



## LOC2020-0100

# Policy Amendment, Outline Plan, Road Closure & Land Use Amendment

ISC: Unrestricted

April 6, 2023

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
**APR 06 2023**  
ITEM: *7.2.3 CPC2023-0295*  
*Distrib-Presentation*  
CITY CLERK'S DEPARTMENT



## RECOMMENDATIONS:

2

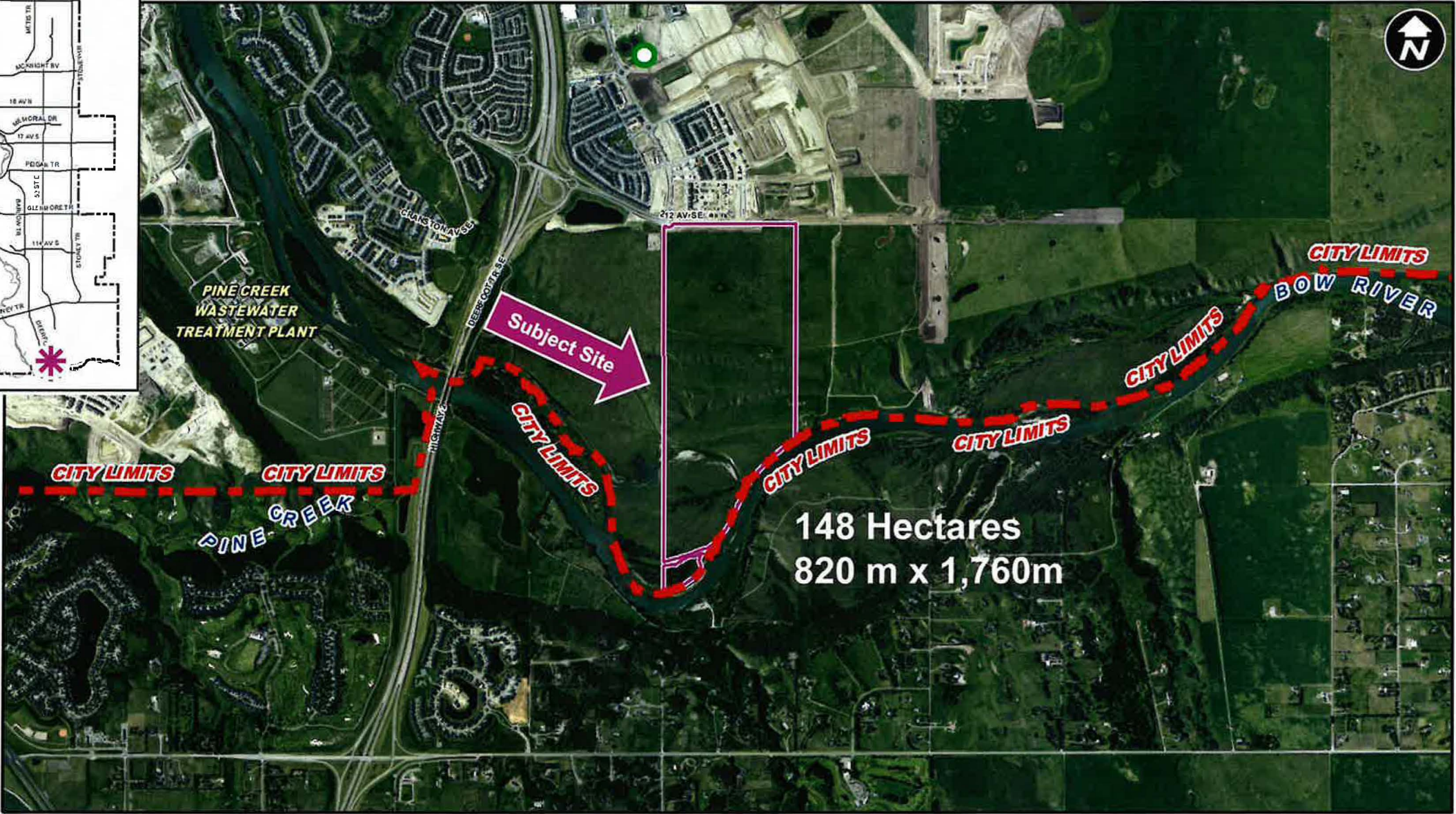
That Calgary Planning Commission:

1. **Forward this report (CPC2023-0295) to the 2023 May 16 Public Hearing Meeting of Council; and**
2. That Calgary Planning Commission, as the Council-designated approving authority, approve the proposed outline plan located at 21210, 21820, and 22720 – 56 Street SE, and Registered Road Closure Plan 2211489 for portions of 56 Street SE, to subdivide 147.71 hectares  $\pm$  (365.00 acres  $\pm$ ), with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed amendment to the Ricardo Ranch Area Structure Plan (Attachment 3);
3. Give three readings to the proposed bylaw for the proposed closure of 2.02 hectares  $\pm$  (4.99 acres  $\pm$ ) of road (Plan 2211489, Area 'A' and Area 'B') west of 21210, 21820, and 22720 – 56 Street SE, with conditions (part of Attachment 2); and
4. Give three readings to the proposed bylaw for the redesignation of 147.71 hectares  $\pm$  (365.00 acres  $\pm$ ) located at 21210, 21820, and 22720 – 56 Street SE, and the closed road **from** Aggregate and Natural Resource Industry (ANRI) District and Undesignated Road Right-of-Way **to** Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Medium Profile (M-2) District, Commercial – Neighbourhood 2 (C-N2) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – Future Urban Development (S-FUD) District, and Direct Control (DC) District to accommodate street-oriented residential development on small lots, with guidelines (Attachment 5).





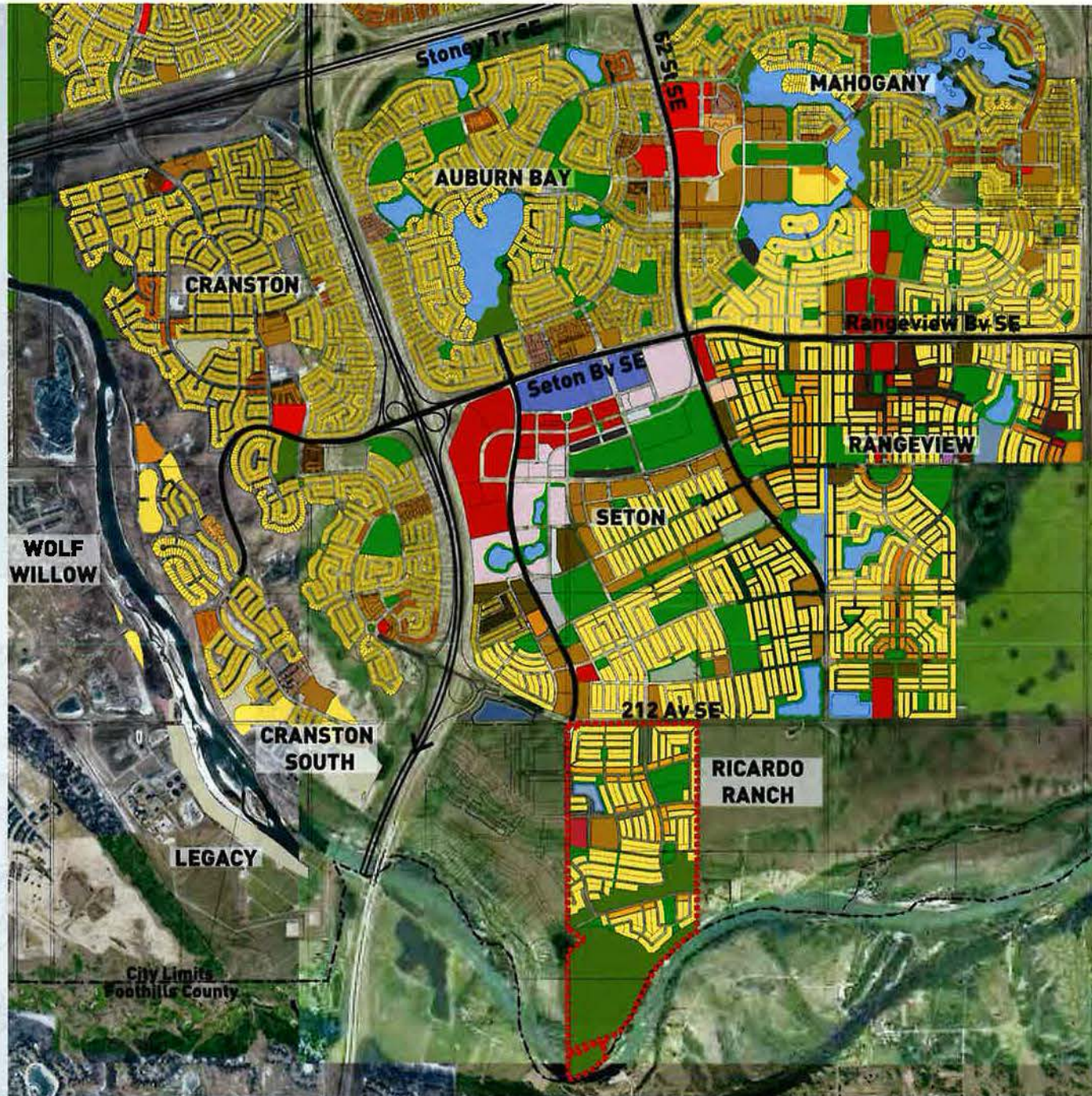
LEGEND

- 600m buffer from LRT station
- LRT Stations**
  - Blue
  - Downtown
  - Red
  - Green (Future)
- LRT Line**
  - Blue
  - Blue/Red
  - Red
- Max BRT Stops**
  - Orange
  - Purple
  - Teal
  - Yellow



# Development Context

4







View of the subject site looking south southwest









Neighbourhood Residential Areas

School Site

Stormwater Pond

Neighbourhood Activity Centre



# Proposed Outline Plan



Lower Slope within Environmental Reserve

Neighbourhood Residential Areas

200 Year Meander of the Bow River as the Minimum Setback

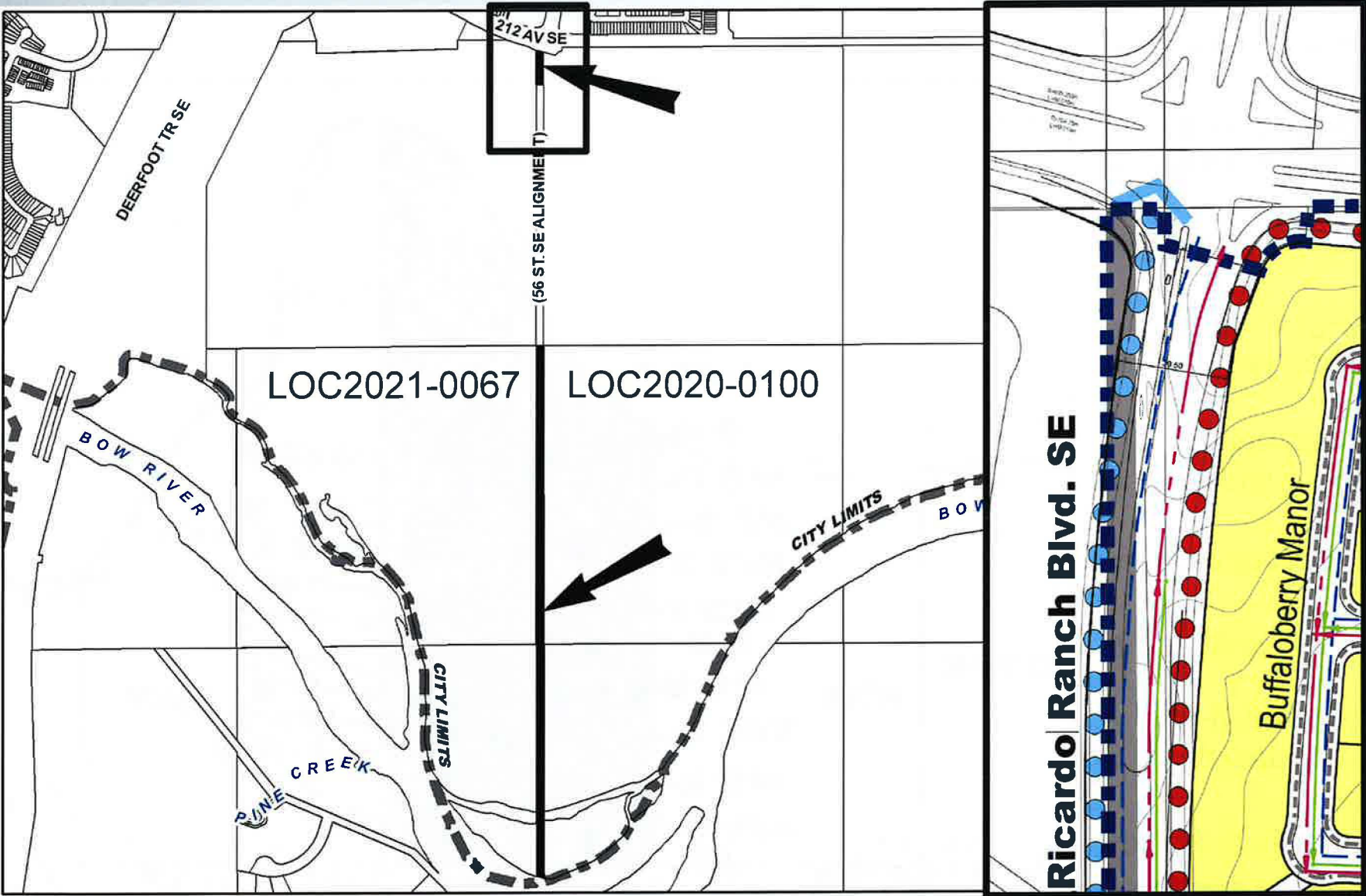
Avulsion Channel

750 meter Heron Rookery Setback

The Bow River and the City Boundary

Foothills County



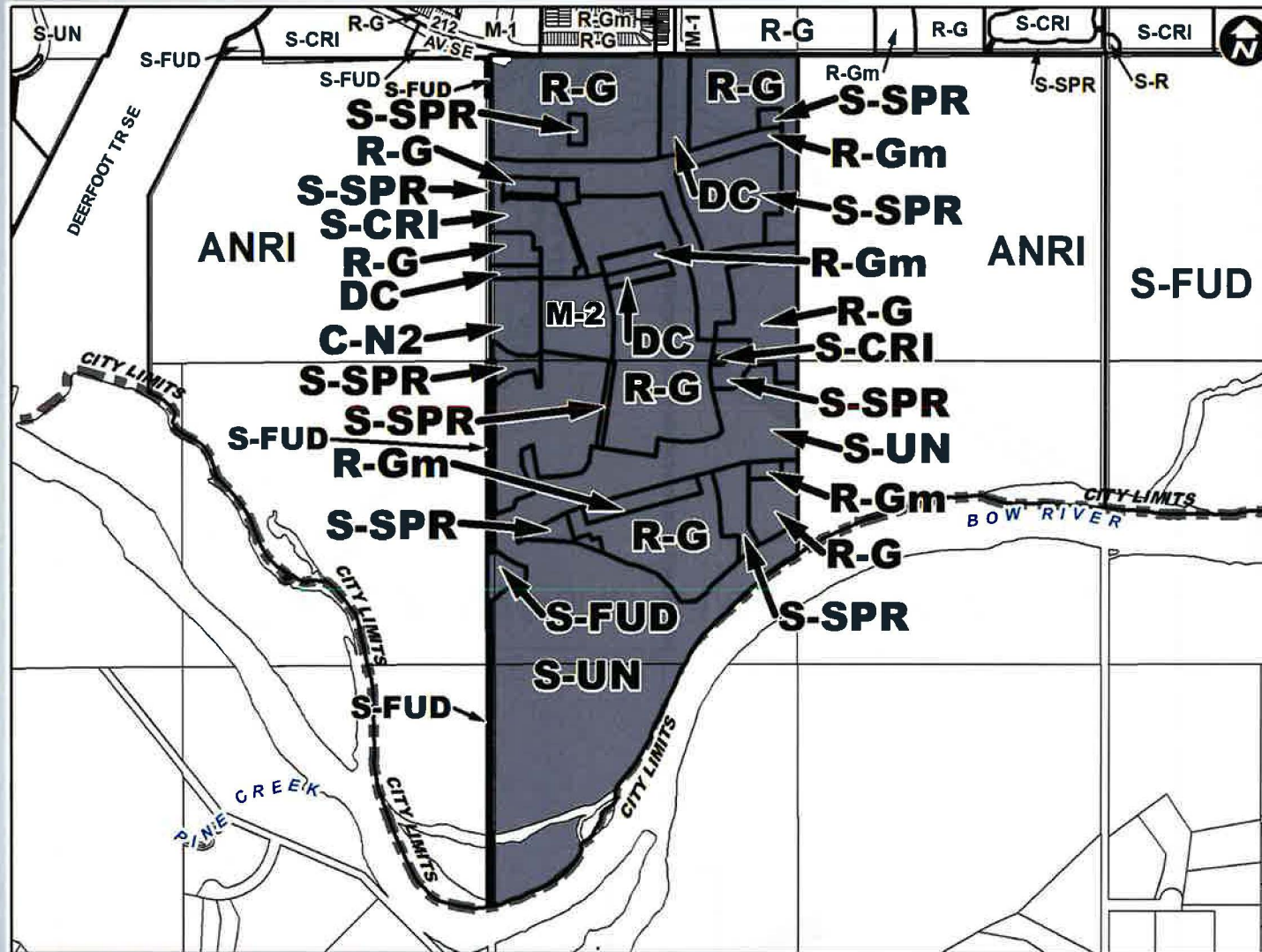


Segments of 56 Street SE are being closed, re-aligned and re-named.

Half of the street alignment is being designated S-FUD, shown in grey, to be incorporated into the application to the west (LOC2021-0067).



# Proposed Land Use Map 10

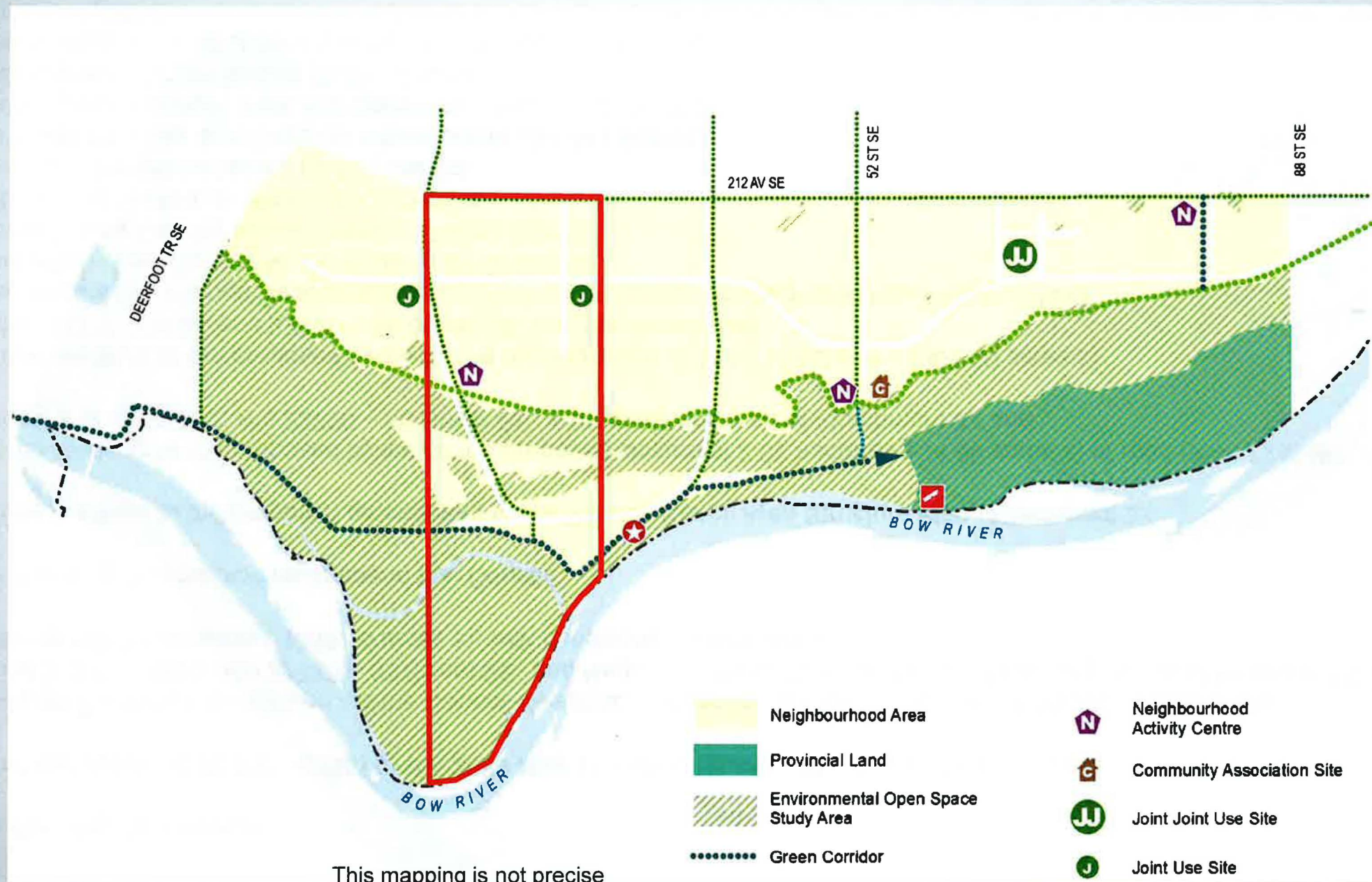


This application proposes several districts for the neighbourhood:

- Residential – Low Density Mixed Housing (R-G and R-Gm) District;
- Multi-Residential – Medium Profile (M-2) District;
- Commercial – Neighbourhood 2 (C-N2) District;
- Special Purpose – City and Regional Infrastructure (S-CRI) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District;
- Special Purpose – Urban Nature (S-UN) District;
- Special Purpose – Future Urban Development (S-FUD) District; and
- Direct Control (DC) District based on R-Gm.



# The Ricardo Ranch Area Structure Plan and the Proposed Policy Amendment 11





## RECOMMENDATIONS:

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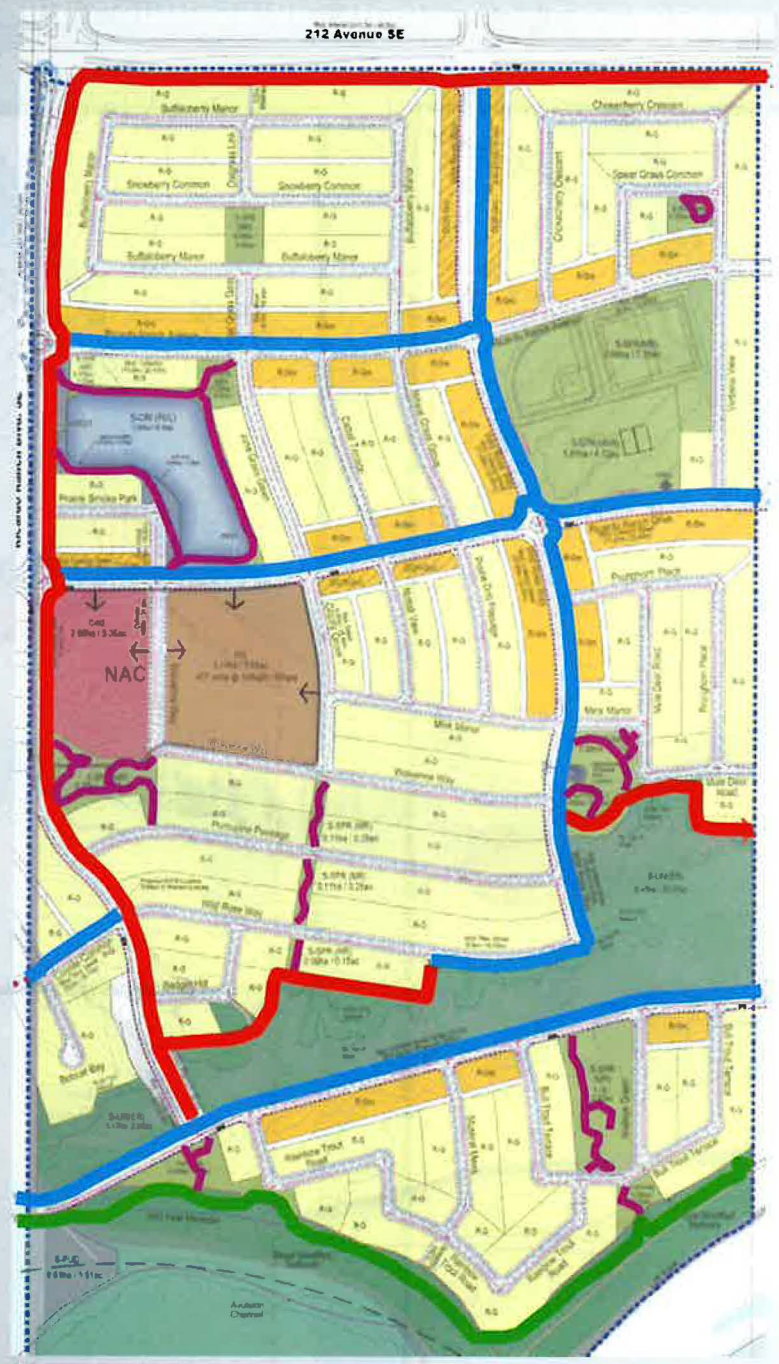
# Supplementary Slides





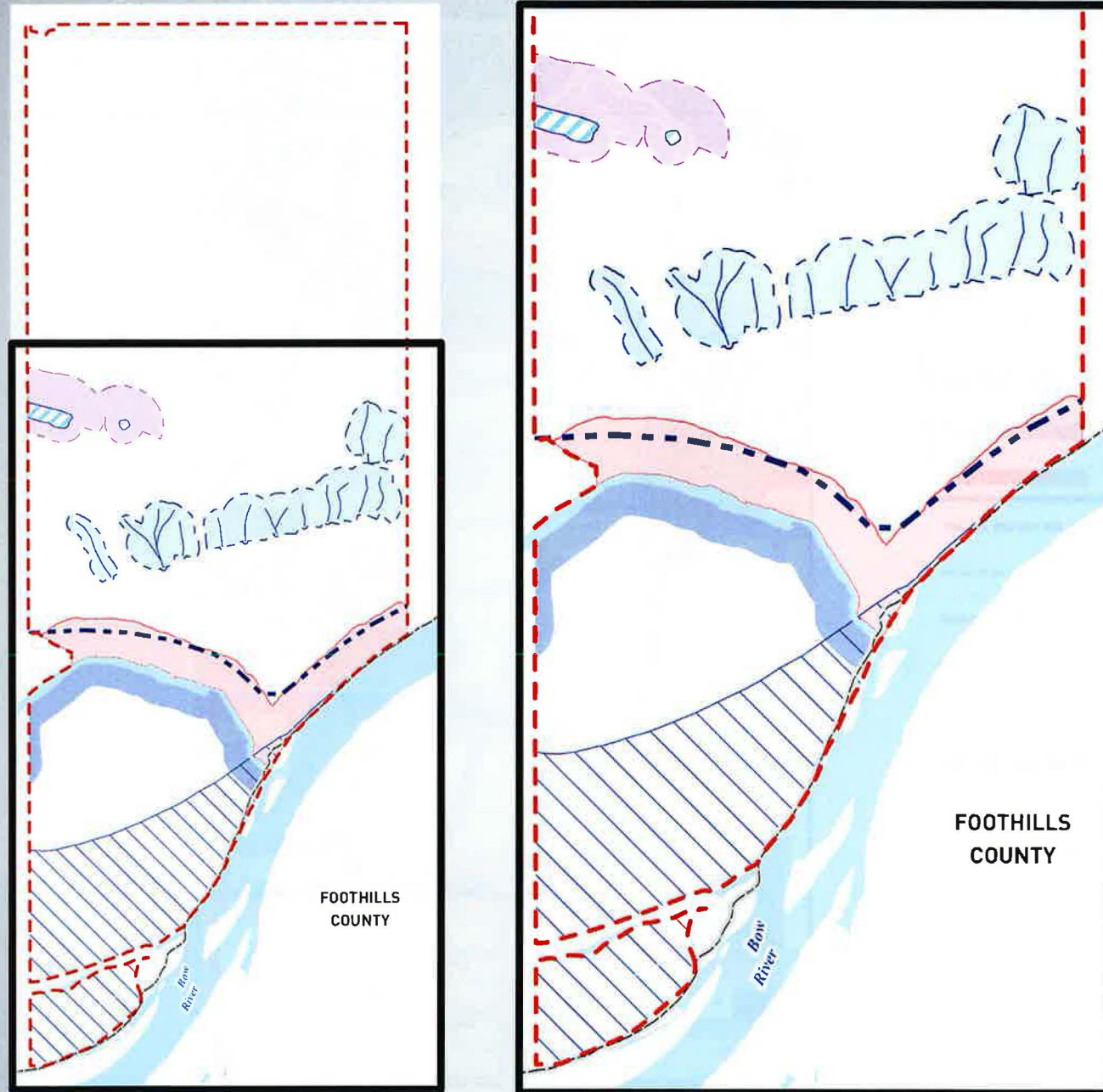
OUTLINE PLAN STATISTICS						
27-Mar-23						
	Lot width/ units per acre	Frontage	Hectares	Acres	Number of lots/units	% of GDA
	(ft)	(m)	(m)	(+/-)	(+/-)	
Genesis Ownership				143.26	354.05	
City of Calgary (56 Street ROW)				4.43	10.95	
<b>TOTAL OUTLINE PLAN AREA</b>				<b>147.71</b>	<b>365.00</b>	
Less - Environmental Reserve S-UN				48.80	115.14	
Less - 1/2 56 Street + Stormpond				3.02	7.47	
<b>GROSS DEVELOPABLE AREA (GDA)</b>				<b>98.00</b>	<b>242.39</b>	<b>100%</b>
<b>RESIDENTIAL</b>				<b>55.21</b>	<b>136.43</b>	<b>56.3%</b>
<b>Low Density</b>				<b>52.02</b>	<b>128.54</b>	
Low Density Residential (Estate) - Laneless R-G						
Anticipated number of lots based on lot width 14.0 m / (48 ft)	48	14.60	2427.91	9.69	23.95	166 lots 10%
Low Density Residential (Move-up) - Laneless R-G						
Anticipated number of lots based on lot width 11.0 m / (36 ft)	36	11.00	3981	14.97	38.99	361 lots 15%
Low Density Residential (Front Drive Starter) - laneless R-G						
Anticipated number of lots based on lot width 9.75 m / (32 ft)	32	9.75	2488	8.98	22.15	255 lots 9%
Low Density Residential (Starter) - Laned R-G						
Anticipated number of lots based on lot width 7.92 m / (26 ft)	26	7.92	2821	10.11	24.97	368 lots 10%
Low Density Mixed housing (Fee Simple Street Towns) Laned R-Gm						
Anticipated number of lots based on lot width 6.10 m / (20 ft)	20	6.10	2020	8.84	18.91	331 lots 7%
Low Density Mixed housing (Fee Simple Street Towns) Laned DC(R-Gm)						
Anticipated number of lots based on lot width 6.10 m / (20 ft)	20	6.10	706	1.44	3.57	115 lots 1%
<b>Total frontage</b>			<b>14543.91</b>			<b>1596 lots</b>
<b>Multi-Family</b>	(uph)	(upa)		3.19	7.89	3%
Multi-Residential - Medium Profile District M-2						
Anticipated number of units based on 148 uph / (60 upa)	148	60		3.19	7.89	477 units
<b>Total Number of Units</b>						<b>2073 lots / units</b>
<b>DENSITY</b>						<b>21.13 upha 8.55 upa</b>
<b>Anticipated Density</b>						<b>21.13 upha 8.55 upa</b>
<b>MUNICIPAL RESERVE</b>				9.87	24.39	10.86%
Special Purpose - School & Park				9.87	24.39	
School S-SPR (MSR)				4.88	12.01	
Parks SPR (MR)				5.01	12.38	
<b>Commercial - Neighbourhood 2 District</b>				2.06	5.08	2.1%
Commercial - Neighbourhood 2 District C-N2				2.08	5.08	
<b>SPECIAL PURPOSE - CITY AND REGIONAL INFRASTRUCTURE DISTRICT</b>				2.71	6.69	2.76%
Stormwater Pond				2.86	6.58	
Well setback				0.04	0.11	
<b>ROADWAYS, LANES and BACKSLOPPING</b>				29.2%	69.80	28.0%
Portion of Arterial 46.5m (212 Ave SE)				1.13	2.79	
Arterial 2x7.0m / 36.0m				0.75	1.85	
Mod. Primary Collector Street 8.9m & 9.1m / 31.10m				0.88	2.13	
Mod. Primary Collector Street (12.0m / 26.0m)				0.37	0.91	
Mod. Collector Street(11.20m / 22.40m)				3.86	9.55	
Mod. Collector Street(10.80m / 22.00m)				2.96	7.31	
Mod. Collector Street(10.80m / 20.10m)				0.92	2.28	
Mod. Res. Street (9.0m / 18.70m)				0.21	0.51	
Collector Street 10.8m/ 21.0m				0.38	0.94	
Residential Street 9.0m/ 18.4m "SW-L"				1.08	2.66	
Residential Street 8.5m & 9.0m/ 16.0m				12.84	31.73	
Lane 7.0m				2.89	7.14	





- Legend:**
- ■ ■ ■ ■ Outline Plan Boundary
  - Contour Interval 0.5m
  - - - - - 1.5m Mono Sidewalk
  - · · · · 2.0m Mono Sidewalk
  - · - · - 1.5m Separate Sidewalk
  - · - · - 2.0m Separate Sidewalk
  - 3.0m Regional Pathway
  - 2.5m/3.0m Multi-Use Pathway
  - Green Corridor (3.0m Asphalt Path)
  - 2.5m Local Pathway

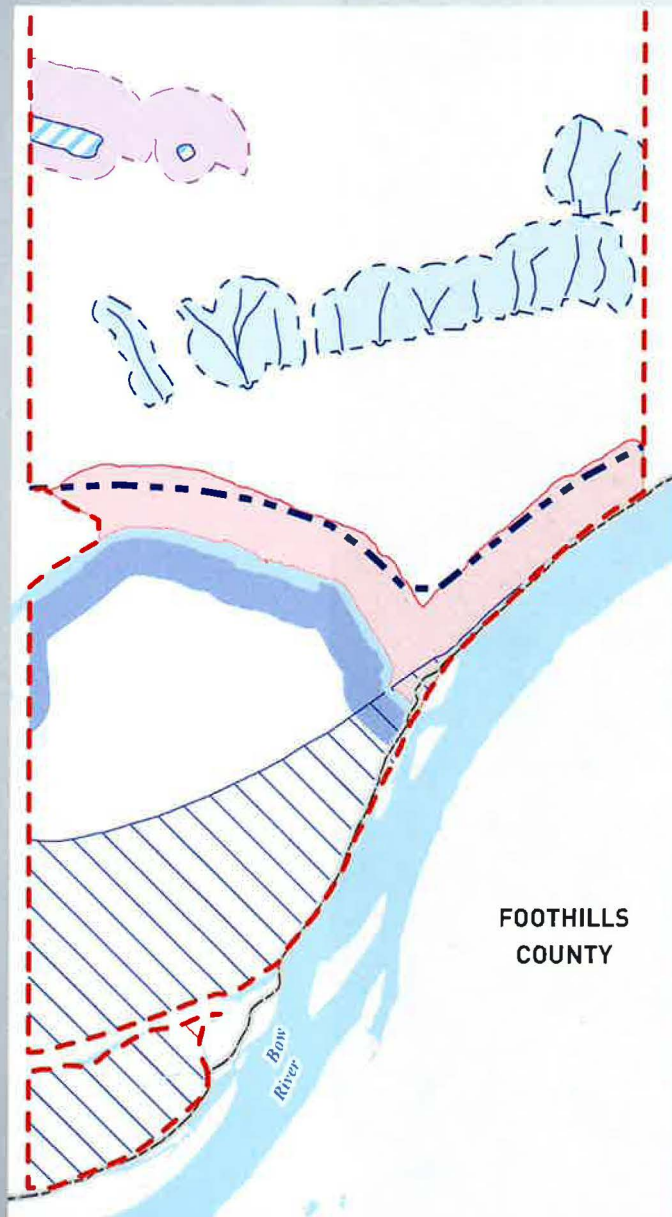




-  Subject Site
-  200 Year Meander Line (City of Calgary)
-  Drainage
-  Drainage Slope Modified Setback
-  Avulsion Channel Setback (50m)
-  Avulsion Channel Slope Modified Setback
-  Floodway
-  Wetland
-  Wetland Slope Modified Setback



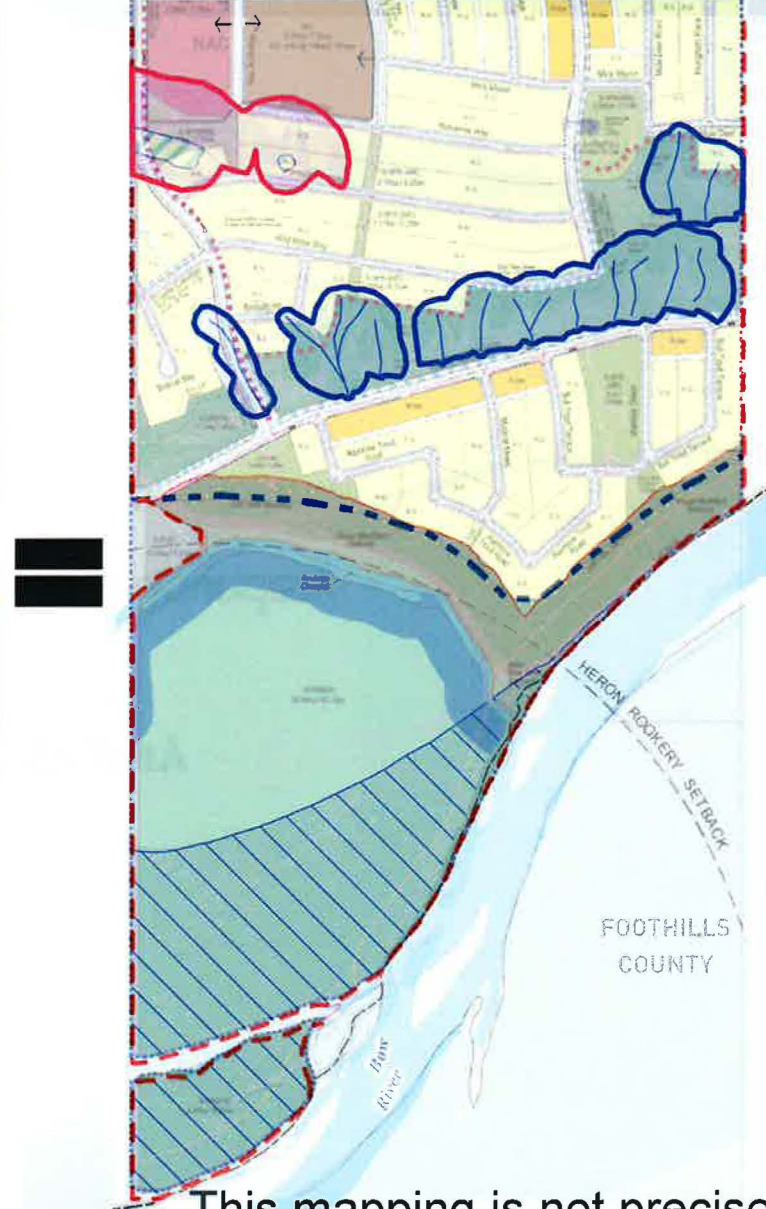
# Environmental Reserve to Outline Plan Comparison 17



FOOTHILLS COUNTY



-  Subject Site
-  200 Year Meander Line (City of Calgary)
-  Drainage
-  Drainage Slope Modified Setback
-  Avulsion Channel Setback (50m)
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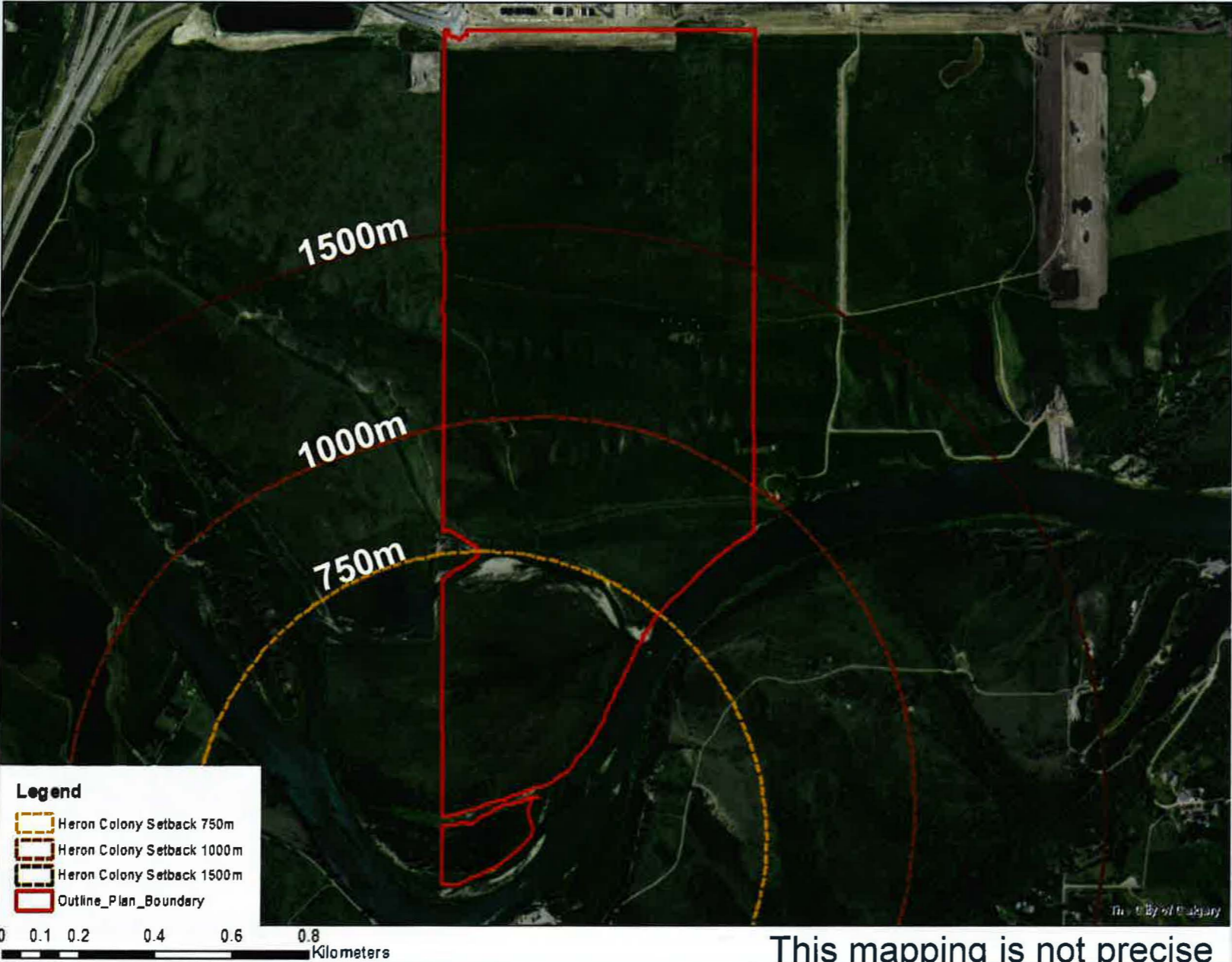
This mapping is not precise





-  ESA - City of Calgary
-  Project Area
-  Calgary Municipal Boundary



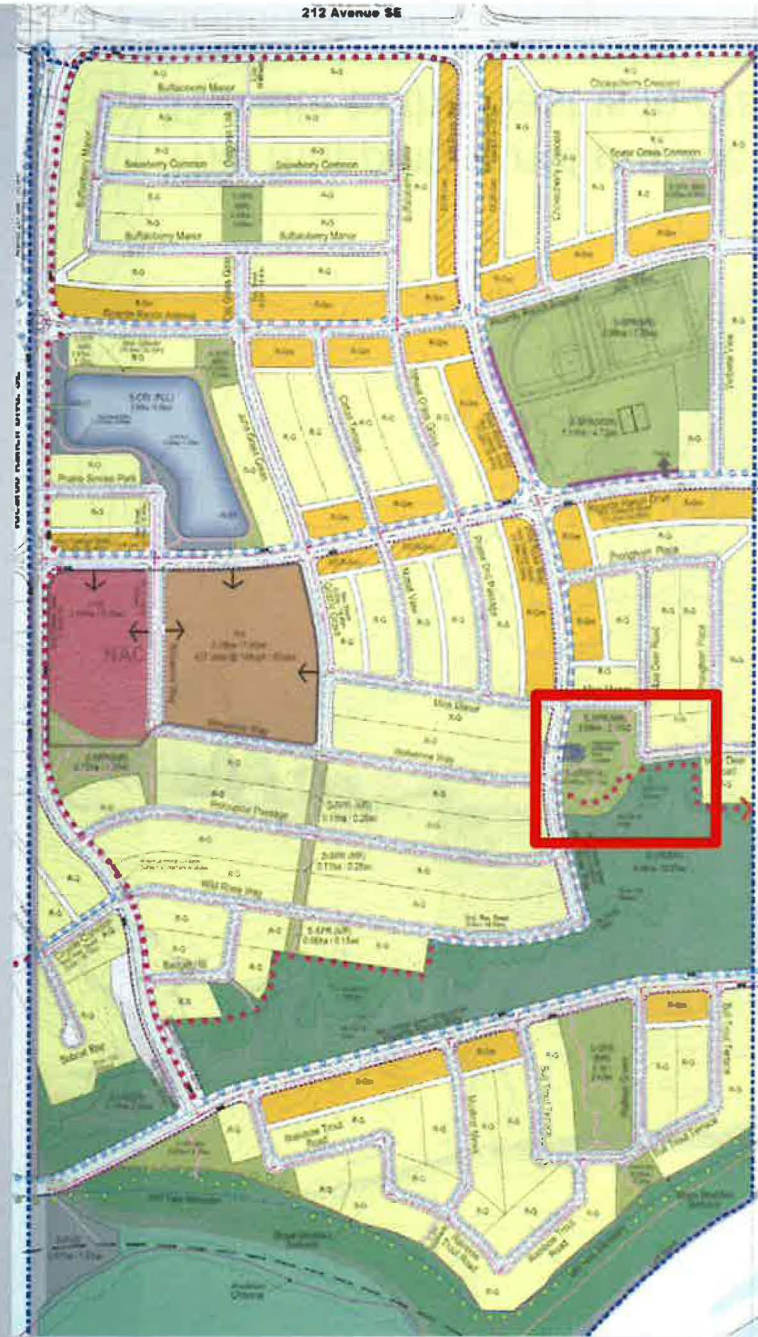






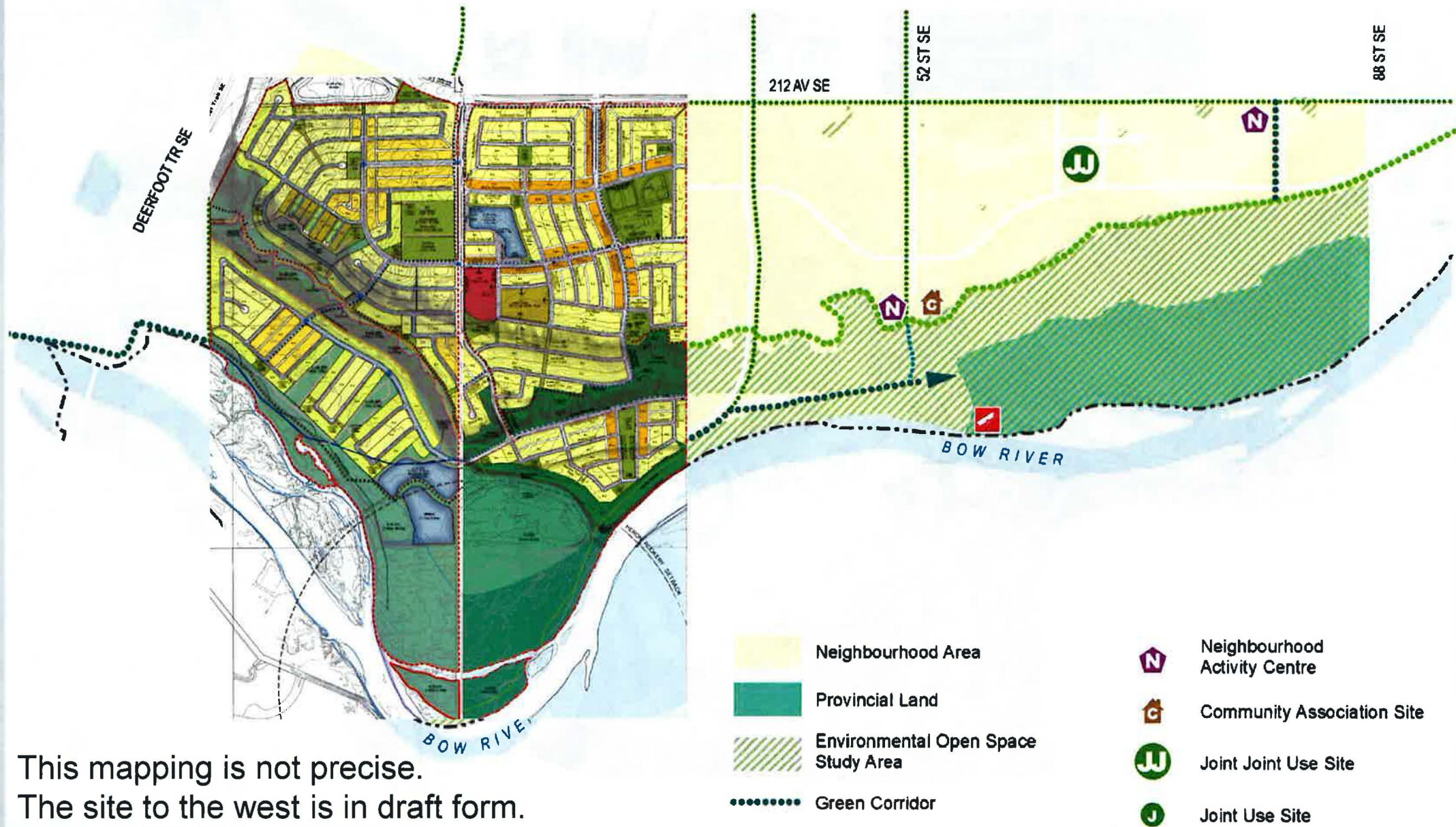


# East Municipal Reserve Concept 21





# Outline Plans in the Ricardo Ranch ASP



This mapping is not precise.  
The site to the west is in draft form.

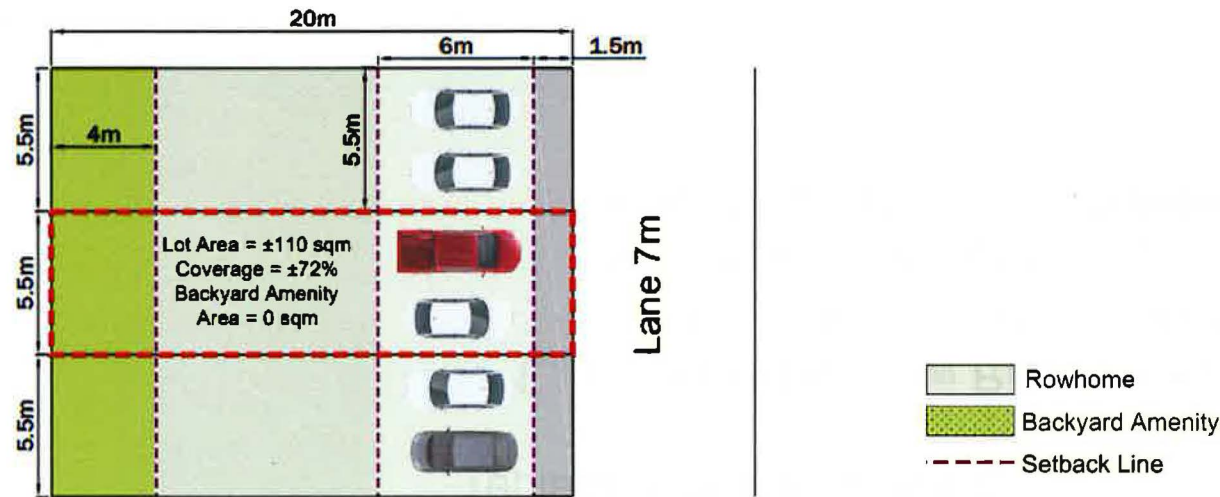


## Proposed Amendment to the Ricardo Ranch Area Structure Plan

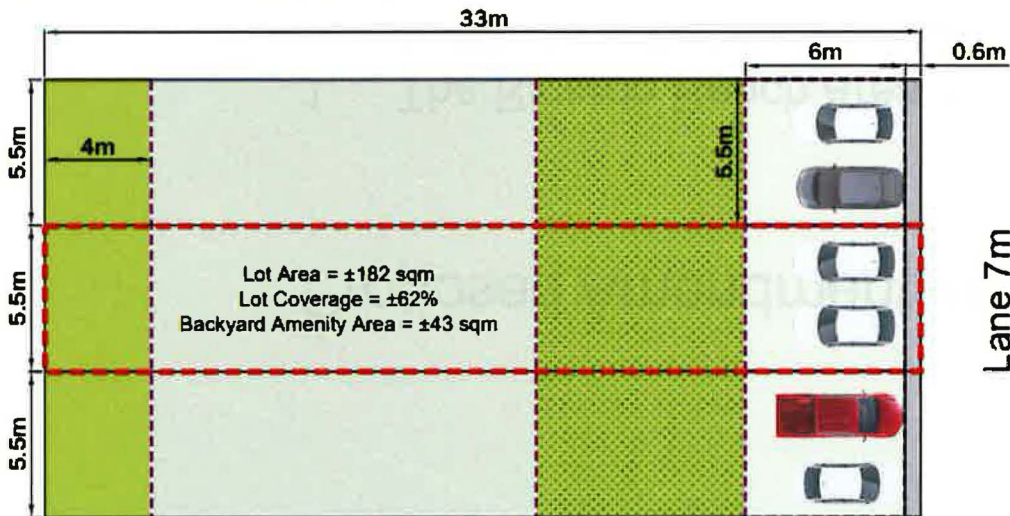
1. The Ricardo Ranch Area Structure Plan attached to and forming part of Bylaw 61P2019 is hereby amended as follows:
  - (a) In Section 4.5 Environmental Open Space Study Area, delete subsection 1. and replace with the following:
    - “1. Lands in the Bow River valley that qualify as ER such as slopes, ravines, coulees, waterbodies and wetland shall be dedicated as ER unless, at the discretion of the Approving Authority, disturbance of these lands is supported by technical studies completed by registered professionals.”



Proposed DC(R-Gm) – example lotting



Standard R-Gm – example lotting



The table below identifies the variances between the standard R-Gm and the proposed DC District.

BYLAW RULE	R-Gm	DC(R-Gm)
LOT AREA	150 sqm*	90 sqm
LOT COVERAGE	70% (max)	75% (max)
REAR SETBACK	0.6m from garage	0.6m from main building
AMENITY SPACE	15 sqm, but <u>not including</u> front setback area	15 sqm <u>including</u> front setback area and/or front patio



## Purpose

- 1 This Direct Control District Bylaw is intended to accommodate street-oriented residential development in the form of semi-detached dwellings and rowhouse buildings on small lots with rear lane access and minimal rear yard setbacks.

## Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District Bylaw.

## Reference to Bylaw 1P2007

- 3 Within this Direct Control District Bylaw, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

## Permitted Uses

- 4 The **permitted uses** of the Residential – Low Density Mixed Housing (R-Gm) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

## Discretionary Uses

- 5 The **discretionary uses** of the Residential – Low Density Mixed Housing (R-Gm) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

## Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Residential – Low Density Mixed Housing (R-Gm) District of Bylaw 1P2007 apply in this Direct Control District.

## Parcel Area for a Rowhouse Building

- 7 The minimum area of a **parcel** for a **Rowhouse Building** is 90.0 square metres per **Dwelling Unit**.

## Outdoor Private Amenity Space

- 8 (1) Each **unit** must have access to **private amenity space** that:
- (a) has a minimum total area of 15.0 square metres;
  - (b) has no dimension less than 2.0 metres;
  - (c) must be located outside of a building; and
  - (d) may be located at **grade** or above **grade** as part of the **main residential building**.

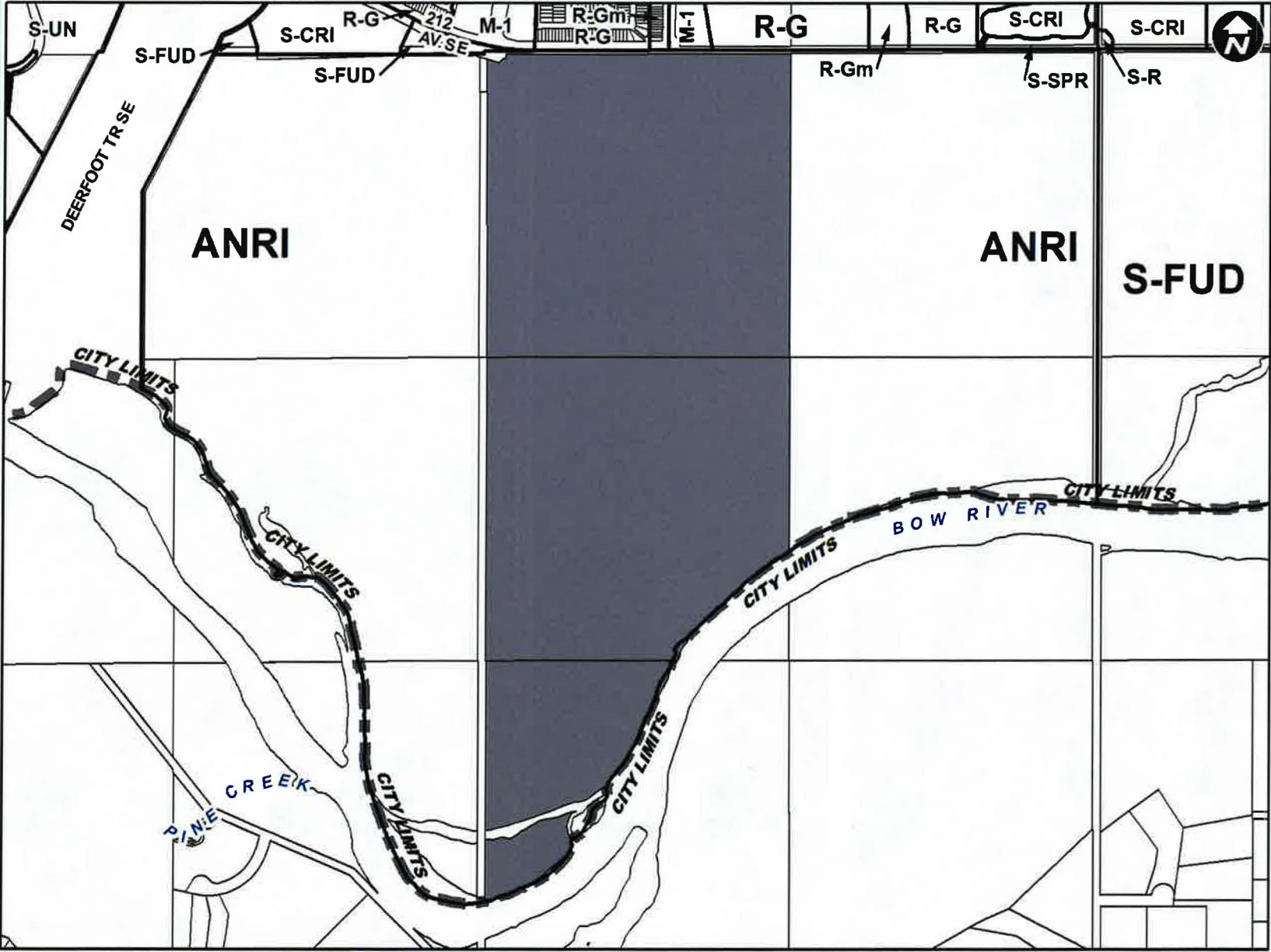
## Relaxations

- 9 The **Development Authority** may relax the rules contained in Sections 6 through 8 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

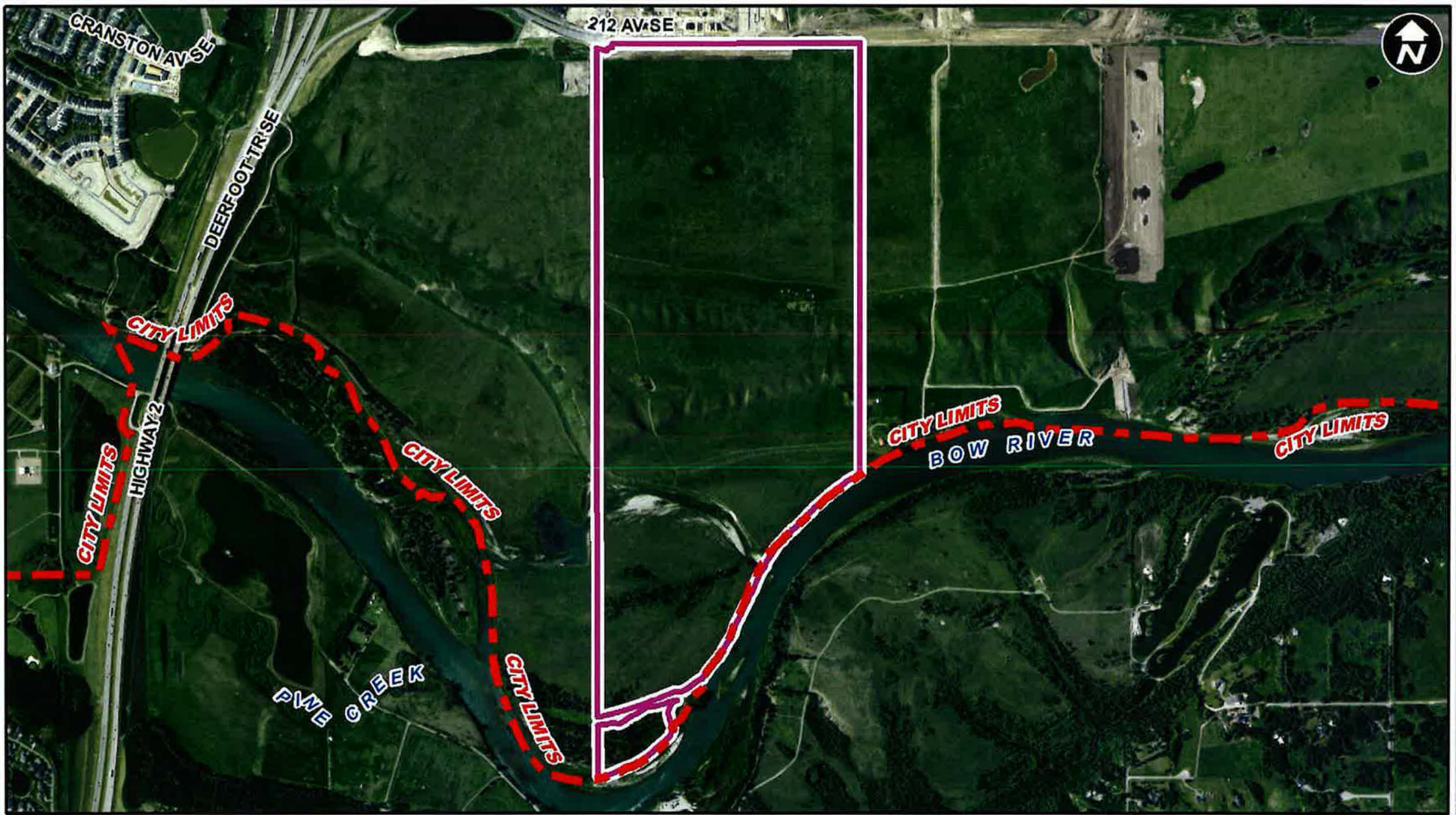
















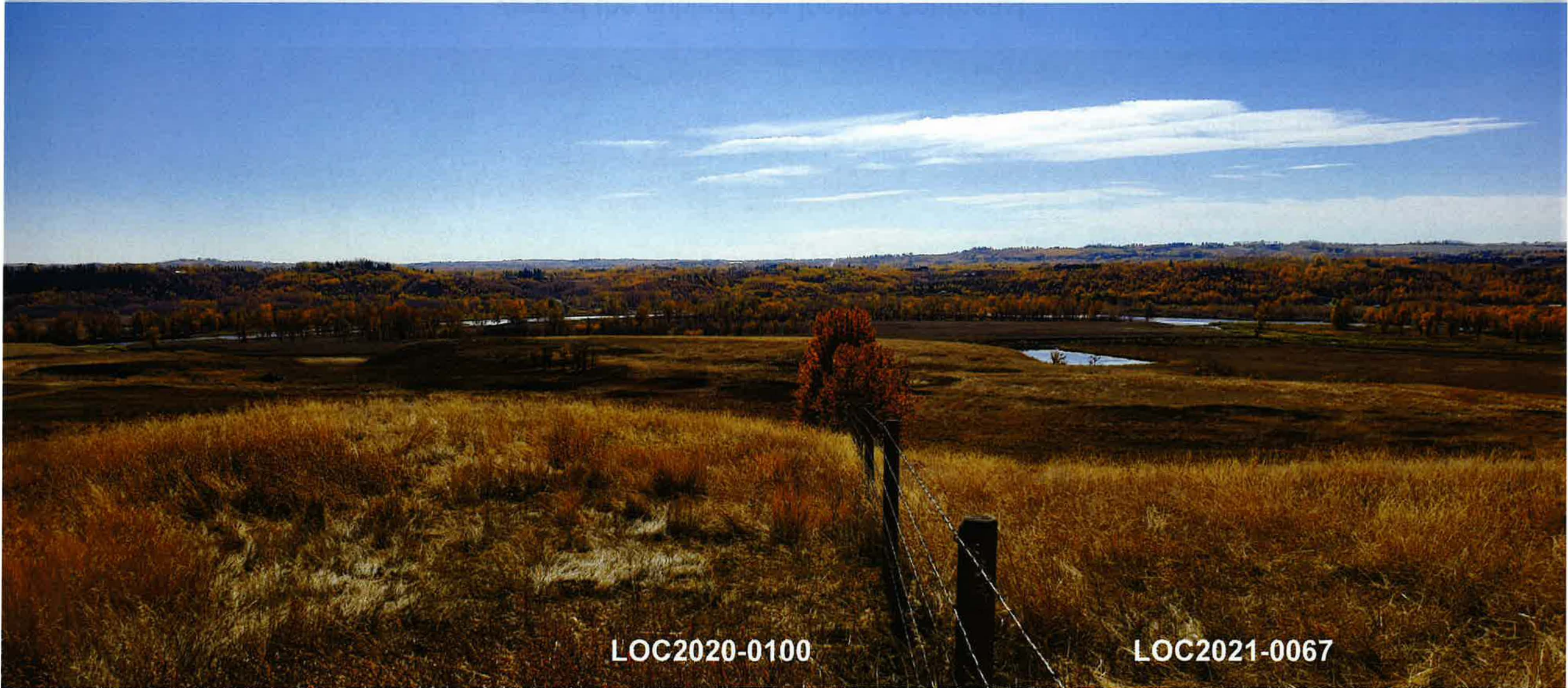
View of the subject site looking south southwest





View of the Bow River, looking west southwest from the subject site





View of the subject site and the site to the west, looking south





View of the subject site looking southeast





View of the subject site looking north northeast