

Road Closure and Land Use Amendment in Residual Sub-Area 12H (Ward 12) at 19019 - 88 Street SE, LOC2017-0345

EXECUTIVE SUMMARY

This application was submitted by B&A Planning Group on behalf of Section23 Developments on 2017 November 22, and was later taken over by Situated Consulting Co. This application proposes to redesignate 130.3 hectares of land in Residual Sub-Area 12H, and includes a road closure for a portion of 72 Street SE, to be incorporated into the plan area. The land use amendment provides for the first 'garden to table' neighbourhood in Calgary, the concept of which is encouraged by a number of City policies. Specifically, the application provides for:

- Two walkable residential neighbourhoods with a significant mixed-use component and a variety of housing including innovative building typologies;
- An anticipated total of 2,953 residential units with a maximum yield of 3,403 units;
- An anticipated density of 23.8 units per hectare (9.6 units per acre) with a maximum density yield of 27.4 units per hectare (11.1 units per acre).
- A north-south activity centre street (Rangeview Gate/ Heirloom Street SE) characterized by street-oriented mixed-use commercial and residential uses;
- An inter-connected grid network of streets, which facilitates alternative modes of transportation and provides memorable focal points; and
- A comprehensive open space system, which traverses the plan area and creates a continuous user experience by incorporating creative and active play areas, formal/informal gathering areas and seating that seamlessly transition between gardening areas.

The proposed land use amendment and road closure serve to implement the objectives of the *Rangeview Area Structure Plan* and the *Municipal Development Plan* by providing a layout for future land uses on the site, in collaboration with the associated outline plan application (CPC2018-1074), to be heard on the same agenda, along with a community and street naming application (CPC2018-1085).

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ADMINISTRATION'S RECOMMENDATION:

That Calgary Planning Commission recommends that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the road closure to close a 1.54 hectare \pm (3.81 acre \pm) portion of road east of the SE1/4 Section 22, Township 22, Range 29, west fourth Meridian and west of the SW1/4 Section 23, Township 22, Range 29, west fourth Meridian that lies south of the northerly 25.20 (twenty five and two tenths) in perpendicular width and north of the southerly 15.00 metres (fifteen) in perpendicular width; and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 93.3 hectares \pm (230.7 acres \pm) of a portion of 19019 - 88 Street SE (SW1/4 Section 23-22-29-4; portion of SE1/4 Section 23-22-29-4; portion of road east of the SE1/4 Section 22, Township 22, Range 29, west fourth Meridian and west of the SW1/4 Section 23, Township 22, Range 29, west fourth Meridian that lies south of the northerly 25.50 (twenty five and two tenths) in perpendicular width and north of the southerly 15.00 metres (fifteen) in perpendicular width) from Special Purpose – Future Urban Development (S-FUD) District and Undesignated Road Right-of-Way **to** Residential – Low Density Mixed Housing (R-G)(R-Gm) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) District, Mixed Use – General (MU-1) District, Mixed Use – Active Frontage (MU-2) District, Special Purpose – Community Service (S-CS) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – City and Regional Infrastructure (S-CRI) District and DC Direct Control District to allow for Resident's Facility and associated uses, with guidelines (Attachment 6); and
4. Give three readings to the proposed bylaw.
5. **ADOPT**, by bylaw, the proposed redesignation of 93.3 hectares \pm (230.7 acres \pm) of a portion of 19019 - 88 Street SE (portion of S1/2 Section 23-22-29-4) from Special Purpose – Future Urban Development (S-FUD) District **to** DC Direct Control District to allow for Food Growing and associated uses, with guidelines (Attachment 7); and
6. Give three readings to the proposed bylaw.
7. **ADOPT**, by bylaw, the proposed redesignation of 93.3 hectares \pm (230.7 acres \pm) of a portion of 19019 - 88 Street SE (portion of SW1/4 Section 23-22-29-4) from Special Purpose – Future Urban Development (S-FUD) District **to** DC Direct Control District based on M-G, with guidelines (Attachment 8); and
8. Give three readings to the proposed bylaw.
9. **ADOPT**, by bylaw, the proposed redesignation of 37.0 hectares \pm (91.4 acres \pm) of a portion of 19019 - 88 Street SE (Portion of SE1/4 Section 23-22-29-4) from Special

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Purpose – Future Urban Development (S-FUD) District to Residential – Low Density Mixed Housing (R-G) (R-Gm) District, Multi-Residential – Medium Profile (M-2) District, Commercial – Neighbourhood 1(C-N1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and DC Direct Control District to allow for Food Growing and associated uses; and

10. Give first reading to the proposed bylaw; and
11. **WITHHOLD** second and third readings until confirmation is received from the Regulator that the sour gas pipeline has been abandoned.

PREVIOUS COUNCIL DIRECTION

On 2018 July 30 at the Combined Meeting of Council, Report C2018-0585 was heard, along with supplementary report PFC2018-0678 that was subsequently heard at Priorities and Finance Committee. Council held a Public Hearing and gave three readings of Bylaw 55P2018, allowing for the removal of Rangeview's Growth Management Overlay (Overlay).

BACKGROUND

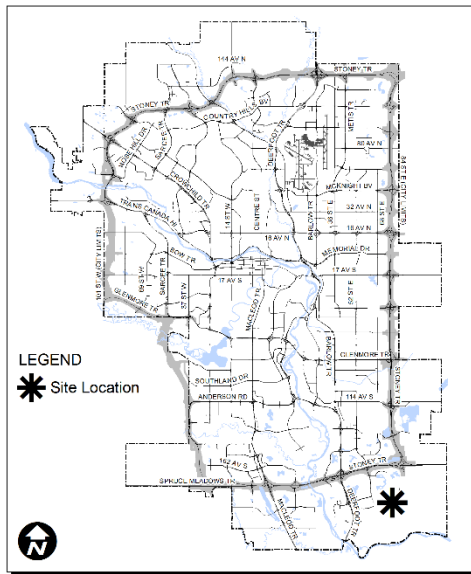
The subject site, which comprises an area of 130.3 ± hectares (322.1 ± acres), has historically been used for farming and ranching operations dating back to 1923, when the Ollerenshaw family first settled on the land. Now, almost 100 years later, Robert Ollerenshaw has inspired Section23 Developments to develop the lands into a residential neighbourhood as suggested in the *Rangeview ASP*. Staying true to the heritage of the land, the design and layout of the neighbourhood is planned as a social gathering place surrounded by amenities and food growing spaces.

Prior to submission of the application on 2017 November 22, the applicant, B&A Planning Group, engaged in pre-application meetings with Administration (PE2017-00172) that commenced on 2017 May 25. In addition, Section23 elected to utilize an innovative methodology to draw on the experience and expertise of industry leaders in planning, development and agriculture by hosting a design charrette. The charrette was held over two sessions, and involved contractors, the Ward Councillor, community association representatives, developers, a member of Calgary Planning Commission, builders, representatives of banks, members of Administration, a university professor, and a local aquaponics farmer. The charrette was successful in determining the strengths and weakness of the proposed subdivision and land use designations, as well as providing many helpful suggestions and ideas for future development of the site.

During the course of the application's review, the applicant changed from B&A Planning Group to Section23 Developments and finally to Situated Co, who will represent the proposal at Calgary Planning Commission and at the public hearing of Council.

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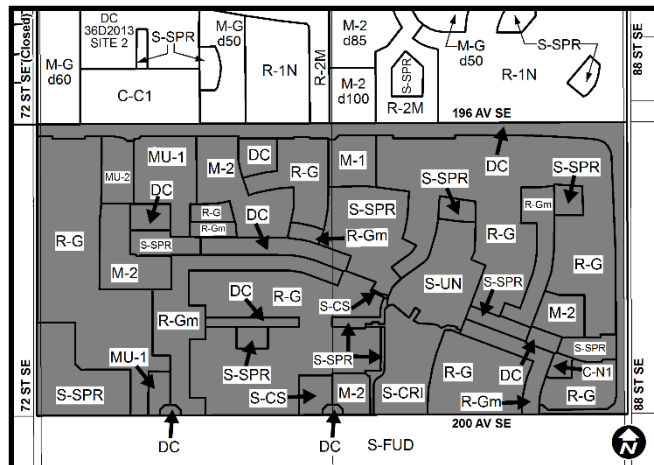
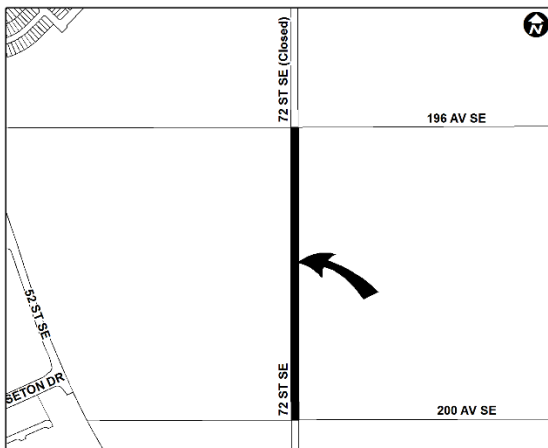
Location Maps



Road Closure Map



Proposed Land Use Map



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Site Context

The plan area is located in Calgary's southeast, approximately 20 kilometres south of Calgary's city centre. The site, which comprises an area of 130.3 hectares, is presently located approximately 550 metres south of the nearest built road connection – Marine Drive SE in Mahogany.

The lands have historically been used for farming and ranching operations and are generally characterized by flat to slightly undulating topography with localized depressions associated with historical glacial movement. The lands comprise a range of seasonal and temporary marsh wetlands, further information on which is included in the Environmental section of this report.

The eastern 37 hectares of the plan area fall within the Emergency Planning Zone (EPZ) for two sour gas wells, as well as pipelines that exist east of the site. While the Orphan Well Association has declared that the wells have been abandoned, the EPZ for the pipelines remains. Further information on this is contained in the Environmental section of this report.

The plan area is bound to the north by the partially developed residential community of Mahogany, and to the south by future residential development identified as neighbourhoods eight and 10 of Rangeview, which has an active outline plan application by Genstar that is presently under review (LOC2018-0088). Further south, beyond the 212 Avenue SE right-of-way, lays the plan boundary of the draft *Ricardo Ranch Area Structure Plan*. To the east, the plan area is bound by the 88 Street road right-of-way and Section 23 agricultural lands beyond. Adjoining lands west of the plan area are owned by Danube Farming Ltd, with the partially developed urban district of Seton located beyond.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This land use amendment and road closure, along with the combined outline plan, will facilitate the development of a wide range of residential, local commercial, recreational and mixed-use development that will contribute to the growth of the Rangeview community as envisioned by the policies of the *Municipal Development Plan* (MDP) and the *Rangeview Area Structure Plan* (ASP).

Planning Considerations

Land Use

The proposed land use amendment proposes to redesignate the subject lands from Special Purpose – Future Urban Development (S-FUD) District and undesignated road right-of-way to:

- Residential – Low Density Mixed Housing (R-G) District;
- Residential – Low density Mixed Housing (R-Gm) District;
- DC Direct Control District based on Multi-Residential – At Grade Housing (M-G) District;
- DC Direct Control District to allow for a Resident's Facility with ancillary uses;
- DC Direct Control District to allow for food growing areas;

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- Multi-Residential – Low Profile (M-1) District;
- Multi-Residential – Medium Profile (M-2) District;
- Mixed Use – General (MU-1) District;
- Mixed Use – Active Frontage (MU-2) District;
- Commercial – Neighbourhood 1 (C-N1) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District;
- Special Purpose – Urban Nature (S-UN) District; and
- Special Purpose – Community Service (S-CS) District.

The above districts are located strategically throughout the plan area, with districts that allow for higher densities located in proximity to those that can provide for commercial, recreational and community service uses. Transit routes were also considered in the placement of districts. The proposed Land Use Map can be found in Attachment 7.

Low density housing forms are provided by both the R-G and R-Gm Districts. The R-G and R-Gm districts accommodate a wide range of low density residential development in the form of Cottage Housing Cluster, Single Detached, Semi-detached, Duplex Dwellings and Rowhouse Buildings. Secondary suites are also allowed within all of these housing forms.

The R-Gm District is utilized to provide certainty on the degree of intensity and non-single family housing form throughout the neighbourhood. As Single Detached Dwelling is a discretionary use in the R-Gm District, Semi-detached Dwellings or Rowhouse Buildings, as permitted uses, are encouraged.

Multi-residential development is accommodated under the M-1, M-2, MU-1, MU-2 and DC District. Through the application review process, an agreement was reached to maintain a minimum density of 55 units per acre on all M-2 designated sites, in order to provide more certainty as to the built form of future multi-residential development. This is enforced through a condition of outline plan approval.

There are two mixed-use districts in the planned neighbourhood, consisting of three MU-1 sites located along the gateway area identified in the ASP, and one MU-2 site located at the main entry to the neighbourhood and gateway area, in the northwest corner of the plan area.

The C-N1 site is intended to provide additional small to mid-scale commercial development towards the terminus of the food growing corridor and square-about in the southeast corner of the neighbourhood.

Throughout the planned neighbourhood, non-residential land uses include the S-UN District that dedicates reconstructed wetlands as Environmental Reserve, as well as, the S-SPR District to accommodate a 4.4 hectare public elementary school, two neighbourhood parks, and open space around the central reconstructed wetland. The S-CRI District accommodates the storm water forebays and maintenance access easements that are required to service the subject plan area.

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Three DC Direct Control District designations are proposed within the plan area, in order to accommodate a Resident's Facility, Resident Food Production and Pocket Residential Development.

DC Direct Control District - Resident's Facility

The intent of the DC District (Attachment 6) is to allow for a Resident's Facility, defined as a use that operates similarly to a Community Recreation Facility, however the Resident's Facility is private, and has no requirement for motor vehicle parking stalls. The site of the proposed DC District is within the gateway area, within the northwest Neighbourhood Activity Centre, representing a continuation of Mahogany's Mercado Street. The concept for the DC site is to create a sense of arrival into the community, and to provide a focal point and gathering place for the community.

The site is intended to house a Resident's Facility, a privately owned site that is used as a public gathering space for the neighbourhoods and can accommodate a range of supplementary uses, including Market, which is a discretionary use in the DC. Market is intended to provide, through a development permit, the opportunity for a range of different neighbourhood support uses such as the sale of finished consumer goods, food products, produce, handcrafted articles, antiques or second hand goods.

The DC does not reference a base district, but allows for permitted and discretionary uses that complement the Resident's Facility. Public art installation is defined within the DC and has no height restrictions. Notwithstanding, a public art installation must be part of an approved, discretionary development permit. All other development is limited in height to 12 metres.

Direct Control District – Resident Food Production

Resident Food Production (Attachment 7) is similar to Bylaw 1P2007's Food Production use, however has the additional ability to produce food outside of a building, or in a range of different formats, including hothouses, modular forms, raised garden beds, or greenhouses, and can include a range of food production methods, including hydroponics, aquaponics, aquaculture and vertical growing. The maximum building height within the DC District is 10 metres.

This DC District is proposed for the private open space network that traverses the plan area, as well as for the shelter belt that lines the north and eastern boundaries of the neighbourhoods, and will allow for Community Entrance Features, Market and other associated uses. Bicycle parking is required at a rate of one bicycle parking stall – class 2 per 400 square metres of developable land, and is intended to allow for good dispersion of outdoor bicycle parking stalls throughout the neighbourhoods. There is no requirement for motor vehicle parking stalls for Resident Food Production or Market, however all other listed uses require parking in accordance with part 4 of Bylaw 1P2007.

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Direct Control District - Pocket Residential Development

This DC District (Attachment 8) references the Multi-Residential – At Grade Housing (M-G) District of Bylaw 1P2007, and intends to allow for development with a built form similar to Cottage Housing Cluster, as defined in Bylaw 1P2007. The original intent for the site of the DC District was to create an opportunity for tiny home style development; providing opportunities for citizens who wish to downsize and locate in a more communal environment, or for aging in place. While tiny homes are still an option, the DC District allows for more flexibility. The location of this DC District is along Rangeview Boulevard SE, adjoining an M-2 designated parcel to the west and R-G designated parcels south and east, with commercial, recreational and transit opportunities located nearby.

Administration examined a range of options to avoid a DC District for this site, however this was not pursued for two key reasons. Firstly, the use of Cottage Housing Cluster has never successfully been constructed in Calgary. The applicant identified a number of constraints within the definition of the use that were amended in the Direct Control District, such as the allowable number of dwelling units within a building and within a development, as well as the built form. Secondly, Cottage Housing Cluster is only allowed in low density residential districts. Should the use turn out to not be feasible for Calgary's market, the DC District allows for Multi-Residential Development – Minor and Multi-Residential Development as discretionary uses.

Subdivision Design

The proposed subdivision design (Attachment 3), which comprises approximately 130.3 hectares (322.1 acres), embraces the planning principles of urban agriculture, a first for community development in Calgary, and involves a comprehensive open space system which crosses the plan area and creates a continuous user experience by incorporating passive and active, formal and informal areas for learning, playing, living and food growing.

The proposed outline plan design generally follows a modified grid street pattern that allows for a variety of housing forms with a combination of laned and non-laned product types. Where a lane exists, front garages have been limited to improve the residential street interface and access conditions. A restrictive covenant will be registered against certain laned parcels through an outline plan condition. The block layout also supports the intensification of the neighbourhood over time by accommodating a variety of built forms. Anticipated lot widths vary from 5.0 metres for Rowhouse Buildings in the Residential – Low Density Mixed Housing (R-G/R-Gm) District to an average 7.5 metres to 9.4 metres for Single Detached Dwellings in the R-G District.

The modified grid pattern has been adopted due to the open space corridor that runs diagonally through the plan area, taking up an area of approximately 3.0 hectares. A one way modified residential street surrounds the open space corridor, embracing the topography of the land while increasing site connectivity and access to the large central amenity space. The one-way street, while not typically seen in suburban areas, was an important aspect of the design for the applicant. As such, Administration collaborated with the applicant's team in order to find a solution that would realize the vision for the neighbourhood, while maintaining a level of comfort on the safety of the proposal.

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Between Sugarsnap Green SE and Sugarsnap Way SE, three streets flank Rangeview Avenue SE, a neighbourhood boulevard. In order to ensure an attractive interface with Rangeview Avenue SE, flanking development is required to address both street frontages, with equal treatment given to both elevations.

Overall, the grid based subdivision design provides a framework to accommodate a diversity of housing types and densities, commercial development, open spaces, an integrated naturalized storm pond, neighbourhood focal points, and community amenities. The subdivision design is tied together by an efficient system of multi-modal pathways and road networks. The proposed subdivision anticipates 2,953 units, with a maximum of 3,403 units possible.

There is a total of 4.4 hectares (10.7 acres) of Municipal Reserve (MR) dedicated to public open space, and 8.0 hectares (20.0 acres) of MR dedicated to the required Joint Use Sites (two elementary schools). In total, 12.4 hectares (30.7 acres) of land is dedicated to MR, which is 10 percent of the gross developable area. In addition to this, it is noted that the plan proposes vast areas of private open space, to be used by the local community for food growing and related uses, and also open to the public for events and passive recreation. In total, the plan proposes 3.7 hectares of this private open space, in addition to 12.4 hectares of MR dedication.

Density

Policy 3.1.2(a) of the *Rangeview ASP* identifies that the minimum residential density of 20 units per hectare (8 units per acre) is required in each neighbourhood. The proposed subdivision proposes an anticipated total of 2,953 residential units with a maximum yield of 3,403 units in the proposed neighbourhoods. The unit counts equate to an anticipated density of 23.8 units per hectare (9.6 units per acre) with a maximum density yield of 27.4 units per hectare (11.1 units per acre), exceeding the requirements of the ASP.

This proposed subdivision makes up approximately one third of Community B, as identified in the ASP. The minimum intensity target of 60 people and jobs per gross developable hectare is exceeded. The proposed intensity for this community is 72.9 people and jobs per gross developable hectare, exceeding the ASP requirement.

Within the Neighbourhood Activity Centres (NACs), the ASP requires a minimum intensity of 100 people and jobs per gross developable hectare. The proposed application provides an anticipated density of 180.3 people and jobs per gross developable hectare for the northern NAC, and 110 people and jobs per gross developable hectare for the eastern NAC, exceeding the ASP requirement.

Through the review process, an agreement was reached to maintain a minimum density of 55 units per acre on all M-2 designated sites, in order to provide more certainty as to the built form of future multi-residential development. This is enforced through a condition of approval of the associated outline plan.

The proposed subdivision and land use designations provides for development that exceeds both the MDP and the ASP minimum density and intensity targets.

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Road Closure

This application proposes to close a 1.54 hectare portion of 72 Street SE road right-of-way and consolidate the lands into the residential subdivision. The right-of-way is unpaved, and is presently used as informal access for a landowner south of the plan area. As a condition of Road Closure, access to lands that are only accessible via the 72 Street right-of-way are required to be maintained via an alternate access road.

Environmental

Due to constraints in grading for the plan area, one Class III Seasonal Marsh wetland (currently 2.59 hectares in size) at the centre of the neighbourhoods is to be reconstructed and protected as Environmental Reserve (ER). The total area of ER is 4.6 hectares, including the 30 metre naturalized buffer around the wetland.

Reconstructed wetlands are new or modified wetland systems constructed to replace an existing natural wetland that provides similar natural ecological functions with appropriate hydroperiod, water levels, native vegetation, soils, and habitat zones, while meeting water quantity and quality wetland standards.

The reconstructed wetland is both separate from and connected to the storm pond to the south through culverts. The elevations of the culverts are set to maintain the water level in the re-constructed wetland. As water passes up through the culverts from the storm pond, it will initially fill a bench area around the perimeter of the wetland, allowing water to be more evenly distributed. This distribution scheme should manage the risk to localized erosion at the connection points and simulate typical sheet flows that contribute to a wetland. Water treatment facilities, including oil-grit separators at the storm pond inlets, the pond itself, and the graded bench area along the perimeter of the re-constructed wetland will serve to enhance the quality of water entering the wetland, an innovative solution.

The overall stormwater management facility is also designed to generate an opportunity to maintain a pre-development runoff contribution to the existing wetland to the south, consistent with both the total volume of water and frequency of runoff contributions relative to the pre-development condition.

A pathway system including a green corridor and local pathways around the storm pond and the wetland will tie to the pathways in and out of the neighbourhoods.

Emergency Planning Zone – Sour Gas

In accordance with the *Rangeview ASP*, the eastern portion of the plan area is subject to an Emergency Planning Zone (EPZ), put in place due to two level 2 sour gas wells and a level 2 sour gas pipeline, located 800 metres east of the 88 Street SE. Since the adoption of the ASP, it has been identified that the sour gas wells have been abandoned, however while not operational, the sour gas pipeline remains un-abandoned, as it continues to be connected to the pipeline network. Despite efforts to amend the status of the pipeline during review of the application, the Regulator has not yet provided a timeline for formal abandonment of the

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pipeline. As a result, the concurrent land use and policy amendment application has been divided into two areas; Stage 1, with 93.3 hectares (230.7 acres) that is not affected by the EPZ, and Stage 2, with 37.0 hectares (91.4 acres) that is within the EPZ (Attachment 3).

Administration is recommending three readings by Council for Stage 1, and first reading only for Stage 2, until confirmation is received from the Regulator that the sour gas pipeline has been abandoned.

The applicant is confident that the required confirmation will be obtained in the immediate future, and potentially before the end of 2018.

No other environmental issues have been identified for the subject lands.

Innovation

The *Rangeview ASP* encourages innovative development on a voluntary basis. Specifically, the ASP provides policies for agricultural urbanism and shared food production sites. The proposed subdivision and land use designations respond to the call for innovation by proposing two neighbourhoods unlike others in Calgary. Stemming from the agricultural history of the land, the landowners propose to integrate agriculture into the walkable, compact and complete neighbourhoods, aiming to address local food security and nutrition, health and wellness. This has been achieved through the following:

- Publicly accessible private open space, totalling 3.7 hectares (9.2 acres), over and above the 12.4 hectares (30.7 acres) of MR dedication. These linear spaces are interconnected west to east greenways that will consist of a greenhouse, food hub and allotment gardens;
- Market Square – located at the entrance into the neighbourhood, is where residents can gather to connect among gardens, children's play equipment, a Resident's Association building and plaza for performances in the summer and potentially ice skating in the winter;
- Innovation Square – located adjacent to the central school site and wetland complex, Innovation Square is where experimental growing areas and outdoor classrooms will provide residents and students with learning opportunities to celebrate food growing and gardening;
- Harvest Square – located in the southeast corner of the plan area, will provide larger kitchen gardens, food forests and demonstration food growing; and
- A Direct Control District based on M-G that enables a built form based on Cottage Housing Cluster, a built form that is yet to be realized in Calgary.

Agricultural Urbanism

'Agricultural urbanism' is the practice of integrating local food systems in the design and programming of neighborhoods and communities, to nourish residents and foster social connections by creating the places for residents to gather, grow and flourish. Agricultural urbanism is aligned with the policies in the *Rangeview ASP* and with the City of Calgary's overarching policies and objectives.

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Within the neighbourhoods, approximately 3.7 hectares (10.2 acres) of private open space and 1.3 hectares (3.2 acres) of public open space will be dedicated for agricultural uses. Section 23 will form a Homeowners Association (HOA), to be funded through mandatory resident fees to oversee and manage all activities. The HOA will be set up as a not-for-profit entity under the Societies Act. Nonstandard activities such as urban agriculture on Municipal Reserve lands will be managed by the Community Association (CA) located adjacent to the plan area to the south through a license of occupation in conjunction with the HOA. Until such time the CA is established, the HOA will carry out the activities through an optional amenities agreement.

To allow the reserve lands to be used for public good, the food produced on Municipal Reserve lands will be donated to charitable organizations or distributed to the volunteers who contribute to the agricultural activities for the community.

More information on the concept is available in the Applicant's Submission (Attachment 1).

Transportation

Regional Street Network

The regional street network consists of 196 Avenue SE bordering the northern edge of the site, 88 Street SE bordering the eastern edge of the site, and Rangeview Avenue SE to the south of the site. Global and Local Transportation Impact Assessments (TIA) were reviewed and the off-site and on-site transportation network requirements determined. Within the City network, 88 Street SE is classified as a skeletal roadway from south of Stoney Trail SE to south of 196 Avenue SE, and construction of a 4 lane cross-section is planned to start in 2020. Outside of the outline plan boundary, but related to the area, the construction of 196 Avenue SE from 52 Street SE to the west edge of the site will be required to support this development.

Local Transportation Network

The community has multiple accesses from 196 Avenue SE and Rangeview Avenue SE, which distribute the local traffic effectively and evenly. The planned internal streets have unique characteristics of one-way street systems, which surround the open space network that is a focal point of the plan area. Sidewalks are provided on both sides of these one-way streets, promoting accessibility of this open space network.

The proposed active transportation network includes one green corridor, one regional pathway, one local pathway, and streets with on-street bike lanes, which allows for excellent bicycle and pedestrian connectivity. The active modes and street connectivity 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, school requirements for mono-sidewalk, and one-way streets along the open space network.

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.

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Utilities and Servicing

The proposed subdivision and land use designation is located within an area that had a recent removal of the Growth Management Overlay (Overlay), however the schedule to construct the required infrastructure that has been identified to service the Rangeview area (water feeder main loop, sanitary trunk mains, storm trunk mains and outfall, etc.) is not yet confirmed. If the required infrastructure is not available at the time of development, the Developer may propose interim/temporary servicing solutions. The Developer has already investigated and developed viable interim servicing options to support their preliminary development plans. Any interim servicing solutions will be designed to City standards and all costs associated with the construction, operation, and maintenance of the interim infrastructure will be the responsibility of the Developer. When the ultimate servicing becomes available, the Developer will make the required connections and decommission any interim infrastructure.

Emergency services will initially be provided from the nearby Seton Fire Hall. However, the required roadway connections to service the plan area (within the standard for 7 and 11 minute fire response) do not presently exist. These connections go through other development lands, and there is currently no confirmed schedule for their dedication and construction. If the required roadways are not available at the time of development, the Developer will be required to acquire and construct the off-site roadway connections. The plan area will eventually be serviced by the future station located in the centre of the plan area along Rangeview Avenue SE as a small portion of this plan area may be currently located outside the Council Approved Standard for 7 and 11 minute fire response. There is currently no confirmed schedule to construct this future station. If the future fire station is not available at the time of development for potentially affected portions of the plan area, interim servicing solutions will be considered.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

It is reiterated that this area of land is not connected to any developed roads, with the nearest developed road being Marine Drive SE in Mahogany, which at the time of drafting this report was built to approximately 550 metres north of the plan area. As such, there is no Community Association for the subject area and no letters from adjacent landowners or the general public were received.

While no public meetings were conducted by the applicant or Administration in direct relation to this application, the applicant did hold a charrette with invited members of the community, as mentioned in the background section of this report. Notwithstanding, applicant-led public engagement was not deemed to be necessary given the greenfield nature of the plan area, and the lack of any existing neighbours.

Following Calgary Planning Commission, notifications for Public Hearing of Council, in relation to the associated land use amendment and road closure, will be posted in developed areas near the site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

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Strategic Alignment

South Saskatchewan Regional Plan (Statutory – 2014)

The South Saskatchewan Regional Plan's (SSRPs) vision for the region is that Southern Alberta is a diverse, healthy, vibrant and prosperous region where the natural beauty of the region is managed so that citizens feel connected to the land and its history. Albertans, industry, governments and aboriginal peoples work together to share responsibility for stewardship of the land and resources in a way that ensures current needs are met without compromising opportunities for future generations.

The SSRP comprises a number of strategic directions, including the efficient use of land. The purpose of this direction is not to stop growth and development or determine which land uses are most appropriate for a given area of land, but rather to ensure that, once the appropriate land-use is determined, it occurs in a manner that minimizes the amount of land that is taken up by development. Some of the strategies that are encouraged for the efficient use of land are:

- Reduce the rate at which land is converted from an undeveloped state into permanent, built environment.
- Utilize the minimum amount of land necessary for new development and build at a higher density than current practice.
- Plan, design and locate new development in a manner that best utilizes existing infrastructure and minimizes the need for new or expanded infrastructure.

The plan area is adjacent to the approved community of Mahogany, with direct links to the community via the gateway area that connects to Mahogany's Mercado Street, a planned retail destination in the southeast community. Further, the plan area is located in proximity to Community A of the *Rangeview ASP*, which is partially developed. Finally, through Council's direction on 2018 July 30, the Rangeview's Growth Management Overlay has been lifted, signifying support for growth within the community of Rangeview.

Municipal Development Plan (Statutory – 2009)

The MDP identifies the plan area as Future Greenfield, which are generally large areas of land that are identified for future urban development, that do not have an approved ASP in place. In this instance, the plan area does have an approved ASP in place. The MDP will be updated to reflect this with upcoming 2018 MDP updates. As such, review of the proposed outline plan and land use amendment will be against the policies for Planned Greenfield with ASP. The land use policy for Planned Greenfield with Area Structure Plan states:

"The ASPs for Planned Greenfield Areas, in existence prior to adoption of the MDP, are recognized as appropriate policies to provide specific direction for development of the local community..."

The *Rangeview ASP* was approved September 2014 for this area. The ASP has been developed to implement the strategic goals and objectives set out in the MDP. The detailed policies and guidelines in the ASP were developed through consultation involving landowners,

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developers, the existing communities, Administration, school boards, and other stakeholders. These detailed policies and guidelines are used to guide outline plan/land use amendment application decisions.

The New Community Planning Guidebook (Volume 2 of the MDP)

The New Community Planning Guidebook (the Guidebook) forms part of the MDP, and comprises policies to provide implementation-level guidance that is to be applied in conjunction to Local Area Plans. The Guidebook was adopted by Council in 2014 February 11. As the Guidebook was adopted prior to adoption of the *Rangeview ASP*, the ASP is generally aligned with the policies contained with the Guidebook. Notwithstanding, a full review of the proposed application against the Guidebook's policies was undertaken, identifying that the proposed subdivision and land use designations are largely aligned with the policies and principles of the Guidebook.

Rangeview Area Structure Plan (Statutory – 2014)

In accordance with the *Rangeview ASP*, the plan area comprises two of Rangeview's northern neighbourhoods within Community B. Community B comprises six neighbourhoods within the eastern half of Rangeview, and anticipates 26,500 people and 1,800 jobs. The plan area is identified as forming Neighbourhoods six and seven. Map 2: Land Use Concept identifies a number of elements (Figures 1 & 2) that are to be located within Neighbourhoods six and seven, including:

	ASP Land Use Concept Elements	Intent
1	Community Retail Centre	Provide local goods and services to serve one or more communities and provide an area for future intensification.
2	Gateway Area	Creates a sense of entrance into the community through a high quality, street oriented corridor.
3	Two Joint Use Sites (JUS)	Provide locations for elementary and junior schools as well as public recreation and communities uses. Within Neighbourhoods 6 and 7, both JUS are for elementary schools.
4	Two Neighbourhood Activity Centres	Intended to provide neighbourhood focal points that contain a mix of transit supportive residential and non-residential uses, and are connected to their surrounding neighbourhoods by a network of active transportation modes.
	A Regional Pathway	Provides cycling and walking connections within the plan area and to surrounding communities.
	A Green Corridor	Connect areas identified as Environmental Open Space through natural or constructed ecological corridors and also provide places for people to walk and cycle in a natural environment.

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The ASP contains specific requirements for development in the community of Rangeview. In accordance with the land use concept of the ASP, the proposed subdivision and land use designations contribute to the complete community which includes a full range of housing types, commercial, recreational, institutional and public spaces.

Social, Environmental, Economic (External)

The proposed subdivision and land use designations enables the continuation of development in the community of Seton and Mahogany, and provides a future framework for a mix of housing types and density to support Seton Centre as well as Mahogany's Mercado Centre. The development of these lands will enable a more efficient use of land and infrastructure, including the future Seton LRT Station, and will support surrounding uses and amenities while introducing additional amenities to the area.

Financial Capacity

Current and Future Operating Budget:

A large portion of operating costs required to service the proposed development are included within the current operating budget. As development proceeds, the provision of other City services such as roads, transit, parks and waste and recycling would have an operating budget impact at such time as they are provided. Projected operating costs for this development during 2019-2022 have been included in the One Calgary service plan and budget.

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Current and Future Capital Budget:

There is no impact to the current capital budget as a result of this report. The capital investment required to construct and upgrade the required local infrastructure will be funded entirely by the developer. The proposed development will leverage existing City funded capital investment, and will require additional utility and transportation infrastructure that has been included in the 2019-2022 budget cycle. This additional infrastructure will be funded by The City and through off-site levies paid by developers.

Risk Assessment

There are several risks associated with approval of the proposed subdivision and land use designations, specifically related to the timing of essential infrastructure for the area, the proposed reconstruction of the wetland and the sour gas pipeline located east of the plan area.

As mentioned in the Utilities section of this report, water, sanitary and storm trunks are required to service the plan area. While the infrastructure is funded by utility rates and developer levies, the initial monetary outlay for this infrastructure is paid for by The City, and is therefore required to be budgeted for in consideration of all other infrastructure projects within the City. There is a risk that the timing of the infrastructure will not align with the anticipated construction schedule of the developer. As such, the applicant has investigated and developed viable interim servicing options to support their preliminary development plans. Any interim servicing solutions will be designed to City standards and all costs associated with the construction, operation, and maintenance of the interim infrastructure will be the responsibility of the Developer. When the ultimate servicing becomes available, the Developer will make the required connections and decommission any interim infrastructure.

In order to disturb and reconstruct the wetlands within the plan area, Water Act Approval from Alberta Environment and Parks (AEP) is required. If Water Act Approval is unable to be obtained, the proposed subdivision and land use designations will require revisions in order to reflect the protection of the existing wetlands as per AEPs requirements. This risk is borne by the applicant, who is aware of the potential for further applications should Water Act Approval not be obtained.

While no longer in use, the sour gas pipeline located east of the plan area continues to be connected to the main pipeline network. The applicant has been in conversations with The Regulator since 2017, however due to the owner of the pipeline filing for bankruptcy, finalizing plans for the pipeline's abandonment has been difficult. Notwithstanding, Section 23 Developments is prepared with options moving forward, should the anticipated confirmation from The Regulator not be received within two years of first reading of the bylaw.

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REASONS FOR RECOMMENDATIONS:

The proposed land use amendment and road closure will facilitate neighbourhoods that are distinct from any others in Calgary, specifically by incorporating innovative concepts based on urban agriculture into the plan area in order to harbour strong community roots. The proposed land uses allow for a broad range of housing forms, commercial and recreational activities, and active and passive recreational opportunities throughout the site, advancing the objectives of the *Municipal Development Plan* and *Rangeview Area Structure Plan*.

ATTACHMENTS

1. Applicant's Submission
2. Proposed Land Use District Map
3. Proposed Land Use Staging
4. Proposed Outline Plan
5. Road Closure Conditions
6. Proposed Direct Control District (Resident's Facility)
7. Proposed Direct Control District (Resident Food Production)
8. Proposed Direct Control District (Pocket Residential)