

Calgary



**PFC2018-0240**  
**Strategic Growth in the**  
**Rangeview Area Structure Plan**

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER

APR 17 2018

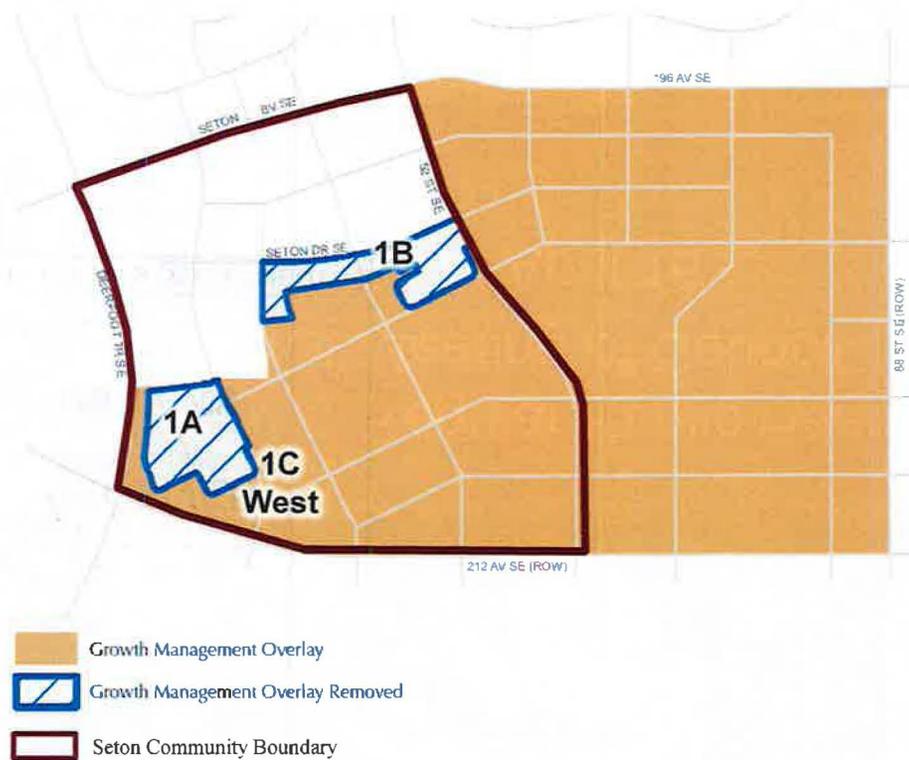
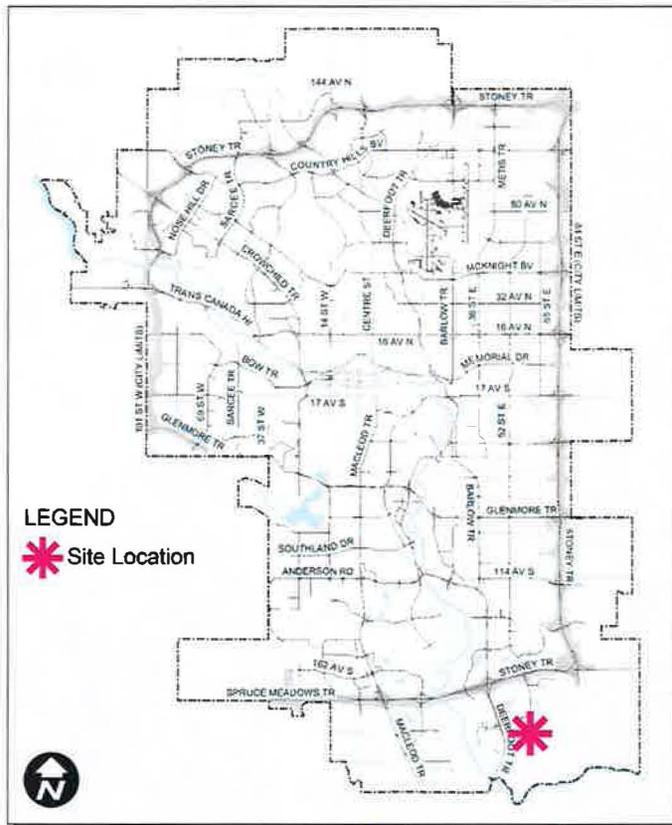
ITEM: PFC2018-0240  
*Disturbance*  
CLERK'S DEPARTMENT

Regular Public Hearing  
Meeting of Council  
2018 April 16



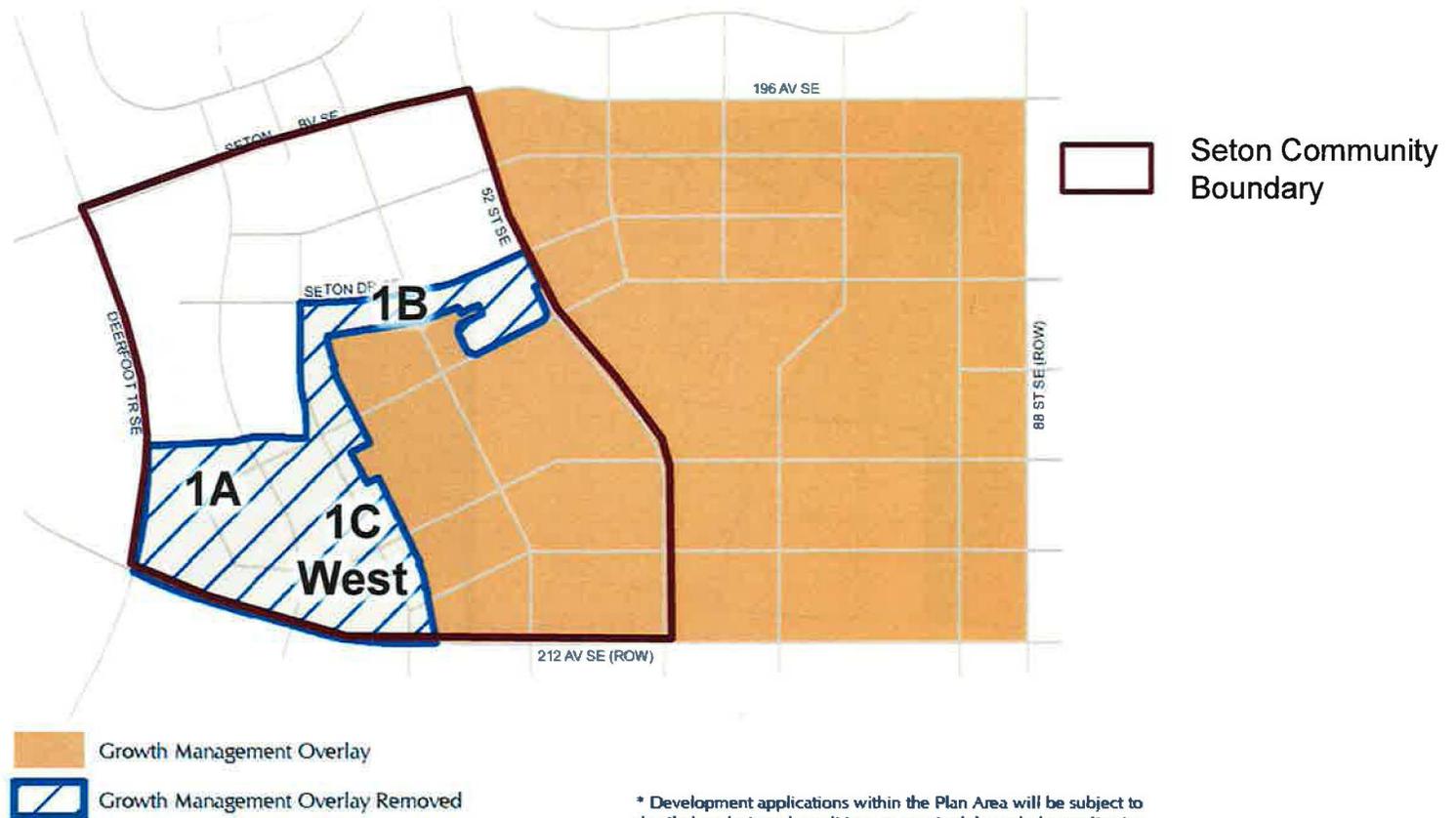


In 2016, residential in Seton was initiated when a portion of the Overlay was removed to allow Seton Stage 1A and Seton Stage 1B to move forward using interim servicing.



# Proposed Growth Management Overlay Map

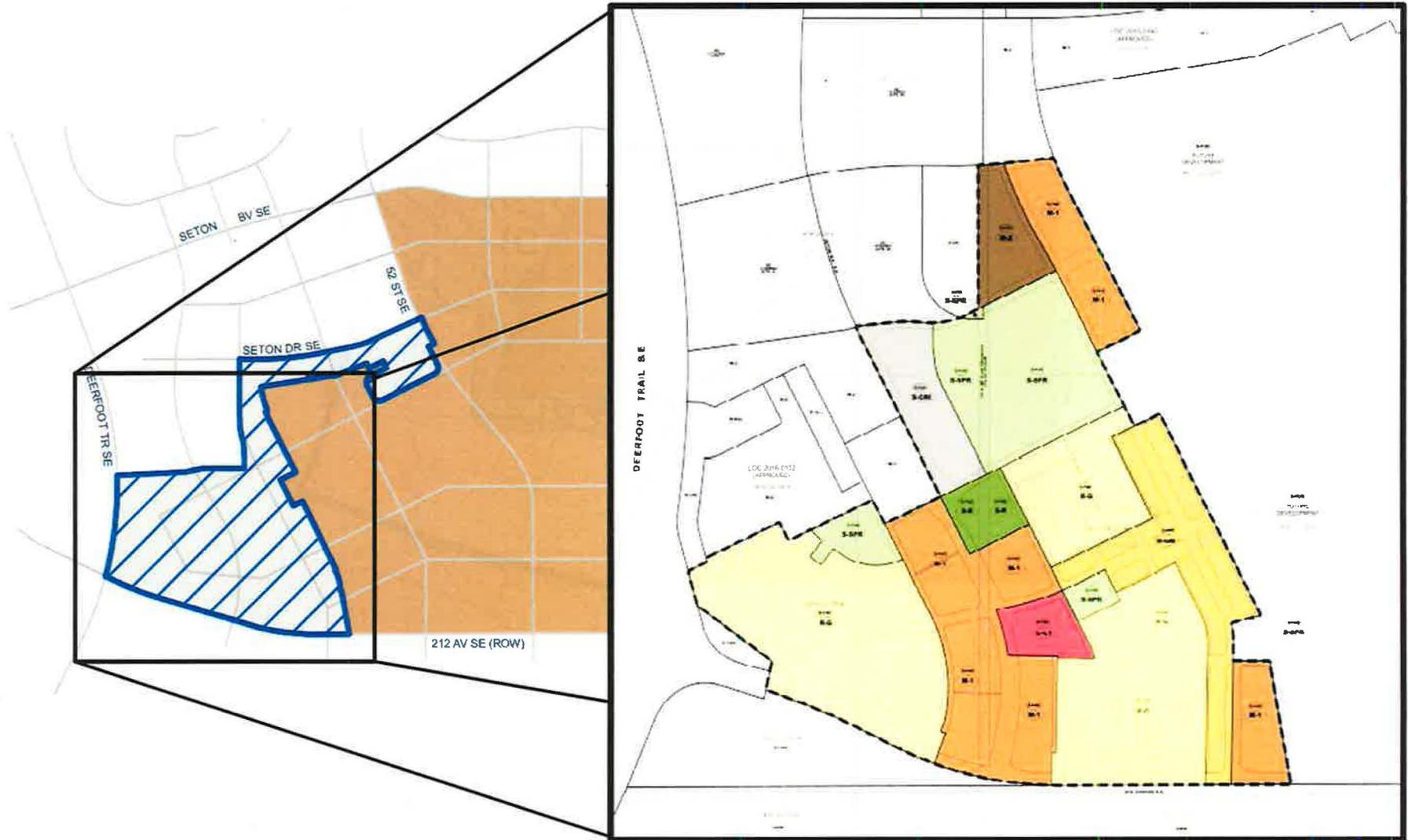
Seton Stage 1C West merges the three stages.



\* 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]



- 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



### Recommendation of the Priorities and Finance Committee:

1. That Council hold a Public Hearing on Bylaw 31P2018 and give three readings to proposed Bylaw 31P2018.