

Planning & Development Report to  
Calgary Planning Commission  
2018 October 04

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VR2018-0086

ITEM: S.1. Reconsideration  
Distribution Admin  
CITY CLERK'S DEPARTMENT

ISC: UNRESTRICTED  
CPC2018-1075  
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**Road Closure and Land Use Amendment in Residual Sub-Area 12H (Ward 12) at  
19019 - 88 Street SE, LOC2017-0345**

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, **with guidelines (Attachment 9)**; 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.