

Applicant's Submission

Drawing its inspiration from the Ollerenshaw family's agricultural roots, Section23's Rangeview lands will be Calgary's first 'Garden to Table' community. Rangeview is envisioned as a vibrant and social gathering place for neighbours to connect in a setting surrounded by amenity-rich residential living, community gardens, food celebrations and more. The concept plan for the area embraces 'Agricultural Urbanism' planning principles designed to nourish residents and foster social connections by creating the places and spaces for residents to gather, grow and flourish. 'Agricultural Urbanism' is the practice of integrating local food systems in the design and programming of neighbourhoods and communities. Driven by the demand for social, economic and environmental sustainability, the idea of Agricultural Urbanism is quickly gaining momentum and is strongly aligned with the City of Calgary's overarching policies and objectives. Through strategically located land, Section23 is uniquely positioned to pioneer this concept through the development of their Rangeview lands.

The 130 hectare (322 acre) Outline Plan and Land Use redesignation for Section23's Rangeview lands is projected to accommodate approximately 3,000 housing units and 8,300 people.

The key elements of the Section23's Rangeview plan are:

- Two Walkable Residential Neighbourhoods with a significant mixed-use component and a variety of housing including affordable and innovative typologies
- A north-south Activity Centre Street characterized by street-oriented mixed-use commercial, multi-residential and open space plazas, anchored by the Ollerenshaw Heritage Ranch to the north and the Rangeview Community Centre to the south
- Inter-connected grid network of streets, which facilitates alternative modes of transportation and provides memorable focal points throughout the neighbourhoods
- A comprehensive open space system which traverses the plan area and creates a continuous user experience by providing a seamless transition between public and private open space

The 'Garden to Table' concept is delivered through key 'squares' and an east-west 'Greenway':

- Market Square located near the main entrance to the community, is where residents will gather to connect and share. Community events, markets and celebrations will be hosted here among gardens, children's play equipment, a gathering pavilion and the great lawn
- Innovation Square located centrally within the plan area adjacent to the school site, is where experimental growing areas and outdoor classrooms will provide residents with opportunities for learning and celebrate food growing and gardening
- Harvest Square located at the east edge of the community, is where larger kitchen gardens, food forests and demonstration food growing will take place
- East-West Greenway, a series of inter-connected linear greenways running west to east, will thread the three squares and provide opportunities for indoor and outdoor food growing and celebration and will consist of a greenhouse, a food hub and allotment gardens

Section23's Rangeview lands will be an inclusive community with a focus on affordability and lifestyle. Low density housing forms which will include laned and laneless detached and semi-detached dwellings and ground-oriented rowhouses, will be delivered through the R-G and R-Gm districts. Multifamily residential will include townhouses and apartment style condominiums and is proposed through M-1 and M-2 land use districts. Section23 is exploring the possibility of cluster homes through a proposed Direct Control district. Mixed-use MU-1 and MU-2 districts are used to provide commercial and higher density

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residential along the Activity Centre Street. At a density of 9.6 units per acre and intensity of 72.9 people and jobs per gross developable hectare, the plan exceeds the City's policy thresholds that promote compact development.

Approximately 19% of the plan area is dedicated for open space uses including environmental reserve, municipal reserve, public utility lots and private open space. Direct Control Special Purpose land use districts are proposed to respond to the innovative food production uses on privately owned parcels. To ensure a successful operation for the food production system in Rangeview, Section23 is proposing to create a Homeowners Association (HOA) to oversee and manage all activities, amenities, and infrastructure in the community.

Given, it's strong compliance with the City's Growth Management criteria, *'MDP / CTP Alignment, Market Demand and Financial Capacity'*, Rangeview ranked the highest for support by City Council for infrastructure investments and growth overlay removal on July 30, 2018. Construction on Section23's lands is anticipated to commence in 2019 with community launch in 2020. Section23 is working closely with the City to implement interim servicing solutions until such time the ultimate tie-ins are available, in order to address the residential supply gap in Calgary's fastest growing southeast sector.

The Section23 team would like to extend their thanks to the collaborative efforts of all the City staff who helped bring this plan to fruition. We request City's support for the proposed land use redesignation to create what promises to be an innovative, healthy and connected community.