

**Planning and Development Services Report to
Calgary Planning Commission
2023 April 06**

**ISC: UNRESTRICTED
CPC2023-0295
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**Policy Amendment, Land Use Amendment, Outline Plan and Road Closure in Residual
Sub-Area 12I (Ward 12) at Multiple Addresses, LOC2020-0100**

RECOMMENDATION:

That the Calgary Planning Commission:

1. 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 (NW1/4, Section 10-22-29-4; Plan 1910908, Block 5, Lot 1; Plan 1910908, Block 4, Lot 1; Plan 2211489, Area 'A' and Area 'B'), to subdivide 147.71 hectares \pm (365.00 acres \pm), with conditions (Attachment 2).

That the 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 (NW1/4, Section 10-22-29-4; Plan 1910908, Block 5, Lot 1; Plan 1910908, Block 4, Lot 1; Plan 2211489, Area 'A' and Area 'B') 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).

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RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2023 APRIL 6:

That Council:

1. Give three readings to **Proposed Bylaw 27P2023**, amendment to the Ricardo Ranch Area Structure Plan (Attachment 3);
2. Give three readings to **Proposed Bylaw 2C2023** 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
3. Give three readings to **Proposed Bylaw 70D2023** 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 (NW1/4, Section 10-22-29-4; Plan 1910908, Block 5, Lot 1; Plan 1910908, Block 4, Lot 1; Plan 2211489, Area 'A' and Area 'B') 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).

Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, dated 2023 April 6

“Moved by Commissioner Small

That with respect to Report CPC2023-0295, the following be approved:

That Attachment 2 be amended by deleting Condition of Approval 10 and renumbering the subsequent conditions accordingly.

For: (8): Councillor Chabot, Councillor Mian, Commissioner Hawryluk, Commissioner Mortezaee, Commissioner Pollen, Commissioner Small, Commissioner Tiedemann, and Commissioner Weber

Against: (1): Director Fromherz

MOTION CARRIED

Moved by Councillor Chabot

That with respect to Report CPC2023-0295, the following be approved, **as amended**:

That the Calgary Planning Commission:

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1. Forward this report (CPC2023-0295) to the 2023 May 16 Public Hearing Meeting of Council;

2. 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 (NW1/4, Section 10-22-29-4; Plan 1910908, Block 5, Lot 1; Plan 1910908, Block 4, Lot 1; Plan 2211489, Area 'A' and Area 'B'), to subdivide 147.71 hectares ± (365.00 acres ±), with conditions (Amended Attachment 2**);**

...

MOTION CARRIED"

HIGHLIGHTS

- This application seeks to amend policy, close a portion of road, establish a subdivision framework and redesignate lands in Residual Ward 12 to allow for mixed-use and residential development in a neighbourhood activity centre, an elementary school (K-9), open spaces, stormwater management and public roadways in the future community of Ricardo Ranch.
- This application will accommodate a variety of housing types including single and semi-detached dwellings, rowhouse buildings and multi-residential developments. A significant pathway system through the proposed Municipal Reserve (MR) and Environmental Reserve (ER) parcels is also anticipated.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and generally in keeping with the *Ricardo Ranch Area Structure Plan* (ASP); however, a minor amendment to the ASP is required for the development to proceed as proposed.
- What does this mean to Calgarians? This is the first phase of a new community that will provide for an increased diversity of housing opportunities, and compact development in a greenfield setting with increased use of existing southeast sector infrastructure. Growth within this area will also support the businesses and institutions in the Seton major activity centre to the north.
- Why does this matter? New community growth is an important part of city building. Compact development of a greenfield site will contribute to Calgary's overall economic health by housing new residents within Calgary's city limits.
- A development permit for stripping and grading of the lands has been submitted and is currently under review.
- There is no previous Council direction related to this application.

DISCUSSION

This outline plan and land use amendment application was submitted on 2020 July 15 by B&A Studios Inc. on behalf of the landowner, Genesis Land Development (Southeast) Corp and The City of Calgary. The approximately 147.71 hectare (365.0 acre) site is located in Residual Ward 12 in the southeast quadrant of the city. The Seton Town Centre is about 1.8 kilometers to the north. The subject site is currently being used for agriculture.

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As referenced in the Applicant Submission (Attachment 6), the proposal is to obtain policy amendment, land use amendment, outline plan and road closure approval to accommodate the proposed neighbourhood. The Proposed Outline Plan (Attachment 7) and the associated Proposed Land Use District Map (Attachment 8) anticipates 2,073 residential units, as shown in the Proposed Outline Plan Data Sheet (Attachment 9). The outline plan will surpass the target density and will have an anticipated density of 21.13 units per hectare (8.6 units per acre). The vision is to develop a neighbourhood on lands surrounded by other developing neighbourhoods in a way that is complementary and interconnected. There is a neighbourhood activity centre central to the neighbourhood. Parks and open space are provided throughout the development to serve a variety of purposes and a larger natural area will be established on the north side of the Bow River. Pedestrians will be able to circulate through the development using a well-connected system of sidewalks and pathways.

A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

ENGAGEMENT AND COMMUNICATION

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/interested parties were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public is appropriate. The applicant engaged adjacent landowners, nearby community associations, interested members of the public and Indigenous Knowledge Keepers. The Applicant Outreach Summary can be found in Attachment 10.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to public/interested parties, notice posted near the site at a visible location, published [online](#), and notification letters were sent to adjacent landowners.

The subject site's area does not have a community association. Therefore, the application was circulated to the Federation of Calgary Communities. No comments were received. Foothills County responded to a circulation with no objections.

Six letters were received from the public that expressed concerns related to climate change in relation to urban expansion, impacts on the great blue heron colony and preservation of natural features on the site. Letters were also received from environmental organizations (Nature Calgary, Bird Friendly Calgary and the Calgary Urban Species Response Team) expressing concerns related to impacts on the great blue heron colony and general impacts on wildlife habitat and movement corridors. These concerns were considered and addressed through the review of the application by applying Provincial legislation and regulation through the site design process and protecting most Environmental Reserve (ER) areas.

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Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use and policy amendment will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposal would allow for a variety of housing choices in low and medium density residential building forms, providing for a range of housing opportunities. The proposal would also provide education, employment and retail areas that would meet some of the daily needs of residents locally.

Environmental

The Bow River Valley is the defining feature of the proposed Outline Plan area, an integral part of the Alberta landscape, and an Environmentally Significant Area (ESA): it is a provincial Key Wildlife and Biodiversity Zone and serves as an ecological corridor. The proposed Outline Plan protects about 56% of pre-development ESA as ER. Not all ESA area within the plan qualifies to be protected as ER: portions of escarpment that are stable and flat terraces within the river valley outside of the Bow River setback are ESA lands that do not qualify as ER and are developable. Some ER-qualifying lands (i.e., the sloped wetlands) are being proposed for conversion to developable land. These areas are small and nearly all of the ESA that qualifies as ER is being protected. The loss of 44% of ESA is nearly all on those developable lands within the river valley where ER cannot be used to protect the ESAs. Mitigation measures to reduce the impact and support biodiversity include spatially contiguous ER areas adjacent to the Bow River and along the lower escarpment to maintain connectivity and the development of a Park Management Plan. Habitats for listed species within the Outline Plan area include a Great Blue Heron colony and bank swallow nesting sites. Management strategies for both species are described in the Biophysical Impact Assessment (BIA) and will be further developed in the Park Management Plan. See Attachment 1 for further information.

This application addresses objectives of the [Climate Resilience Strategy](#). The applicant has committed to providing all homes with rough-ins for solar photo-voltaic cells and electric vehicle charging infrastructure, high-efficiency furnace and water tanks, LED lighting, and smart home technology. Roof designs (including orientations, shading, and placement of protrusion) will maximize potential for solar energy. Requirements for solar photo-voltaic cells and electric vehicle charging will be ensured for any lots that the developer will be selling to other builders. Further opportunities to align development with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

Development of a greenfield site would contribute to Calgary's overall economic health by housing new residents within Calgary's city limits. Residential population in this area will support the economic vitality of the nearby Seton major activity centre.

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Service and Financial Implications

No anticipated financial impact

RISK

Habitat Risk: There is a risk of abandonment of the great blue heron colony from this proposal and of regulatory non-compliance if the mitigation plan is not followed. The risk can be minimized through implementation of the mitigation measures prescribed in the BIA and by working closely with Federal and Provincial regulators. See Attachment 1 for more information.
Flood Risk: Lands that are proposed for development near the Bow River are located on an existing elevated bench well above the flood levels. The Outline Plan does not include any proposed development within potential flood risk areas. See Attachment 1 for more information.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Approved** Conditions of Approval
3. **Proposed Bylaw 27P2023**
4. Registered Road Closure Plan
5. **Proposed Bylaw 70D2023**
6. Applicant Submission
7. **Approved** Outline Plan
8. Proposed Land Use District Map
9. **Approved** Outline Plan Data Sheet
10. Applicant Outreach Summary
11. **Proposed Bylaw 2C2023**
12. **CPC Member Comments**
13. **Public Submissions**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform