

Applicant Submission

Company Name (if applicable):

B&A

LOC Number (office use only):

Applicant's Name:

Jeff Hanson

Date:

April 22 2024

This is a land use amendment for two parcels within the Rangeview Outline Plan located on the South 1/2 of Section 23-22-29-4.

The first parcel is currently a 3.0 ac MU-2 parcel that is proposed to be divided into a 1.52 ac C-N2 parcel (north portion) and a 1.53 ac M-2 parcel (south portion). The lands together will still function as a "mixed-use site" but provides greater flexibility in uses and built form. The C-N2 site allows for a convenience store/gas bar, whereas the MU-2 designation would have restricted this form of development.

The C-N2 site will adhere to the ASP policies pertaining to the the Gateway Area, including streetscaping and pedestrian interface by providing setback sidewalks and pedestrian scale retail facing Rangeview Gate SE, ideal for cafe style patio space, with the gas station "hidden" around behind the retail strip. An amendment to the ASP is also proposed to remove the affecting Community Retail Centre as the area will be fully serviced, as intended by these policies, by the adjacent development to the east and the commercial development directly north of the subject lands across Rangeview Boulevard SE.

Both parcels will share an access from Rangeview Gate SE as only one access point is feasible. The M-2 parcel aims to achieve a density of approximately 55 upa (136 upha) and fits the gradual density transition from higher density near the entrance of the community to the lower density residential development deeper within the neighbourhood.

The second parcel is currently a 2.0 ac DC (M-G) parcel that is proposed to be redesignated M-1. The M-1 designation provides a greater range of density and development types and creates greater opportunity for prospective developers and builders to respond to market demands and address any potential gaps in housing diversity. The density for this site could range from the current 24 upa (60 upha) to 48 upa (119 upha). This will either maintain the existing density of the Outline Plan or contribute to a marginally higher density.