

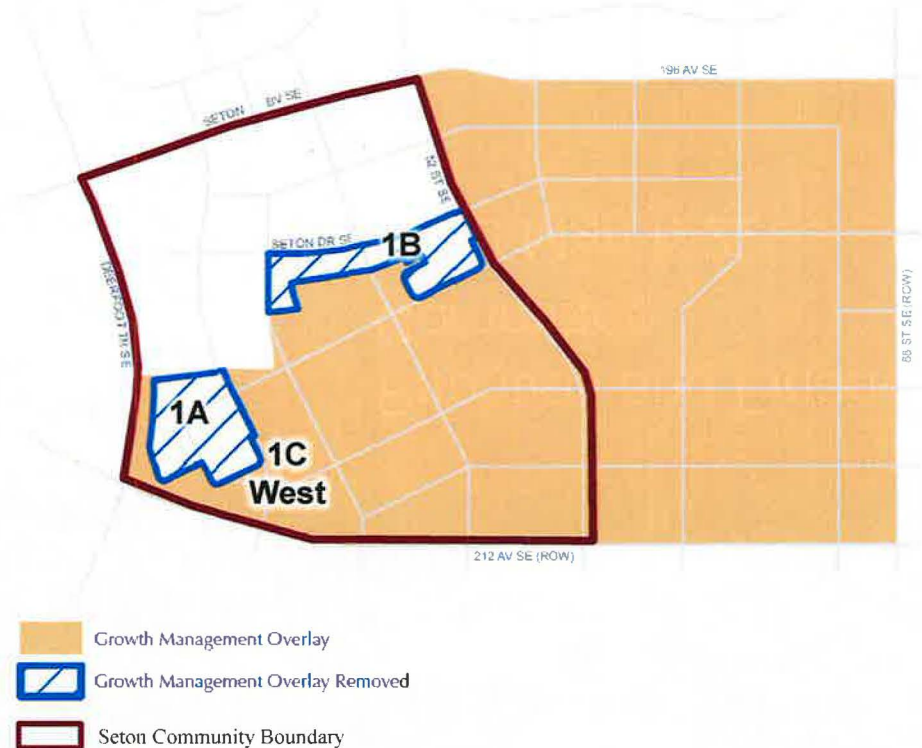
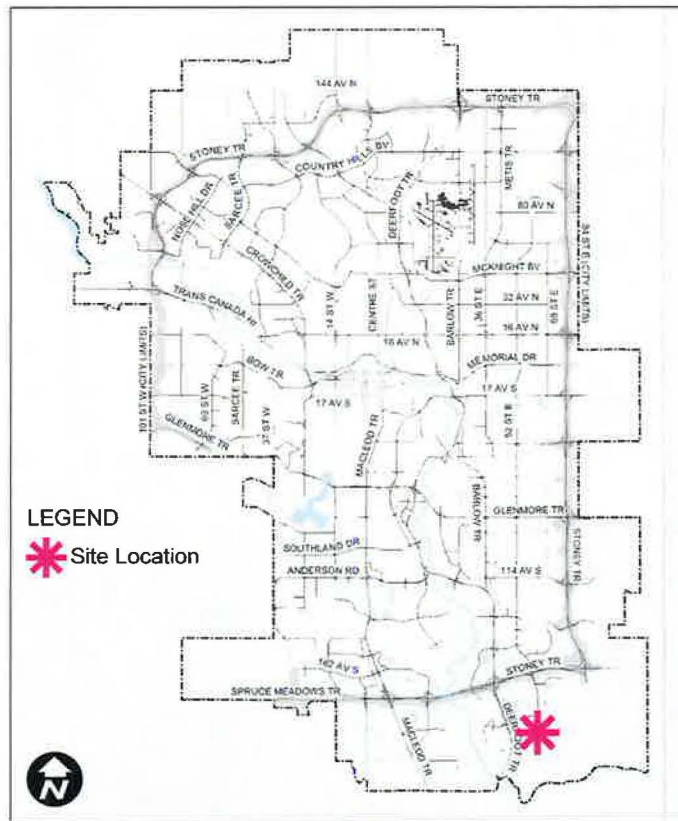
PFC2018-0240 Strategic Growth in the Rangeview Area Structure Plan

Priorities and Finance
Committee
2018 March 22

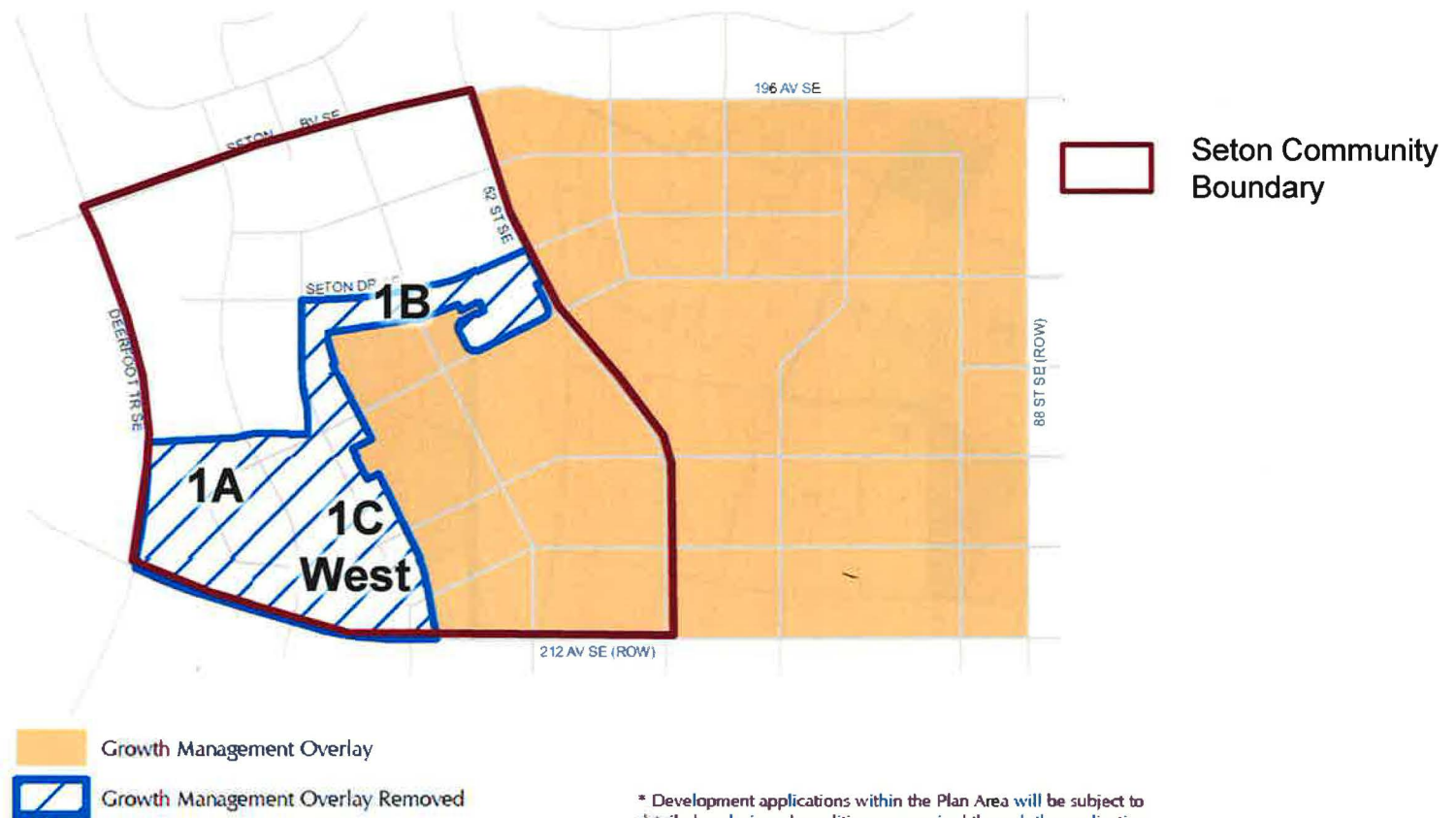


Background

In 2016, residential in Seton was initiated when a portion of the Overlay was removed to allow Seton Stage 1A and Seton Stage 1B to move forward using interim servicing.

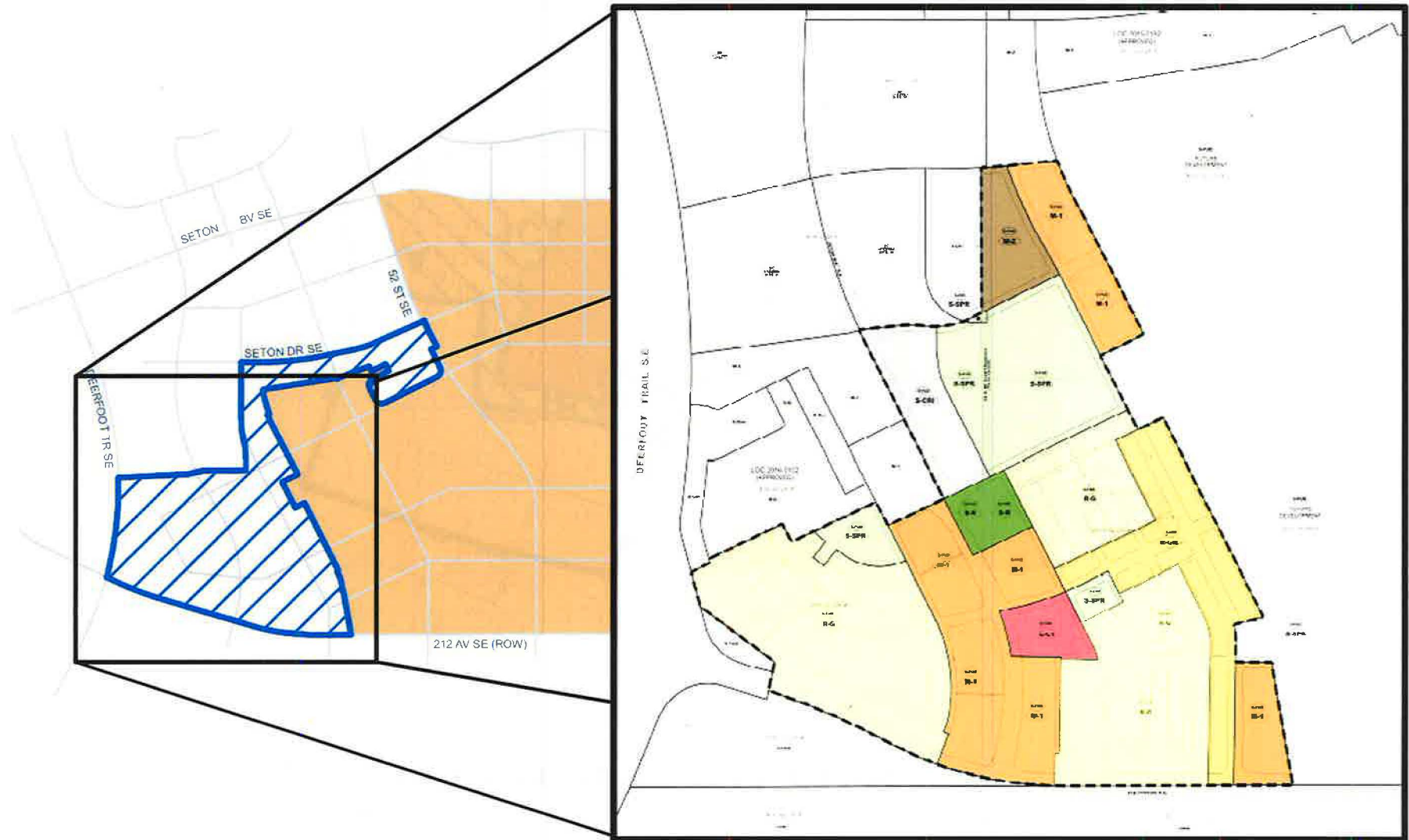


Seton Stage 1C West merges the three stages.



* Development applications within the Plan Area will be subject to detailed analysis and conditions as required through the application review process. Other servicing or infrastructure requirements may be required.

Stage 1C West Land Use in Overlay Removal



- Seton is one of 27 actively developing communities. Significant City investments in capital infrastructure and operating costs include:
 - Deerfoot Trail SE/212 AV SE interchange
 - Recreation centre and library
 - Fire Station
- The use of existing infrastructure supports policies in the MDP:
 - Optimize the use of existing infrastructure and services. [MDP, 2.1.4a]; and
 - Accommodate growth while avoiding premature investment in municipal infrastructure. [MDP, 2.1.4d]



Market

- Seton Stage 1C West adds growth capacity of:
 - ~850 single/semi/townhouse units
 - ~950 multi-residential units
- Altogether Stages 1A, 1B and 1C West is expected to build out (single/semi) in 5-6 years based on The City's forecast
- Continued growth in Seton provides additional choice and competition in the city's fastest growing suburban area

Capital Costs

- No additional City capital infrastructure is required to facilitate the development using the proposed interim servicing method

Operating Costs

- Total gross direct operating costs would be approximately \$250,000 in the One Calgary 2019-2022 service plan and budget annually by the end of 2022
- Seventy per cent of tax revenue generated during 2019-2022 would be approximately \$750,000 to \$1,100,000 annually by the end of 2022, leading to a positive balance over the budget period

Reasons for Recommendation

- Greater existing infrastructure efficiency is created by the additional development and growth in the tax base
- Proposed development supports the Transit Station Planning Area identified in the Rangeview ASP by providing:
 - Multi-residential in a variety of forms
 - Non-residential through a Neighbourhood Activity Centre, a Residents Association site, and a Catholic High School site
- Continuing development in Seton will help grow the population and tax base to support commercial, retail and institutional amenities in the Seton Urban District, and complement the pending/under construction development in Seton Stages 1A and 1B

Administration Recommendations

Administration recommends that the Priorities and Finance Committee recommend:

1. That this report (PFC2018-0240) be directed to the April 16 Combined Meeting of Council to the Public Hearing portion of the Agenda;
2. That Council hold a public hearing on the proposed bylaw amendment set out in Attachment 2; and
3. That Council approve the proposed bylaw amendment to the Rangeview Area Structure Plan in Attachment 2.