

Applicant Submission

Overview

Logan Landing is regionally located in the southeast quadrant of the City of Calgary. It comprises of 147.71 ha (365.00 ac) and is made up of the NW 1/4 Sec10-22-29 W4M, Plan 191 0908 Block 5 Lot 1 and Plan 191 0908 Block 4 Lot 1 Part 1 and Part 2 and the 56th Street Road Rights of Way. The site is part of the Ricardo Ranch Area Structure Plan which describes it as a future residential community. The site is bounded on the north by 212 Avenue SW and on the south by the Bow River. Lands to the east and west are also part of the Ricardo Ranch Area Structure Plan and also identified generally as future residential neighbourhoods.

The vision for Logan Landing is to honor the unique and beautiful setting of the land which slopes from north to south, toward the Bow River. The views are extraordinary, and efforts are made throughout the plan to connect residents to this natural setting.

Proposed Development

This vision is to be achieved by offering the following neighbourhood elements:

- The majority of the subject site is proposed to provide for a variety of lower density residential housing that will be accommodated by the Residential – Low Density Mixed Housing (R-G).
- Rowhouses are expected to be strategically located along the entrance roads to create a marked and attractive interface with these collector streets that will be accommodated by the Residential – Low Density Mixed Housing (R-Gm) district and a DC(R-Gm).
- One multi-family sites is proposed. Situated within the Neighbourhood Activity Centre. It is proposed as a Multi-residential – Medium Profile (M-2) to support housing diversity and the commercial retail site in the NAC.
- A Neighbourhood Activity Centre is position along the western edge of the Plan Area and is proposed to be redesignated to Commercial – Neighbourhood 2 (C-N2) District in order to offer local retail services to residents. The siting of the NAC was very specific to take advantage of the views to the east, south and west of the Bow River Valley.
- The proposed development will include a variety of open spaces to accommodate education, recreation and congregation where each space is proposed to be redesignated to Special Purpose – School, Park and Community Reserve (S-SPR).
- A significant portion of the southern area is designated as Environmental Reserve or Voluntary Environmental Reserve (S-SUN) to maintain sloped areas and setbacks to the Bow River.

The anticipated density of the outline plan area is 21.13 uph (8.55 upa) and an intensity of 71 people/jobs per hectare.

Policy Consideration & Summary

This land use and outline plan application is in alignment with the policies of the City of Calgary including the Municipal Development Plan (MDP) and the Ricardo Ranch Area Structure Plan (ASP).

Logan Landing is an exciting new neighbourhood in Calgary's southeast. The location is unique and offers breathtaking views of the Bow River Valley and the Rocky Mountains. Citizens will feel closer to nature and 'away from the City' even though access to downtown Calgary is readily available.

- Residents will be able to choose from several different dwelling types and models to help families and individuals find a home that meets their lifestyle and needs.
- The commercial site will provide local services to those residing in the neighbourhood to help meet their daily retail needs.
- A school and playfields, along with informative and educational trails will bring the community together through learning and recreation.
- Local parks will offer surrounding residents a place to play, socialize and/or quietly enjoy the scenic vistas.
- The environmental reserve areas will be significant natural amenity for the community to use and enjoy.
- Several open space connections will be provided to and around the innovative naturalized stormwater pond and reconstructed wetland.
- The streets, sidewalks, multi-use pathways, regional pathways and transit will accommodate multiple modes of transportation.
- Over 38% of the land is being dedicated in the form of open spaces as environmental reserve, municipal reserve and stormponds.

Logan Landing, and the amenities it will offer, can be realized through the adoption of the proposed land use and outline plan applications. In consideration, the support of the public, Administration, Calgary Planning Commission and Council is respectfully requested for Logan Landing.