

**Policy and Land Use Amendment in Rangeview (Ward 12) at 19019 – 88 Street SE,
 LOC2023-0205**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Rangeview Area Structure Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 2.06 hectares \pm (5.06 acres \pm) located at 19019 – 88 Street SE (Portion of the S1/2 Section 23-22-29-4) from Mixed Use – Active Frontage (MU-2) District and Direct Control (DC) District to Commercial – Neighbourhood 2 (C-N2) District, Multi-Residential – Medium Profile (M-2) District and Multi-Residential – Low Profile (M-1) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024 MAY 23:

That Council:

1. Give three readings to **Proposed Bylaw 50P2024** for the amendment to the Rangeview Area Structure Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 198D2024** for the redesignation of 2.06 hectares \pm (5.06 acres \pm) located at 19019 – 88 Street SE (Portion of the S1/2 Section 23-22-29-4) from Mixed Use – Active Frontage (MU-2) District and Direct Control (DC) District to Commercial – Neighbourhood 2 (C-N2) District, Multi-Residential – Medium Profile (M-2) District and Multi-Residential – Low Profile (M-1) District.

HIGHLIGHTS

- This application seeks to redesignate the subject parcels to allow for apartment buildings and small-scale commercial uses.
- The proposal allows for the development of additional residential units and supportive commercial uses in a developing community and is aligned with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? The proposal will add commercial uses and multi-residential forms in the developing community of Rangeview.
- Why does this matter? This application would provide a larger variety of housing options and commercial uses in the Rangeview community, while making more efficient use of existing and planned infrastructure.
- An amendment to the *Rangeview Area Structure Plan* (ASP) is required to accommodate the proposed land use amendment.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

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DISCUSSION

This application, in the southeast community of Rangeview, was submitted by B&A Studios on behalf of the landowner, Section23 Developments, on 2023 July 18. As noted in the Applicant Submission (Attachment 3), the intent of the application is to enable the development of commercial and residential uses that better align with the evolving development context of the area and still meet the overall intent of applicable policies in the ASP. No development permit application has been submitted at the time of writing this report.

The current land uses were approved in 2018 (LOC2017-0345) and require specific types of residential and mixed-use development that do not offer the flexibility of uses needed. This redesignation and policy amendment could balance those needs and enable development of both a greater variety of housing types and commercial amenities for the developing community.

The 2.06 hectare (5.06 acre) site is comprised of two areas located on the south side of Rangeview Boulevard SE. The western site is located at the southwest corner of the intersection of Rangeview Boulevard SE and the future Rangeview Gate SE. The eastern site is located one block to the east on Heirloom Crescent SE.

As indicated in the Applicant Submission (Attachment 3), the redesignation would enable the development of multi-residential and commercial uses along a major transportation corridor (Rangeview Boulevard SE) and in close proximity to community amenities. The western site would provide multi-residential and commercial uses, but separated on the parcel as opposed to being located within the same buildings, as is contemplated by the existing Mixed Use - Active Frontage (MU-2) District. The eastern site would provide multi-residential uses in a variety of forms that offer greater flexibility than those contemplated in the existing Direct Control (DC) District (Bylaw 274D2018), which is intended to enable the development of pocket residential development. This redesignation will maintain or may marginally increase the density (as approved in the Outline Plan) of these parcels.

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

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 land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and the respective community association was appropriate. As a result, the applicant chose not to undertake any outreach. Please see the Applicant Outreach Summary (Attachment 4) for more details.

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City-Led Outreach

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

No public comments were received at the time of writing this report. There is no community association for the subject area.

Following Calgary Planning Commission, notifications for a Public Hearing of Council 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.

IMPLICATIONS

Social

The proposed land use districts would enable the development of commercial uses that can meet the daily needs of Rangeview residents, as well as a variety of higher density housing types that can support the housing needs of various demographics.

Environmental

This application does not include actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored at the development approval stages.

Economic

The proposed land use amendment would support commercial, business and population growth, which will provide both amenities and the population to support them as the community continues to develop.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 50P2024**
3. Applicant Submission
4. Applicant Outreach Summary
5. **Proposed Bylaw 198D2024**
6. **CPC Member Comments**
7. **Public Submissions**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform