

Background and Planning Evaluation

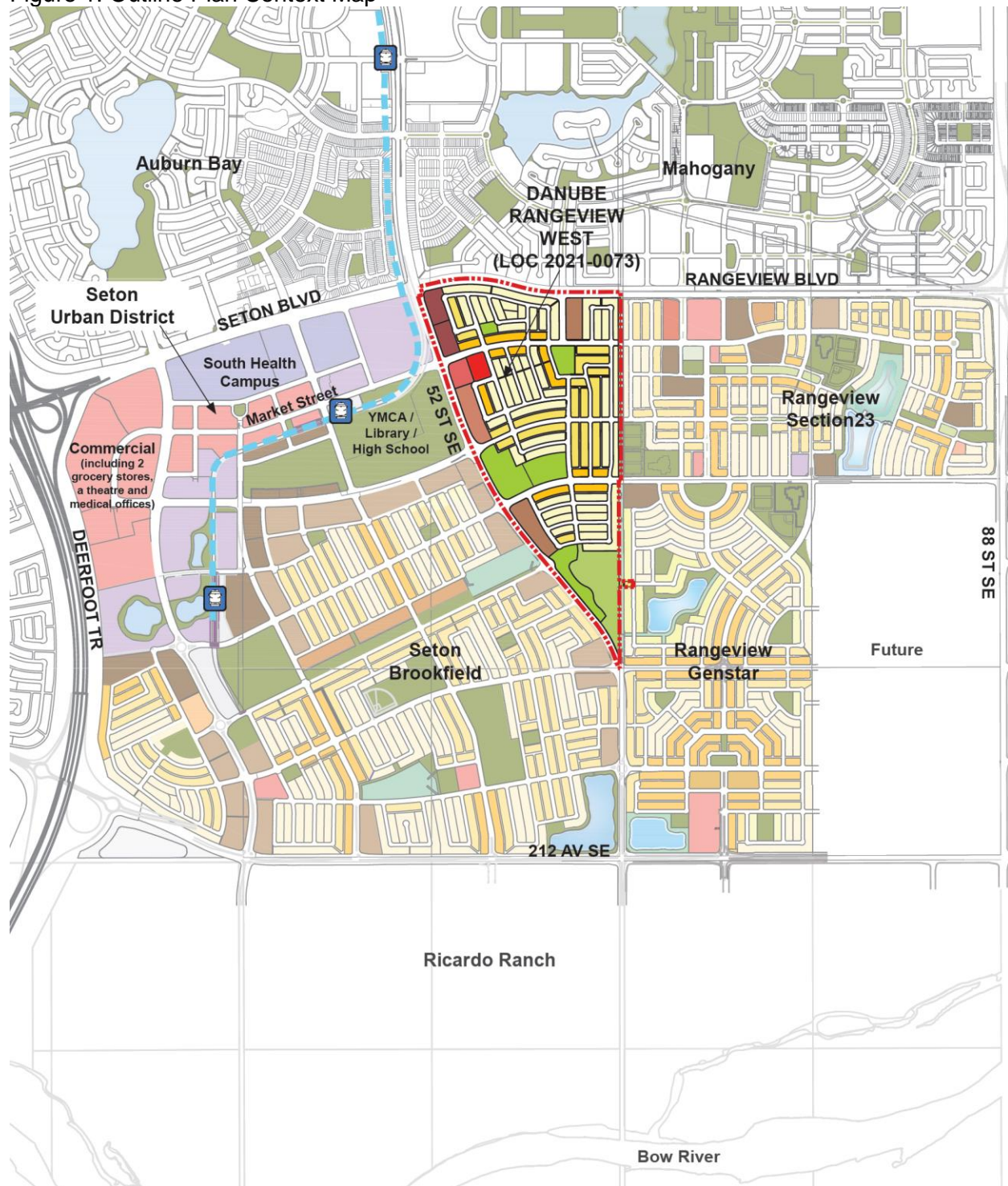
Background and Site Context

The subject site is in the developing community of Rangeview in the southeast quadrant of the city. Directly to the north of the subject site is the community of Mahogany and to the northwest is the community of Auburn Bay. The subject site is adjacent to the two approved developing areas of Seton to the west and Rangeview to the east. Seton is a major centre of activity and contains the South Health Campus, a large retail area, a future Green Line LRT station, a currently operating BRT line as well as residential areas, a high school, parks, and a recreation centre. As discussed below, the site design proposed by this application is oriented towards Seton. The development to the east is part of the new community of Rangeview and is predominantly residential.

The subject site is approximately 83.40 hectares (206.08 acres) in size. Vehicular access to the site is currently available from Seton Boulevard SE and Rangeview Boulevard SE via Deerfoot Trail. The western boundary of the subject site runs along 52 Street SE, and the alignment of the future LRT into Seton is across from the site. The subject site is currently undeveloped and has been used for agricultural purposes. The site topography is hummocky to undulating, sloping gently from northwest to southeast. There are eleven individual temporary and seasonal freshwater marsh wetlands occupying 3.11 hectares or 3.8 percent of the property.

Figure 1, as shown below, outlines the location of the subject lands in relation to the other developments in the area. Development is well underway to the north and west of the subject lands and is beginning to the east and south.

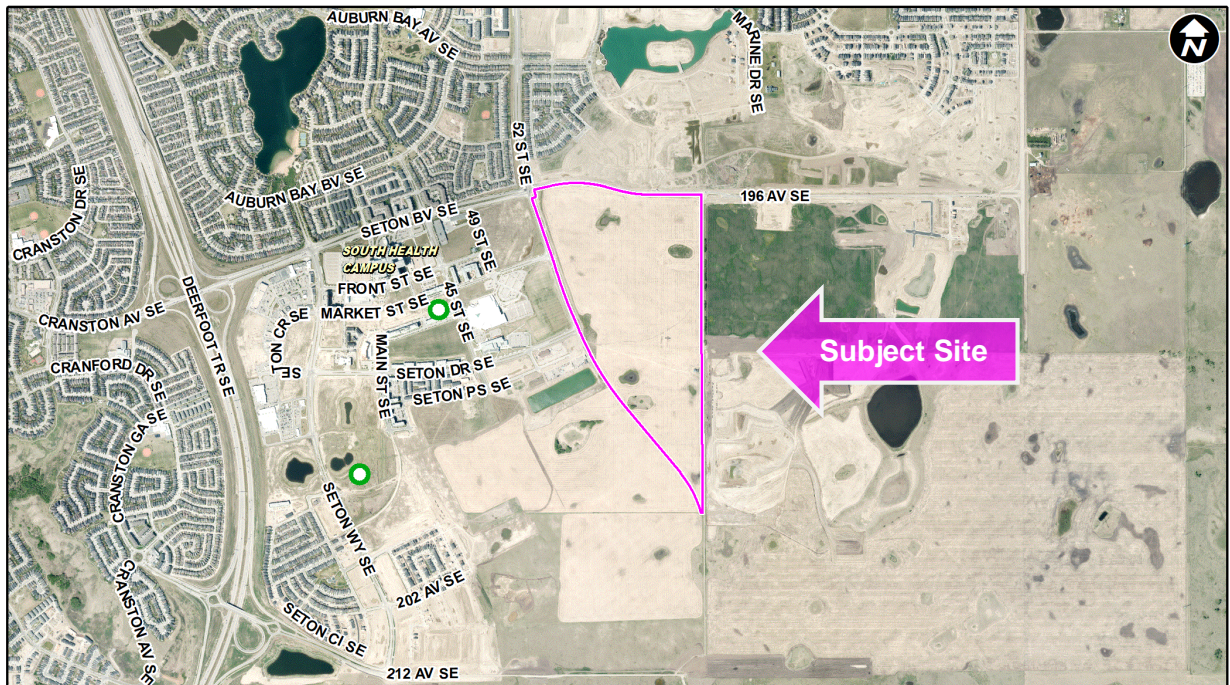
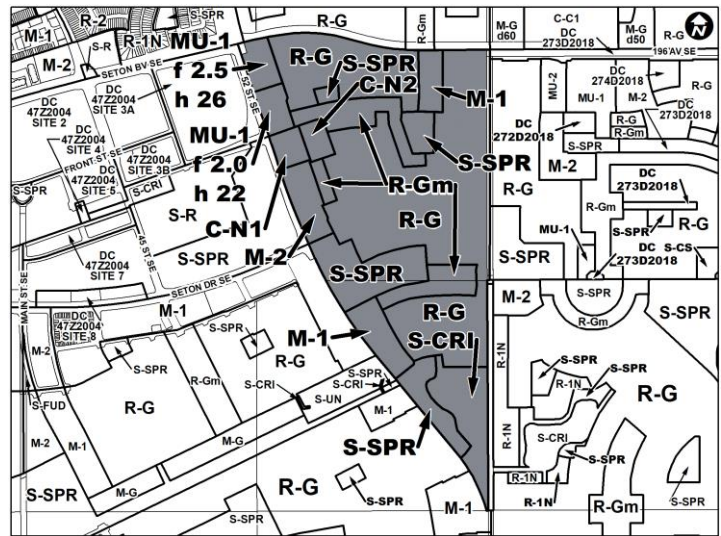
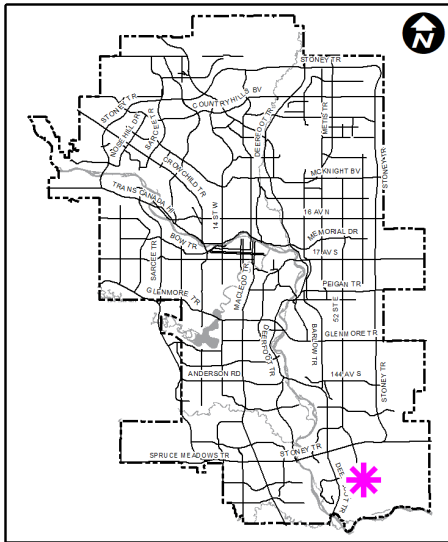
Figure 1: Outline Plan Context Map

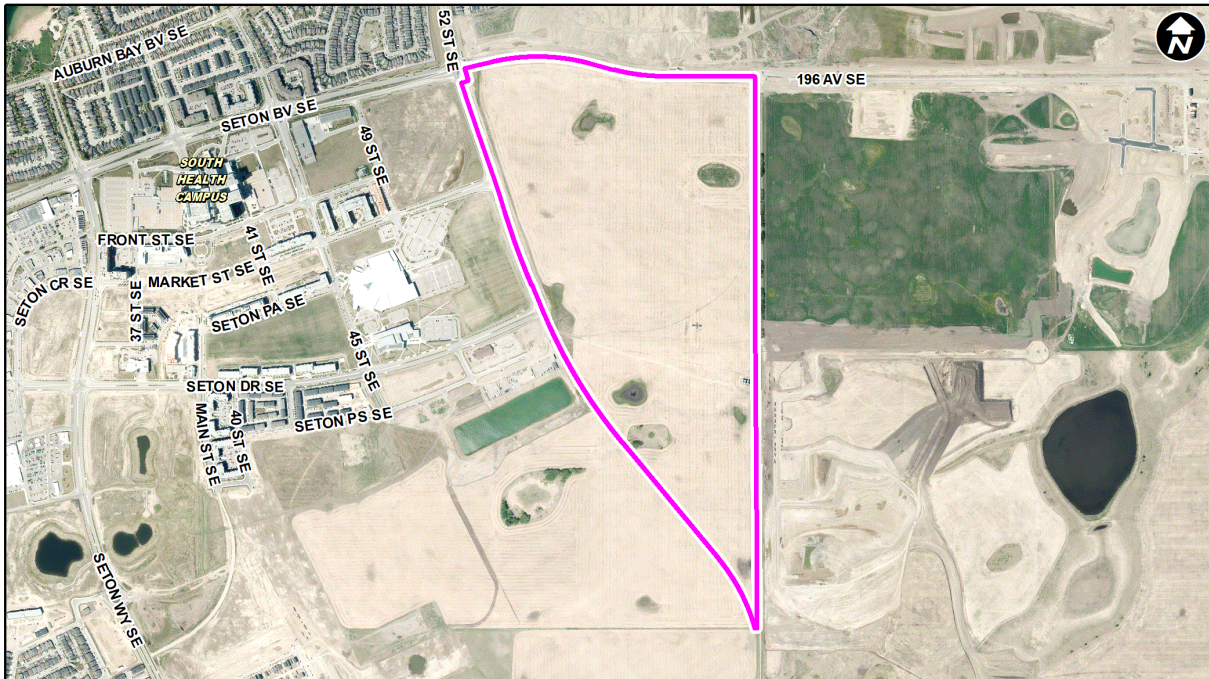


Community Peak Population Table

As of the 2019 City of Calgary Civic Census, there is no population data for the subject area as this is a new residential area.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing land use on this site is the Special Purpose – Future Urban Development (S-FUD) District which is intended for lands awaiting urban development and utility servicing.

This application proposes several residential, commercial, mixed-use, and special purpose districts on these lands:

- Residential – Low Density Mixed Housing (R-G) District;
- Residential – Low Density Mixed Housing (R-Gm) District;
- Multi-Residential – Low Profile (M-1) District;
- Multi-Residential – Medium Profile (M-2) District;
- Commercial – Neighbourhood 1 (C-N1) District;
- Commercial – Neighbourhood 2 (C-N2) District;
- Mixed Use - General (MU-1f2.5h26) District;
- Mixed Use - General (MU-1f2.0h22) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District; and
- Special Purpose – City and Regional Infrastructure (S-CRI) District.

The proposed R-G and R-Gm Districts are intended to support a variety of low-density residential building forms including single 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. The R-Gm District 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.

The M-1 District allows multi-residential development of low height and medium density and it is intended to be in close proximity or adjacent to low density residential development. The M-1 District allows for a maximum building height of 14.0 metres. There is no listed maximum floor area ratio (FAR). The M-1 District has a minimum density of 50 units per hectare and a limit of 148 units per hectare.

The proposed M-2 District is intended for medium height and medium density residential development with a maximum building height of 16 metres and a maximum FAR of 3.0.

The proposed C-N1 District is intended to allow for small scale, street oriented commercial development with potential for residential uses on upper floors at a compatible scale to nearby residential areas. The C-N1 District is intended to have vehicular access to the site from the rear lane, and landscape screening for sites abutting low-density residential. The C-N1 District allows for a maximum building height of 10 metres and a maximum FAR of 1.0 to ensure compatibility with adjacent residential developments.

The proposed C-N2 District is similar in scale and allowable uses to C-N1, however vehicular access is permitted to be more direct to building frontages and limited automotive uses are also allowed.

The proposed MU-1 District is intended to accommodate a mix of residential and commercial uses in the same building or in multiple buildings throughout an area. While commercial uses are permitted, provision of commercial uses is not required. There are two versions of the MU-1 District proposed for the site. MU-1f2.5h26 has a floor-area ratio limit of 2.5 and a height limit of 26 metres. MU-1f2.0h22 has a floor-area ratio limit of 2.0 and a height limit of 22 metres.

The proposed S-SPR District is intended to provide for schools, parks, open space, and recreational facilities, with parcels of varying sizes and use intensities. This District is only applied to lands that will be dedicated as School Reserve or other forms of Municipal Reserve (MR) pursuant to the *Municipal Government Act* (MGA).

The proposed S-CRI District is intended to provide for city and regional infrastructure necessary for the proper servicing of the development. As shown in Attachment 4, this District is proposed for the stormwater pond (storm park) area along the eastern portion of the site and will be designated as a Public Utility Lot (PUL) as per the MGA.

Subdivision Design

Directly to the west of the plan area is the Seton Town Centre which is a Major Activity Centre and a Transit Station Planning Area. The western edge of the subject site is within a Transit Station Planning Area, therefore, the proposed outline plan has reflected this by locating the highest intensity of development next to Seton. A small commercial site is also located closest to the western edge. This complements development in Seton and will provide a height and density transition between Seton and the rest of the site. Other features of the proposal include:

- high, medium and low density residential in the form of apartments, townhouses, rowhouses and semi and single detached homes;
- community commercial near the entrance to the community from Seton;

- a Neighbourhood Activity Centre (NAC) central to the outline plan that provides an open space for neighbourhood activity;
- a primary school site which is required by the *Rangeview ASP*; and
- a block-based grid street network that fosters strong pedestrian and cycling connectivity.

This proposed outline plan and block layout provides a seamless extension and connection to the street and block pattern in adjacent outline plans. The east-west streets that connect to adjacent areas have blocks designated M-1, R-Gm, R-G with lanes and S-SPR. This will mean that the main movement corridors will have a more urban character by being lined with multi-residential, rowhouses and semi-detached dwellings. The proposed design also accounts for laned vehicular access for lower density residential in some areas interior to the site, or consolidated vehicle access points for larger sites. This will ensure a strong public realm with a focus on the pedestrian experience.

A small site has been included in this proposed outline plan that was previously approved for a street in the adjacent outline plan to the east. The street connection to this development is no longer needed because of the storm pond proposed on the subject site. The adjacent outline plan is being updated through this application to reflect the future development of the site for residential purposes.

Open Space

Throughout the plan area, parks are provided that serve varying functions and recreational opportunities. Two smaller parks are provided in the northern portion of the site. The one in the northwest portion of the site is a sub-neighbourhood park that will be provided with landscaping, pathways, a playground, and a seating area. The third park in the north-central portion is a neighbourhood park that will have active and passive recreation features. Active facilities include pathways, sports courts, and a playground. Passive facilities include art features, seating/picnic areas and an open field.

A school site (K-9) is provided in the central-west portion of the proposed plan area. The overall school site is 4.86 hectares (12.0 acres) in size. The school site has access to two collector roads and the overall site is visible from three sides, allowing for passive surveillance to enhance safety. Two soccer fields and one baseball field are provided with space on the edges for landscaping.

A Biophysical Impact Assessment report was submitted as part of this application, which identified all wetlands within the plan area as either Class II or III freshwater-marsh wetlands. A cluster of wetlands in the south portion of the plan area will be replaced by a naturalized storm pond and public park complex.

The proposed outline plan also proposes the construction of a stormwater pond at the south end of the site. The stormwater pond integrates a sediment clarifier forebay, detention pond, and constructed wetland. The pond and surrounding open space provide for a total of 7.03 hectares (17.37 acres) of open space. In addition to a green amenity, this open space creates an anchor between areas to the west and east, while the green corridor and local pathways maintain a pedestrian and non-vehicular connection.

Pathways

Regional, multi-use and local pathways form a comprehensive pathway network and are located throughout the outline plan area. These are integrated with the approved developments in all other directions to form key connections between the areas.

Density and Intensity

At build-out, the proposed plan area is expected to have an anticipated 2,009 units with a maximum of 2,931 units (Attachment 5). The proposed development is anticipated to achieve a residential density of 24.1 units per hectare (9.7 units per acre) with a maximum unit density of 35.2 units per hectare (14.2 units per acre). The anticipated population and jobs of the proposed development is 5,716 people and 318 jobs. Therefore, the anticipated intensity is 72.5 people and jobs per gross developable hectare.

The MDP sets out minimum density and intensity (population and jobs) targets for new communities at a density of 20 units per hectare (8 units per acre) and 60 people and/or jobs per gross developable hectare, respectively. The *Rangeview ASP* sets out the same density and intensity targets as the MDP. Based on the anticipated residential density of 24.1 units per hectare (9.7 units per acre) and the anticipated intensity of 72.5 persons per gross developable hectare, the subject application meets the targets of both the MDP and ASP.

Transportation

Regional Transportation Network

The regional street network consists of Rangeview Boulevard SE along the northern boundary of the plan area and 52 Street SE along the western boundary of the plan area. Global and local Transportation Impact Assessments (TIA) were reviewed, and the off-site and on-site transportation network requirements were determined. The regional and local transportation infrastructure required to service the outline plan area are described below.

Within the City network, Rangeview Boulevard SE is classified as an Arterial Street as per the *Calgary Transportation Plan (CTP)*, with 52 Street SE also classified as an Arterial Street between Rangeview Boulevard SE and Seton Drive SE. However, 52 Street SE transitions to an Urban Boulevard between Seton Drive SE and 210 Avenue SE. Both Rangeview Boulevard SE and 52 Street SE are currently constructed along the boundaries of the plan area, to half the ultimate width (i.e., the north half of Rangeview Boulevard, which consists of 3 lanes, and the east half of 52 Street SE, which consists of 2 lanes). The remainder of Rangeview Boulevard SE (south 3 lanes) and 52 Street SE (east 2 lanes) are boundary obligations of this development.

Local Transportation Network

The community has multiple access points from 196 Avenue SE and Rangeview Avenue SE, which distribute the local traffic effectively and evenly. The planned internal streets have unique characteristics surrounding the NAC and open space network which are the focal points of the plan area. Sidewalks are provided on both sides of the streets, promoting accessibility of this open space network. The proposed active transportation network includes regional pathways, local multi-use pathways and streets with on-street bike lanes, which allows for excellent bicycle and pedestrian connectivity. The active modes and street connectivity meets and exceed the Greenfield residential target. Customized road cross-sections have been utilized to accommodate unique circumstances and requirements, such as a wider 3.0 metre multi-use pathway and school requirements for mono-sidewalk. The future Green Line LRT station will be located approximately 1.5 kilometres west of the plan area, in the community of Seton. Transit service for the community will be provided along Rangeview Drive SE and Rangeview Avenue SE

Environmental Site Considerations

No significant concerns were identified through the Environmental Site Assessment from the previous agricultural uses on the site. Several small buildings, soil stockpiles, water wells, and a storage tank were observed on the site in the past. Further investigation and possible minor remediation associated with those previous uses, as may be required, will be addressed through the normal processes with Alberta Environmental and Parks (AEP) at the time of development.

Utilities and Servicing

The proposed plan area is located within an area that had a recent removal of the Growth Management Overlay (GMO); therefore, the site does not yet have servicing available. Servicing can be provided with some developer funded extensions to the site in combination with City-funded infrastructure installations already under construction and estimated to be completed this year.

Sanitary Infrastructure

Sanitary servicing is proposed to be provided through connections to the future Rangeview Sanitary Trunk Sewer to be constructed by The City along 212 Avenue and 52 Street SE (formerly 72 Street SE right-of-way). The developer has not proposed any interim servicing as their anticipated development timing is aligned with the projected schedule for the sanitary trunk completion.

Storm Infrastructure

Storm servicing is proposed to be provided through the construction of on-site stormwater management pond with controlled discharge in the southeast corner of the site to the future Rangeview stormwater trunk sewer to be constructed by The City (which will include a new outfall to the Bow River). If development is proposed to proceed prior to The City's installation of the new stormwater trunk and outfall, an interim solution to manage and contain the stormwater on site will be required.

Water Infrastructure

Water mains are currently under construction adjacent to the site by other developers and will be available to service the proposed development. This area will also be supported by the future water feeder main to be constructed by The City along 212 Avenue SE.

Fire Infrastructure

The site location is within the Council Approved Standard for 7 and 11-minute Fire response. Emergency services will be primarily provided by the nearby Seton Fire Hall.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned 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.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed outline plan and land use amendment builds on the principles of the IGP by promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject site is located within the Developing Residential - Planned Greenfield with Area Structure Plan (ASP) area as identified in the [Municipal Development Plan](#) (MDP). The *Rangeview ASP* is therefore the appropriate policy plan to provide specific direction for development of these subject lands. As mentioned earlier, the application exceeds the minimum intensity requirements of people and jobs per hectare and exceeds the minimum density requirements as outlined in the MDP. The proposal is in alignment with the MDP.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address the objectives of the [Climate Resilience Strategy](#).

Rangeview Area Structure Plan (Statutory – 2014)

The plan area is identified as Neighbourhoods 5 and 8 of Community B within the [Rangeview Area Structure Plan](#) (ASP). Within Neighbourhoods 5 and 8, the Land Use Concept Map (Map 2) identifies one school site, a Neighbourhood Activity Centre, and the Transit Station Planning Area along the western edge along 52 Street SE. A regional pathway and green corridor connect the planning area to the rest of the community and adjacent Environmental Open Space Study Area. The proposed application provides these neighbourhood features.

The proposed outline plan and land use amendment is supported by the relevant policies of the *Rangeview ASP*.