area Structure Plan*.

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

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties 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 the public is appropriate. In response, the applicant engaged adjacent landowners. The Applicant Outreach Summary can be found in Attachment 7.

City-Led Outreach

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

The subject site's area does not have a community association and no letters were received from the public at the time of writing this report. Although the site is not within any Intermunicipal Development Plan boundaries, the application was shared with Foothills County and they have confirmed they have no concerns with the proposal.

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.

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IMPLICATIONS

Social

The proposal would allow for a variety of residential and supportive uses. It would provide varied housing types that could accommodate future residents with a range of needs, lifestyles, and backgrounds, while also providing commercial, open space, and community uses for residents of both this neighbourhood and those adjacent.

Environmental

The application includes the retention and protection of a portion of the large wetland located in the northwest corner of the site, which will provide naturalized space in an urban context. A portion of the wetland will be reconstructed to serve as an innovative stormwater facility that will support the retention of the wetland, including a Nautilus Pond and native species plantings.

Opportunities to align development with *Calgary Climate Strategy – Pathways to 2050* will be explored and encouraged at subsequent development approval stages.

Economic

This application offers growth in an area with planned and existing infrastructure commitments, capitalizing on ongoing public and private investment. The residential population and the land use framework in this outline plan will support Seton Centre to the west of the site. Likewise, the inclusion of mixed use and commercial uses brings jobs and retail amenities directly into the neighbourhood, allowing residents to access services and amenities locally.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this application.

ATTACHMENTS

1. Background and Planning Evaluation
2. Outline Plan Conditions of Approval
3. Applicant Submission
4. Proposed Outline Plan
5. Proposed Land Use Redesignation
6. Proposed Outline Plan Data Sheet
7. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform