

Background and Planning Evaluation

Background and Site Context

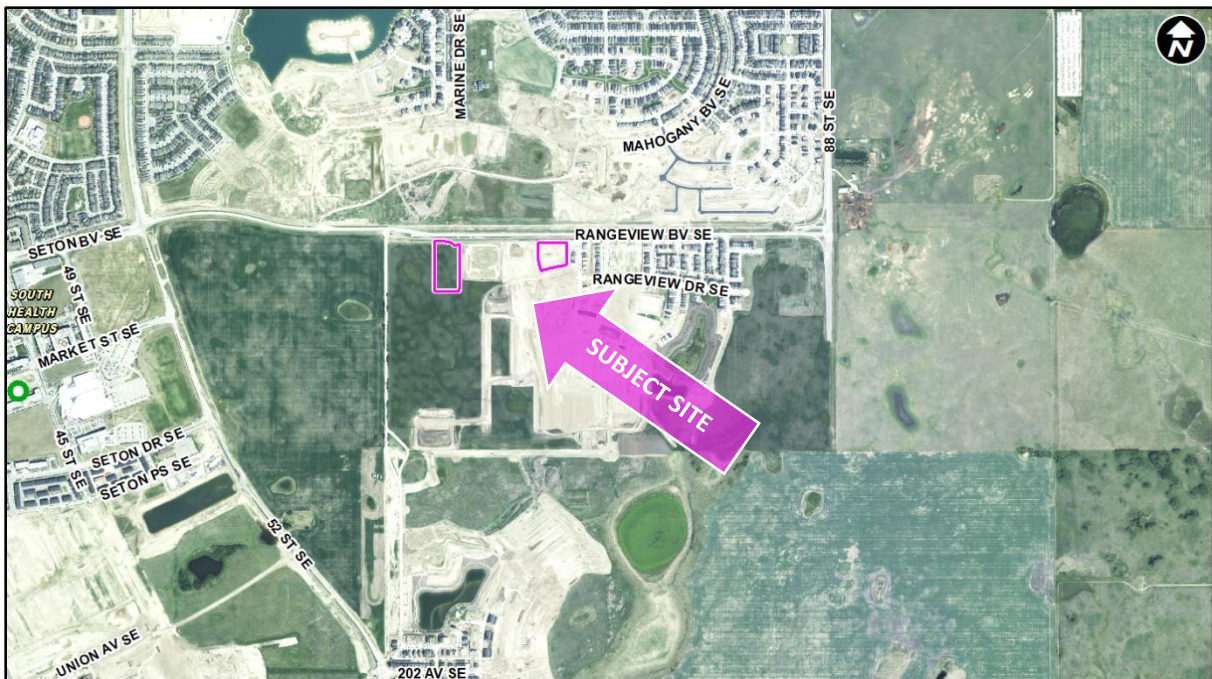
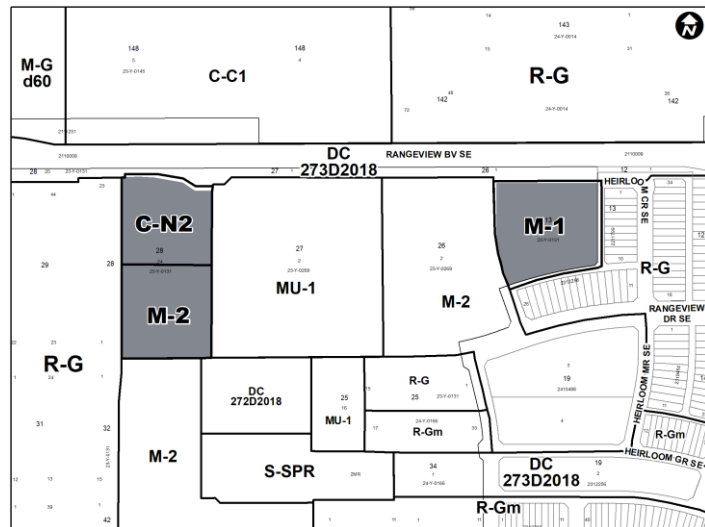
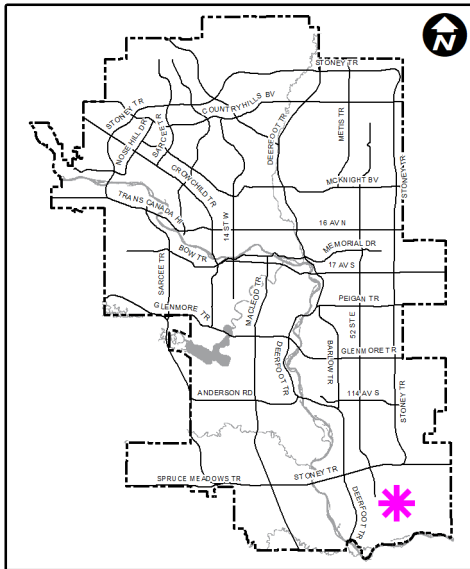
The subject site is located in the southeast community of Rangeview on the south side of Rangeview Boulevard SE. Comprised of two parcels, the site is approximately 2.06 hectares (5.06 acres) in total. Between the subject parcels are two other parcels currently intended for multi-residential development. Both subject parcels are rectangular; the western parcel is roughly 175 metres by 70 metres and the eastern parcel is roughly 85 metres by 95 metres. The subject parcels are currently undeveloped and will be accessed from the future Rangeview Gate SE and Heirloom Crescent SE, respectively.

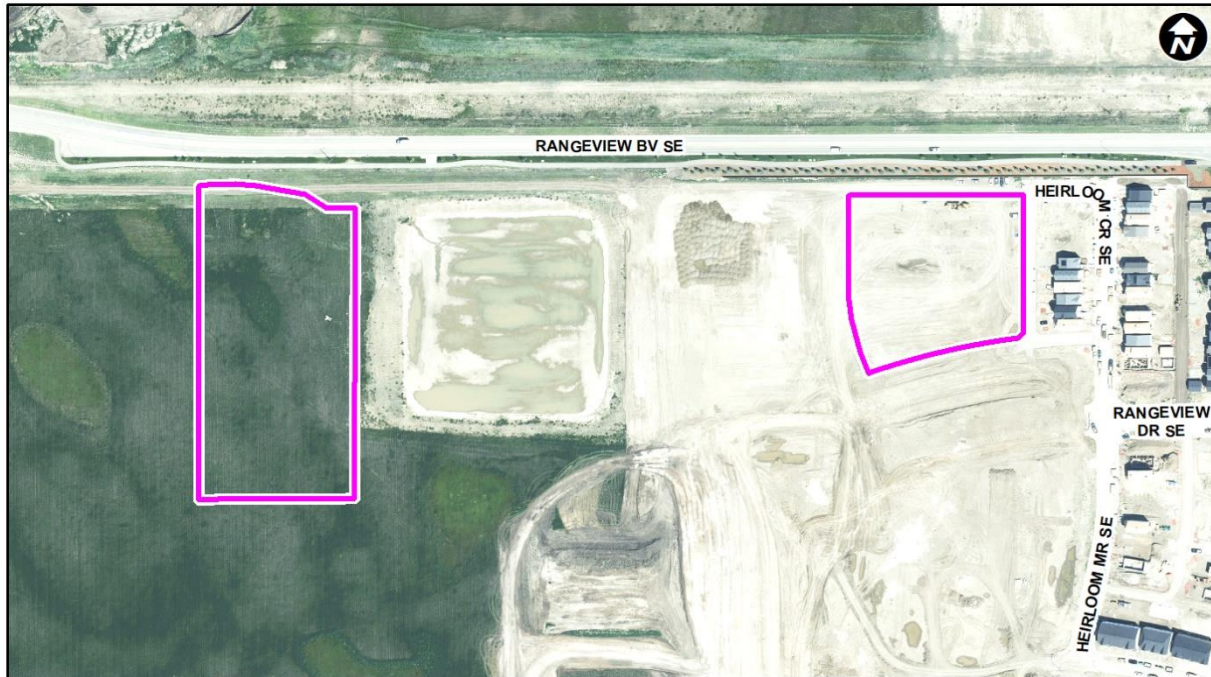
Surrounding development includes undeveloped lands for which development will be guided by either part of the *Rangeview Area Structure Plan* (ASP) and Rangeview Section 23 Outline Plan (lands to the west, south and east) or the *Mahogany Community Plan* and Mahogany Outline Plan (lands across Rangeview Boulevard SE to the north). The site is located directly south of Rangeview Boulevard SE, which will provide for vehicle, transit, and active mobility options.

Community Peak Population Table

Not available as the area is currently developing.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing Mixed Use – Active Frontage (MU-2) District on the western parcel allows for the development of commercial and residential uses, where commercial uses are required at street level facing the commercial street. This district does not include the gas bar use, which the applicant has indicated they are interested in. The existing Direct Control (DC) District ([Bylaw 274D2018](#)) on the eastern parcel allows for the development of pocket residential development that is described as varied housing forms clustered around a shared amenity area or feature. The DC District is generally based on development rules of the Multi-Residential – At Grade Housing (M-G) District, which allows for primarily rowhouses and townhouses with a maximum building height of 13 metres (approximately three to four storeys).

The Multi-Residential – Medium Profile (M-2) District proposed for the southern portion of the western parcel allows for the development of apartment buildings with a maximum building height of 16 metres (approximately four to five storeys). The Commercial – Neighbourhood 2 (C-N2) District, which is proposed for the northern portion of the western parcel, allows for primarily small commercial uses accessible by motor vehicles with a maximum building height of 10 metres (approximately one to two storeys). The C-N2 District does allow the gas bar use as a discretionary. The Multi-Residential – Low Profile (M-1) District proposed for the eastern site allows for the development of apartment buildings, townhouses and rowhouses with a maximum building height of 14 metres (approximately three to four storeys).

On the eastern parcel, the proposed M-1 District offers greater flexibility in the type of allowable multi-residential development than is contemplated by the existing DC District, which facilitates the development of pocket residential housing. The number of units anticipated with the proposed M-1 District on the site would uphold or increase the density reflected in the approved outline plan.

Development and Site Design

The rules of the proposed C-N2, M-2 and M-1 Districts will provide basic guidance for future site development including landscaping, parking and access. The site is also within the ASP's Gateway Area and will be subject to the ASP's policies for that vicinity, which contain requirements for building orientation and design, retail frontage and vehicle access / circulation.

Transportation

Pedestrian and vehicular accesses to the multiple sites are available via the local street network determined at the outline plan stages. Local transit service will be provided to the community of Rangeview Section 23 as per the Outline Plan LOC2017-0345. There is no or little anticipated change in the number of units within the plan area, therefore a Transportation Impact Analysis was not required as a part of this land use amendment application.

Environmental Site Considerations

The environmental site conditions of this development area were previously reviewed and addressed with the Rangeview Section 23 Land Outline Plan (LOC2017-0345). No environmental concerns have been identified at this time and the proposed land use amendment does not raise any additional environmental concerns or risks.

Utilities and Servicing

The overall utilities and servicing for this development area have been previously planned and with the Rangeview Section 23 Outline Plan (LOC2017-0345) and are being constructed under the Phase 5 Development Agreement. The proposed change in use does not significantly impact the services for the area which have capacity to support the proposed land use. Detailed servicing requirements will be assessed at the Development Permit stage.

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 [Municipal Development Plan](#) (MDP) identifies this site as part of the Residential Developing Planned Greenfield with Area Structure Plan typology on Map 1: Urban Structure. The proposal, including the required policy amendment to the ASP, is consistent with the policies for Developing Residential Communities (Section 3.6) and the general policies of the MDP.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further strategies may be explored and encouraged at subsequent development approval stages.

Rangeview Area Structure Plan (Statutory – 2014)

The [Rangeview Area Structure Plan](#) (ASP) identifies the western parcel of the site as both part of the 'Gateway Area' and as the location of a Community Retail Centre, while the eastern parcel would be part of the 'Neighbourhood Area' (Map 2: Land Use Concept). Minor amendments to Map 2 and the policies of the ASP are required to support the development. These amendments would remove the location of a Community Retail Centre as part of the Gateway Area and replace it with the requirement for a Neighbourhood Retail Centre (for which there are guiding policies, but are not shown as defined features on Map 2). Aside from the amendment required, the redesignation supports the overall policies and goals of the ASP.