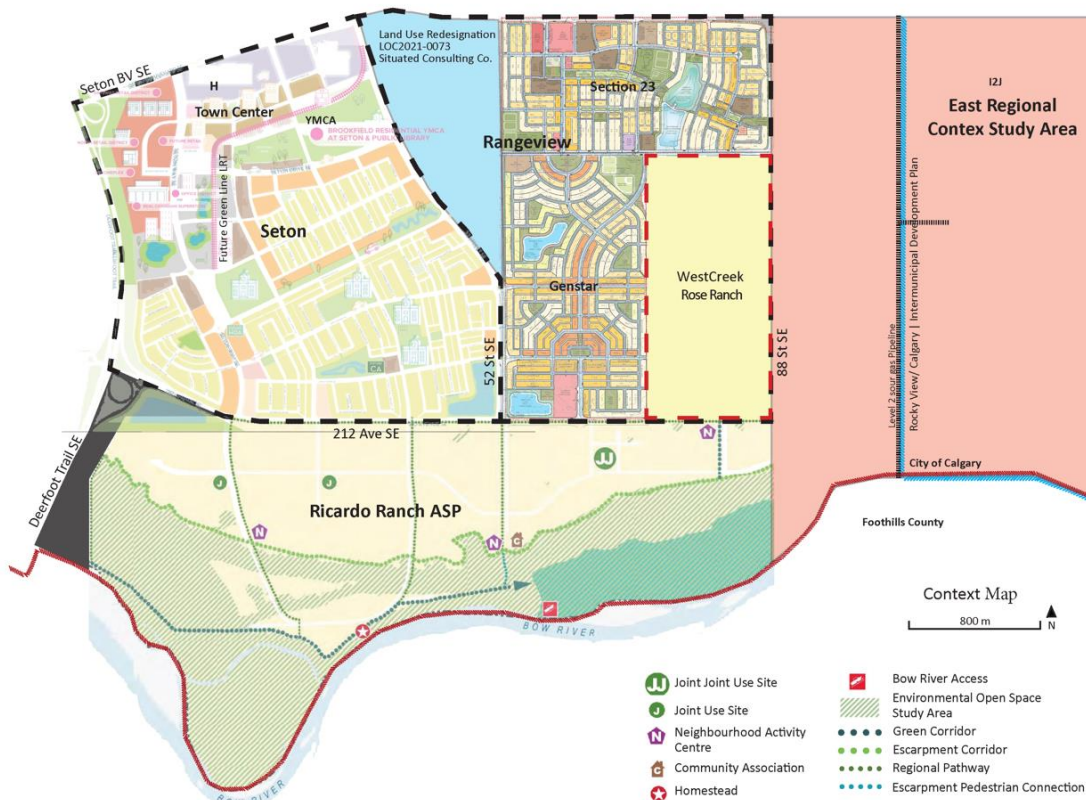


Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast developing community of Rangeview, west of 88 Street SE and south of Rangeview Avenue SE. The site is part of the *Rangeview Area Structure Plan* (ASP), as shown on the Site Context Map below. Lands to the north are part of Section 23's Rangeview outline plan, lands to the west are part of Genstar's Rangeview outline plan, lands to the south are part of the Ricardo Ranch Area Structure Plan and lands to the east are undeveloped and unplanned, but within the City of Calgary boundary.



The Rangeview ASP is designed to enable two residential communities (Community A and Community B) that will complement the Seton Urban District. The *Rangeview ASP* supports a transition from transit-oriented development and transit-supportive uses of the Seton Urban District, while requiring strategically located community amenities for the two communities. Mobility connections for all modes of transport and the integration of natural landscape features are strong themes throughout the policies and intent of the ASP. The Rose Ranch outline plan area is the final neighbourhood seeking approval in the ASP area.

The subject site is approximately 129.90 hectares (320.99 acres), measuring roughly 800 metres across the north and south boundaries, and 1600 metres (1.6 kilometres) across the east and west boundaries. The site has minor irregularities in the western boundary to accommodate changes to Genstar's Rangeview outline plan, which have been made to better-

coordinate mobility connections at the interface of the two outline plans. The site is surrounded by major roadways on three sides: Rangeview Avenue SE at the north, 88 Street SE at the east, and 212 Avenue SE at the south. The subject site has historically been used for agricultural purposes and is relatively flat with a wetland complex located in the northwest corner.

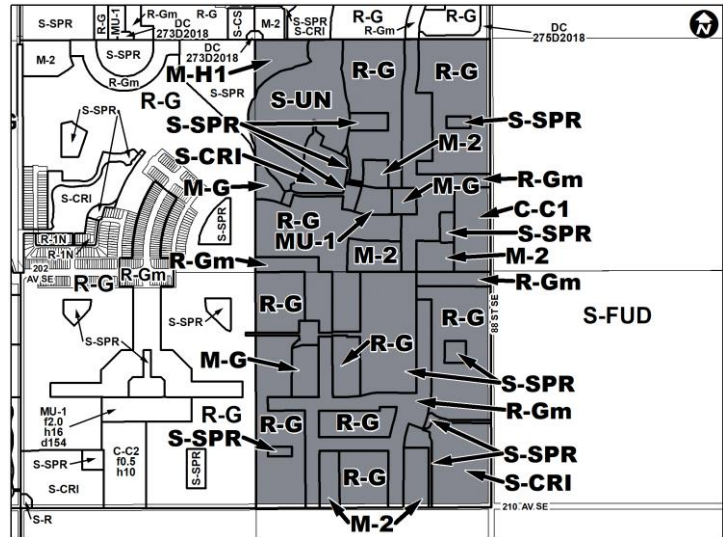
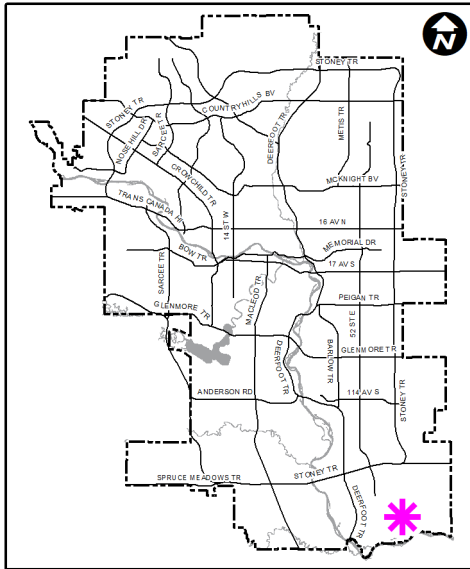
The development proposal for the site reflects a similar type of residential and commercial land use patterns found in adjacent areas and would be contiguous with ongoing development to the west and north. The proposal includes the following key features:

- medium and low density residential in the form of multi-residential buildings (apartments), townhomes, rowhouses, semi-detached homes, and single detached homes;
- a joint joint-use site in the central area of the plan, with green linkages to other destinations within the plan area on all sides;
- a wetland that will be partially retained and partially reconstructed in the northwest corner that provides stormwater management, passive recreation opportunities, and access to naturalized areas;
- a Neighbourhood Activity Centre adjacent to the wetland area that contains higher density housing, opportunities for mixed-use development, transit services, and community open space; and
- a Community Retail Centre on the east-central side of the plan area, adjacent to 88 Street SE, which will offer community-scale retail and commercial uses and will offer an active interface with the adjacent open space directly to the west.

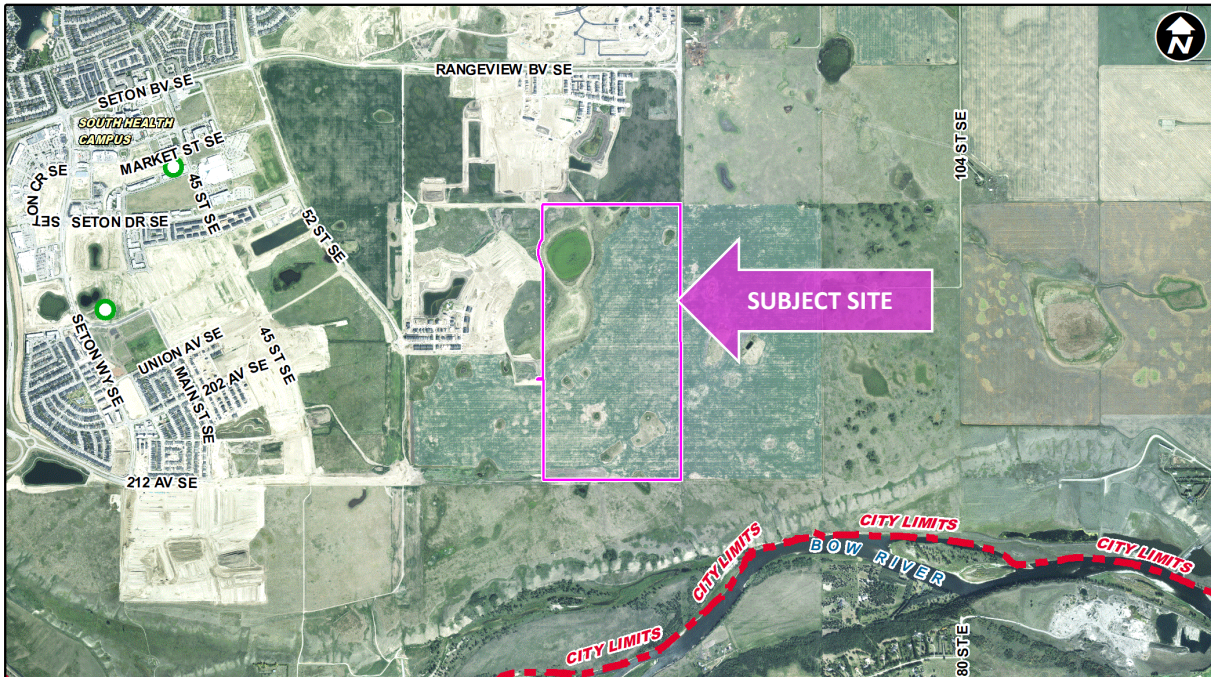
Community Peak Population Table

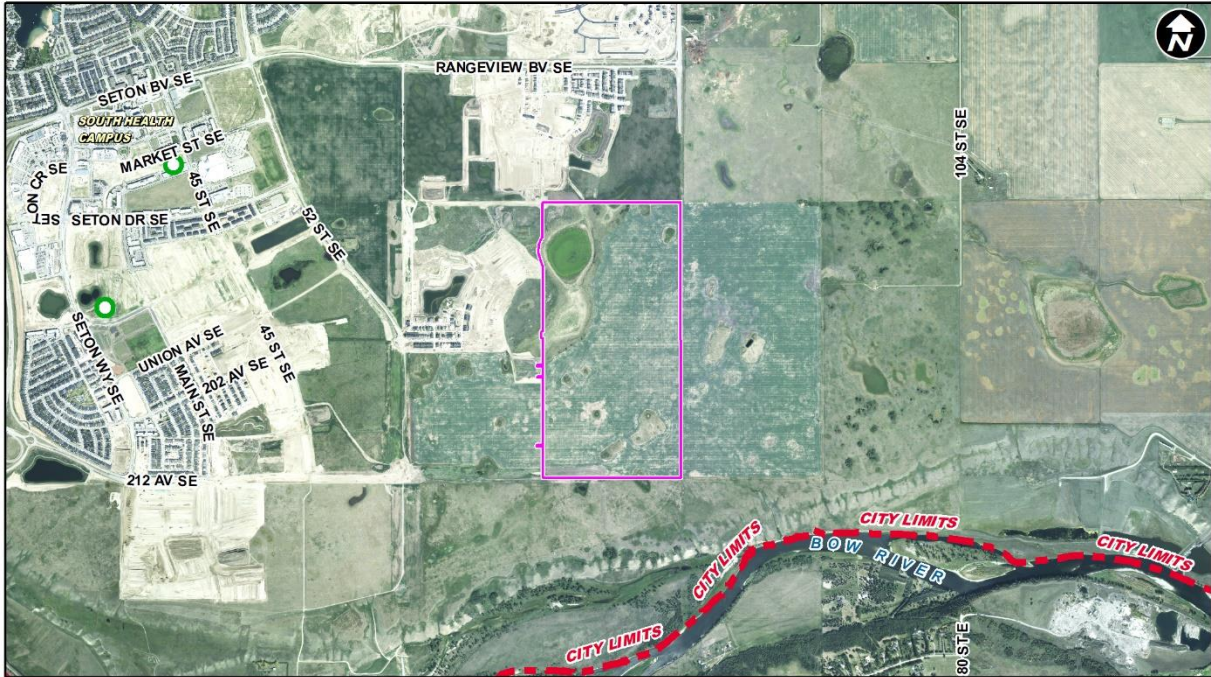
There is no population data available for Rangeview in the City of Calgary 2019 Civic Census, as this is a new community.

Location Maps



Land Use Area





Previous Council Direction

None.

Planning Evaluation

Land Use

The site is currently designated primarily as the Special Purpose – Future Urban Development (S-FUD) District which is intended for lands awaiting urban development and utility servicing. The proposed land use redesignation area is slightly less than the proposed outline plan area; this is due to the inclusion of small portions of Genstar's lands already designated as R-G (at the western edge of the Rose Ranch outline plan) in the outline plan area but not the land use plan area. While excluded from the land use area currently being proposed, these areas were included due to modifications to the Genstar outline plan to accommodate or remove mobility connections that aligned with the Rose Ranch outline plan.

This application proposes residential, commercial, mixed-use, and special purpose districts:

- Residential – Low Density Mixed Housing (R-G and 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.

The proposed R-G and R-Gm Districts are intended to support a variety of low-density residential building forms including single and semi-detached dwellings, duplex dwellings, and rowhouse buildings, along with secondary suites and backyard suites. The maximum building height in these Districts is 12.0 metres. R-Gm differs from R-G in that R-Gm designated lands are not intended to accommodate single detached dwellings except where subdivision results in remnant single lots. R-G District sites comprise 55.04 hectares \pm (136.01 acres \pm) and R-Gm District sites comprise 23.67 hectares \pm (58.49 acres \pm) of the proposed redesignation area.

The proposed M-G District enables multi-residential development of low height and low density and it is intended to be in close proximity or adjacent to low density residential development. The M-G District allows for a maximum building height of 13.0 metres (approximately four storeys) with a minimum density of 35 units per hectare and a maximum of 80 units per hectare. The M-G District site comprises 3.37 hectares \pm (8.33 acres \pm) of the proposed redesignation area.

The proposed M-2 District enables multi-residential development of medium height and density and it is intended to be in close proximity or adjacent to low density residential development. The M-2 District allows for a maximum building height of 16.0 metres (approximately five storeys) and a maximum floor area ratio (FAR) of 3.0. The M-2 District has a minimum density of 60 units per hectare and no maximum density (limits on height and massing restrict potential density). The M-2 District sites comprise 7.28 hectares \pm (18.00 acres \pm) of the proposed redesignation area.

The proposed M-H1 District enables multi-residential development of low height and high density, and it is intended to be located at community nodes and mobility corridors. The M-H1 District allows for a maximum building height of 26 metres (approximately six to eight storeys), except within 1.2 metres of the property line shared with special purpose districts, where the maximum building height drops to 10 metres. The M-H1 District has a maximum floor area ratio (FAR) of 4.0, a minimum density of 150 units per hectare and no maximum density. The M-H1 District sites comprise 2.19 hectares \pm (5.41 acres \pm) of the proposed redesignation area.

The proposed C-C1 District is intended to allow for small to mid-scale commercial development that provides commercial amenities for a community, with the potential for residential and office to be in the same building. While supporting a variety of commercial uses, auto-oriented uses are allowable in the district. The C-C1 District has a maximum building height of 10 metres (three storeys) and a maximum FAR of 1.0. The C-C1 District site comprises 3.41 hectares \pm (8.43 acres \pm) of the proposed redesignation area.

The proposed MU-1f3.0h24 District enables a mix of residential and commercial uses in the same building where both residential and commercial uses are supported at grade facing the street. The MU-1f3.0h24 District has a FAR of 3.0 and a height maximum of 24 metres. The MU-1 site is located at the centre of the proposed NAC with direct connections to the wetland open space. The MU-1f3.0h24 District site comprises 1.12 hectares \pm (2.76 acres \pm) of the proposed redesignation area.

The proposed S-CRI District is intended to provide for city and regional infrastructure necessary for the proper servicing of the development. This District is proposed for the infrastructure associated with the restored wetland and other stormwater infrastructure. The sites will be designated as Public Utility Lots (PUL) pursuant to the *Municipal Government Act* (MGA). S-CRI District sites comprise 8.84 hectares \pm (20.95 acres \pm) of the proposed redesignation area.

The proposed S-SPR District is intended to provide for schools, parks, open spaces, and recreational facilities. This District is only applied to lands that will be dedicated as Municipal School Reserve (MSR) or Municipal Reserve (MR) pursuant to the MGA. Two Kindergarten through Grade Six elementary schools and associated amenities will be provided on a joint joint-use site at the center of the site. Throughout the subject site, parks are strategically provided that offer access to recreation and open space for all areas of the community. The S-SPR District is also used to create linear connections between parks, the wetland area and school sites. S-SPR District sites comprise 13.86 hectares \pm (34.25 acres \pm) of the proposed redesignation area, which is just over 10% of the gross developable area of the entire quarter section.

The proposed S-UN District is intended for lands that provide for naturally significant landforms. Development within these lands is limited to improvements that support the natural areas or facilitate passive recreational use. This district is intended to apply only to those lands that will be dedicated as Environmental Reserve (ER) pursuant to the MGA. A large wetland on the site will be retained and protected as ER through this application. The applicant is proposing to use treated and managed stormwater to maintain the water needs of the wetland. S-UN lands comprise 11.32 hectares \pm (27.97 acres \pm) within the subject site.

Subdivision Design

Residential

The proposed outline plan is comprised of primarily residential and supportive uses. The design of the residential neighbourhood is based on a modified grid street network that integrates and makes use of green space connections to support active mobility and direct connections to transit, key destinations in the plan area, and other neighbourhoods. As this is the final outline plan seeking approval in the ASP area, the block and street network have been carefully designed to establish connections and maintain key mobility and recreation corridors with other neighbourhoods to the north, south, and west. Mobility connections to future development areas to the east have also been considered and protected.

Key features of the proposal include:

- medium and low density residential in the form of apartments, townhouses, rowhouses as well as semi and single detached homes;
- a partial preservation and partial reconstruction of a large wetland in the northwest corner of the plan area;
- green connections that link to adjacent neighbourhoods and key destinations within the site;
- one Kindergarten through Grade Six site and one elementary school site provided on a joint joint-use site in the centre of the neighbourhood;
- a Neighbourhood Activity Centre located directly to the east of the wetland and open space area; and
- a Community Retail Centre on the eastern edge of the plan that will provide an active interface with a public open space.

The plan offers a variety of residential typologies, with higher density housing along neighbourhood corridors and in close proximity to open space and commercial amenities or transit access. Supportive uses, such as the schools, natural areas, open space, and

commercial areas are located to offer convenient access for future residents of this neighbourhood and also those adjacent to the site.

Open Space & Pathways

This outline plan has been designed to provide efficient access to a well-connected network of small local parks and more significant amenities throughout the neighbourhood. Small-scale parks are strategically located within groups of residential blocks throughout the plan to provide access to green space and a local gathering area.

More significant amenities across the site, such as the wetland and open space areas on the northwest, the joint joint-use site, and the amenity spaces around the southern storm pond, will offer future residents well-connected recreational opportunities, including access to natural features and active recreation areas (including soccer and cricket fields on the joint joint-use site).

The parks and open space amenities are connected by a network of multi-use, regional, local, and naturalized pathways that supplement sidewalk and walkway connections.

Density & Intensity

At full build-out, the proposed plan area is expected to provide an anticipated 3,156 units, 9,652.5 square metres of commercial and 1,393.5 square metres of office/live work space. This translates to approximately 8,344 people and 372 jobs in the proposed Rose Ranch community. This would achieve a residential density of 26.60 units per hectare and an anticipated intensity of 73.47 people and jobs per hectare.

The MDP sets out minimum density and intensity targets for new communities at a density of 20 units per gross developable hectare (eight units per acre) and an intensity of 60 people and/or jobs per gross developable hectare. The ASP also sets the same density and intensity targets as the MDP. Based on the anticipated residential density of 26.60 units per hectare and the anticipated intensity of 73.47 people and jobs per hectare, the proposed development meets and exceeds the targets of both the MDP and ASP.

Environmental Site Considerations

No significant concerns were identified through the Environmental Site Assessment from the previous limited agricultural uses on the site.

Transportation

The subject site is bounded by Rangeview Avenue SE to the north, 88 Street SE to the east, and 212 Avenue SE to the south. The land to the west is the approved mainly residential Genstar Outline Plan (LOC2018-0088). The site has access to Highway 2 (Deerfoot Trail) via 212 Avenue SE, or Rangeview Avenue SE, and to Stoney Trail via 88 Street SE.

A Transportation Impact Analysis (TIA) was submitted in support of the application to establish internal street classifications within the plan area. The TIA was reviewed and accepted by Administration. The Outline Plan features traffic calming elements including a roundabout, curb extensions and Rectangular Rapid Flashing Beacons (RRFBs).

Customized street cross-sections have been proposed to accommodate unique circumstances and requirements, and improved active modes safety by moving bike lanes to the boulevard zone. The proposed Outline Plan also includes a system of pathways and trails through the pond areas, parks and school sites that complement the greater regional active transportation

network. Direct pedestrian connections to future bus stops within the internal road network and along the boundary roads have been prioritized.

Utilities and Servicing

The proposed Outline Plan is located within an area that had a recent removal of the Growth Management Overlay (GMO). As a result, regional servicing installations underway in the area are now substantially complete. Servicing can be provided with some developer funded extensions to the site connecting to the City funded regional infrastructure installations.

Sanitary Infrastructure

Sanitary servicing is proposed to be provided through main extensions connecting to the Rangeview Sanitary Trunk Sewer constructed by The City within 212 Avenue SE in the southwest corner of the plan.

Storm Infrastructure

The storm servicing will be accommodated through the construction of on-site stormwater management facilities (as shown on the plan) with controlled discharge to the existing storm trunk constructed by the City within 212 Avenue SE along the south boundary of the plan. The storm trunk discharges to an outfall to the Bow River southwest of the plan area.

Water Infrastructure

Water servicing will be provided through main extensions connecting to the Ogden Feedermain extension constructed by The City along 212 Avenue SE, along with supporting connections to the adjacent developing Rangeview lands to the north and west.

Fire Infrastructure

Emergency services will be provided from the nearby existing Seton Fire Station.

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 parcel is located within a Developing Planned Greenfield areas with an existing Area Structure Plan as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The proposed outline plan and land use amendment are in alignment with the policies of the MDP, and specifically the New Community Planning Guidebook.

Calgary Climate Strategy (2022)

This application includes specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). The development includes a partial retainment and partial

restoration of the wetland area in the northwest corner of the site. This will include both maintenance and planting of native vegetation and augmentation of water levels through the treatment and use of stormwater (including a Nautilus Pond, which is a specific type of stormwater treatment system that can integrate with wetlands).

These actions contribute to the Natural Infrastructure Goals of the *Calgary Climate Strategy – Pathways to 2050*.

Rangeview Area Structure Plan (Statutory – 2014)

The [Rangeview Area Structure Plan](#) (ASP) identifies the Rose Ranch Outline Plan area as part of Neighbourhoods 8, 9, and 10 in Community B (Map 4: Neighbourhood Boundaries). As per Map 2: Land Use Concept, the area is directed to contain an Environmental Open Space Study Area, a Kindergarten through Grade Six school, and elementary school, a Neighbourhood Activity Centre, a Community Retail Centre and Green Corridor connections. The proposed neighbourhood includes all of these features in the general locations directed by the ASP. This application aligns with the applicable ASP policies.