



Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name (required) Whitney

Last name (required) Punchak

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

May 9, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Developing Riccardo Ranch

Are you in favour or opposition of the issue? (required)

In opposition

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Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

It has never been more important to find a new way forward. Destroying more biodiversity and healthy, natural habitat is unnecessary. Calgary's suburban neighbours are plentiful and damaging in so many ways. Please do not support this antiquated design approach that is going to destroy a valuable ecosystem, Ricardo Ranch. Natural ecosystems cannot be replaced. This is not a beneficial trade off.

Please strongly consider the impacts of urban sprawl. This is a clear action Council can take to combat climate change and our loss of biodiversity.

Thank you,

Whitney Punchak

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I have read and understand the above statement.

First name (required) Marilyn

Last name (required) Segall

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

May 16, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Development of Ricardo Ranch

Are you in favour or opposition of the issue? (required)

In opposition

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please consider the impacts on the ecosystem, unique wildlife and birds in this proposed development. Consider ways the area can be developed with minimal impact on the special wild life in the area. Sustainable and ecologically respectful development is so important.



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I have read and understand the above statement.

First name (required) Deborah

Last name (required) Wallace

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

May 9, 2023

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(required - max 75 characters)

Preservation of Wetlands inclusive to Ricardo Ranch

Are you in favour or opposition of the issue? (required)

In favour

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not in favour of urban sprawl as preservation of wetlands inclusive to Ricardo Ranch is necessary.



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I have read and understand the above statement.

First name (required) Rowena

Last name (required) Cromwell

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

May 8, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

paving of Ricardo Ranch Wetlands

Are you in favour or opposition of the issue? (required)

In opposition

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Please do not allow the Ricardo Ranch Wetlands to be covered by paving. By paving this remaining, rare wetland area for a proposed development is contrary to the ideals and goals within the Climate Strategy signed by City Council and should not be approved if we want to be a climate resilient city.



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I have read and understand the above statement.

First name (required) Patrick

Last name (required) Taylor

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

May 10, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Infrastructure and Planning Committee

Are you in favour or opposition of the issue? (required)

In opposition

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Please do not develop Ricardo Ranch. It should be left as a wetland

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

May 16, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Logan landing

Are you in favour or opposition of the issue? (required)

In opposition

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Please stop this project. We need to protect our wetlands from development. They are more important than money!



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I have read and understand the above statement.

First name (required) Sandra

Last name (required) Mills

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

May 16, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Logan Landing Development

Are you in favour or opposition of the issue? (required)

In opposition

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The proposed plan to destroy a critical riparian wetland for new development is beyond unacceptable. It is a net loss for the City. This development serves no purpose other than to line the pockets of private enterprise. It does not address a single critical issue such as affordable housing or climate mitigation and therefore should not be considered. There is no world in which a climate strategy can coexist with an approval to destroy habitat such as this. Calgarians are tired of seeing our neighbourhoods and sacred places fracked by developers. I am firmly against this and an approval on a proposal so egregious would signal to all of us that Council has no intention of taking a climate emergency seriously.



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I have read and understand the above statement.

First name (required) Sebastian

Last name (required) Bergeron

Are you speaking on behalf of a group or Community Association? (required)

What is the group that you represent?

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

May 16, 2023

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(required - max 75 characters)

Logan landing (Ricardo ranch)

Are you in favour or opposition of the issue? (required)

In opposition

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

It is incredibly sad and frustrating to know that the City continues to grow the city in the same old ways. Destroying such a pristine and important natural habitat for low density, car centric suburbs on the fringes of the city should not even be a question. I know that there is a need for more housing, and I fully support the city growing its housing stock. But not like this. Please stop destroying nature. Thank you to Nathaniel Schmidt for his advocacy on this.



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I have read and understand the above statement.

First name (required)	Erin
Last name (required)	Grier
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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Council

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May 16, 2023

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(required - max 75 characters)

Logan's landing

Are you in favour or opposition of the issue? (required)

In opposition

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I feel that more information is required regarding this development and the impact to wetland species that call this part of the Bow River home. Development should not disturb this fragile wetland ecosystem. Council needs to assess whether this development is in line with the climate strategy that members committed to. It is important to preserve natural spaces within the city limits. Thank you.



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I have read and understand the above statement.

First name (required)	Jonas
Last name (required)	Cornelsen
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	

What do you wish to do?
(required)

Submit a comment

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Logan Landing Development

Are you in favour or opposition of the issue? (required)

In opposition

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Calgary's endless sprawl has brought us to the point where we are about to pave over one of the last intact wetland ecosystems on the Bow River. Ricardo Ranch, the area under question that will include developments such as Logan Landing, currently contains old-growth cottonwood trees, native prairie landscapes, and the last remaining great heron rookery within the city limits. While we need new housing for people, we do not need it at the expense of these valuable plants and animals. The Climate and Biodiversity strategies both point to preserving areas like this so our city - and all its inhabitants - can thrive. We need to focus on building up, not out, and save wetlands like Ricardo Ranch. Ultimately, we pay the price of collapsing ecosystems.



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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

I have read and understand the above statement.

First name (required)	Shelby
Last name (required)	Montgomery
Are you speaking on behalf of a group or Community Association? (required)	Yes
What is the group that you represent?	Calgary Seed Library

PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

May 16, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Ricardo Ranch Development

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.
Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)
If you have additional files to attach, email them to publicsubmissions@calgary.ca

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The Calgary Seed Library would like to share our opposition to the proposed development Logan's Landing on the area previously known as Ricardo's Ranch. The Calgary Seed Library is a volunteer-run organization of passionate Calgarians who dedicate their free time to growing and harvesting seeds to help build a climate-resilient seed stock for Calgarians and other gardeners, farmers, and environmental groups who steward land under the Chinook Arch. We do this work because of the critical threats that climate change imposes not only on our food system, but on the various diverse ecosystems that we are lucky to benefit from in Southern Alberta. To hear that one of these sensitive and priceless ecosystems, a rich riparian region known as Ricardo's Ranch, is under threat from development by the City is deeply dismaying. Riparian ecosystems and wetlands are irreplaceable; their diversity, environmental benefits, climate benefits, and ecosystem services simply cannot be rebuilt in a more convenient location, and removal or damage has lasting effects on their species as well as our precious watershed. Council, we are asking you to do the right thing and prevent the proposed development of wetland areas along the Bow River. Please consider the irreversible impact of this decision on future Calgarians, communities downstream of the Bow River, and the many species that rely on this critical habitat. Thank you for your time and consideration.



Please use this form to send your comments relating to an upcoming Council or Committee matter, or to request to speak on an upcoming public hearing item.

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Please note that your name and comments will be made publicly available in the Council agenda. Your e-mail address will not be included in the public record.

I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name (required) Geoffrey

Last name (required) Little

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?



PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

May 16, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

CPC2023-0295 (Ricardo Ranch Development)

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.
Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)
If you have additional files to attach, email them to publicsubmissions@calgary.ca

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

The development of this area is a shocking abdication of leadership by City Council. The former Ricardo Ranch property is an area of outstanding natural significance: the last intact wetland on the Bow River. Not only are wetlands essential for flood control (something the city needs) and carbon capture, but this specific wetland is home to a diverse and vulnerable population of bird, insect, and animal species. Development here will be irresponsible and shortsighted and will also directly contradict the Climate Implementation Plan that Council adopted. Building in this area will prove, once again, that Calgary is committed to nothing but sprawl and spread.

From: [REDACTED]
To: [Public Submissions](#)
Subject: [External] 21820 56 ST SE - LOC2020-0100 - DMAP Comment - Tue 5/9/2023 7:53:8 AM
Date: Tuesday, May 9, 2023 7:54:42 AM
Attachments: [LOC2020-0100 Submission - BE RB \(9 May 2023\).pdf](#)

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Application: LOC2020-0100

Submitted by: Bronwyn Evans

Contact Information

Address: 108 - 804 18 AVE SW, Calgary, AB T2T 0G8

Email: [REDACTED]

Phone: [REDACTED]

Overall, I am/we are:

In opposition of this application

Areas of interest/concern:

Land Uses, Building setbacks, Offsite impacts, Other

What are the strengths and challenges of the proposed:

Will the proposed change affect the use and enjoyment of your property? If so, how?

The City views applications in the context of how well it fits within the broader community and alignment to Calgary's Municipal Development Plan (MDP). Do you see the proposed changes as compatible to the community and MDP? If not, what changes would make this application align with The City's goals?

How will the proposed impact the immediate surroundings?

General comments or concerns:

Public Submission for Land Use Redesignation Application LOC2020-0100

9 May 2023

Robert Bilak
Bronwyn Evans
University of Calgary Law Students

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1. Introduction

The application for which this public hearing was called concerns the proposed community of Logan Landing, which is to be developed by Genesis Land Development.¹ This application proposes to turn approximately 146 hectares of land within the *Ricardo Ranch Area Structure Plan* (“RRASP”) boundaries into 1,587 low-density dwelling units, 369 multi-residential dwelling units, one hectare of commercial units, and seventy hectares of public space, comprising one school, various parks, stormwater infrastructure, and natural areas.² The application also includes provisions for the location and size of future public roads, pathways, utilities, and services.³

The *RRASP* clearly states that it makes no representations as to the suitability of the region for the uses proposed in the plan.⁴ Instead, “[s]ite conditions or constraints, including environmental constraints, must be assessed on a case-by-case basis during the Outline Plan, *Land Use Amendment*, Subdivision or Development permit application stage.”⁵ The purpose of this submission is to draw Council’s attention to significant constraints that must be assessed when deciding whether to approve the above-mentioned land use amendment application. In particular, this submission will raise potential conflicts between Application LOC2020-0100 and species at risk legislation, both federal and provincial, and federal impact assessment legislation. Based on these identified inconsistencies, we encourage Council to refuse Application LOC2020-0100. In the alternative, we urge Council to table the decision until the following has occurred:

- (1) Genesis Land Development revises its initial plan to include a minimum, 1000-metre setback between the Logan Landing community and the Great Blue Heron rookery; and
- (2) experts conduct studies of the Bank Swallows and their habitat within the *RRASP* boundaries and, if necessary, Genesis Land Development applies for a *Species at Risk Act* permit to affect the residences of these birds.

2. Genesis Land Development’s Proposed Heron Setback Could Contravene the Alberta Wildlife Act

There is a Great Blue Heron (*Ardea herodias*) nesting colony listed among the “Environmentally Significant Areas” within the *RRASP* boundaries.⁶ In Alberta, the Ministry of Environment and Parks lists the Great Blue Heron’s conservation status as “sensitive.”⁷ One of the

¹ See The City of Calgary, “New Community Growth in Calgary” (last visited 13 April 2023), online: *City of Calgary* <<https://www.calgary.ca/planning/community/new-growth.html>> [“New Community Growth in Calgary”]. (the “New Communities 2022” map identifies Logan Landing as the proposed community for which this land use redesignation application has been made).

² City of Calgary, “Development Map: Land Use Redesignation LOC2020-0100” (last visited 31 March 2023), online: *Calgary.ca* <<https://dmap.calgary.ca/>> [“Land Use Redesignation LOC2020-0100”].

³ *Ibid.*

⁴ The City of Calgary, *Ricardo Ranch Area Structure Plan* (November 2019) at 63, online (pdf): *City of Calgary* <<https://engage.calgary.ca/RicardoRanch>> [RRASP].

⁵ *Ibid* [emphasis added].

⁶ *RRASP*, *supra* note 4 at 11.

⁷ Alberta Biodiversity Monitoring Institute and Boreal Avian Modelling Project. 2019, “Great Blue Heron (*Ardea herodias*)” (2019), online: *ABMI* <<https://beta.abmi.ca/biobrowser/species-detail.html?tsn=99003080>> [ABMI].

biggest threats facing Great Blue Herons is disturbance of nests by eagles and humans.⁸ A 2008 study of waterbirds in northeastern Alberta found that the Great Blue Heron was among the species the most sensitive to anthropogenic habitat disturbance.⁹ Another study found that while Great Blue Herons can habituate to low-level human disturbance—the approach of a human pedestrian—in a nesting area, the risk of colony abandonment is highest if the disturbance occurs early in the nesting period.¹⁰ Moreover, as this study considered only a specific low-level human disturbance, the results “cannot be used to predict heron response to larger disturbances, associated with human activity (groups of people, pets, loud voices, machinery, etc.).”¹¹

Genesis Land Development recently announced its plans to protect the Great Blue Heron colony.¹² The developer intends to include an 800-metre setback separating the colony from the development.¹³ Other proposed mitigation measures include the construction of a fence around the rookery with signage to warn people to keep out, as well as a five-year monitoring program.¹⁴

In 2011, the Fish and Wildlife Division of Alberta Sustainable Resources Development issued setback distance guidelines for land use activities in Alberta’s Grassland and Parkland natural regions, in which Calgary is situated.¹⁵ The guidelines state that the recommended setback distances “are based on what experts believe are the thresholds at which human disturbance is likely to cause degradation and possible abandonment of key wildlife areas/sites.”¹⁶ The guidelines also categorize human activities into low-, medium-, and high-impact disturbances.¹⁷ High-impact disturbances include permanent modifications of habitat with a duration that exceeds ten years, such as the construction of buildings and roads.¹⁸

The guidelines recommend a year-round, 1000-metre setback from Great Blue Heron nesting sites for all high-impact disturbances.¹⁹ The proposed Logan Landing community falls into the high-impact category. Thus, Genesis Land Development’s 800-metre setback falls short of the distance recommended by the Province of Alberta.

The discrepancy between the recommended setback and that being proposed by the developer may contravene Alberta’s *Wildlife Act*.²⁰ Section 36(1) states that a person “shall not wilfully molest, *disturb* or destroy a house, nest or den of prescribed wildlife or a beaver dam in

⁸ J-L DesGranges, “Great Blue Heron” (2005), online: *Hinterland Who’s Who* <<https://www.hww.ca/en/wildlife/birds/great-blue-heron.html#sid2>>.

⁹ C Found, S M Webb & M S Boyce, “Selection of Lake Habitats by Waterbirds in the Boreal Transition Zone of Northeastern Alberta” (2008) 86:4 *Canadian Journal of Zoology* 277 at 277.

¹⁰ Ross G Vennesland, “Risk Perception of Nesting Great Blue Herons: Experimental Evidence of Habituation” (2010) 88:1 *Canadian Journal of Zoology* 81 at 87.

¹¹ *Ibid* at 87.

¹² Arnie Stefaniuk, “Genesis Land Update – Logan Landing” (28 February 2023), online: *Genesis Land Development* <<https://www.genesisland.com/genesis-land-update-logan-landing/>>.

¹³ *Ibid*.

¹⁴ *Ibid*.

¹⁵ Government of Alberta, *Recommended Land Use Guidelines for Protection of Selected Wildlife Species and Habitat within Grassland and Parkland Natural Regions of Alberta* (Edmonton, AB: Government of Alberta, 2011).

¹⁶ *Ibid* at 3.

¹⁷ *Ibid*.

¹⁸ *Ibid*.

¹⁹ *Ibid* at 5.

²⁰ RSA 2000, c W-10 [*Wildlife Act*].

prescribed areas and at prescribed times.”²¹ Section 96 of the *Wildlife Regulation* clarifies that this provision of the *Wildlife Act* applies year-round, across Alberta, to the nests of migratory nongame birds, as defined in the *Migratory Birds Convention Act, 1994*.²² The *Migratory Birds Convention Act, 1994* defines “migratory bird” as a migratory bird referred to in the Convention.²³ The Convention states that migratory birds include migratory nongame birds, such as herons.²⁴ Thus, the prohibition in section 36(1) of the *Wildlife Act* applies to the nests of Great Blue Herons.

The only case that mentions this provision is an application seeking leave to appeal Alberta Energy Resources Conservation Board (“ERCB”) Decision 2011 ABERCB 007.²⁵ The applicant sought leave to appeal the decision on several grounds, one of which was the ERCB’s approval of an exploratory well within 1000 metres of a grizzly bear den without determining whether it breached section 36 of the *Wildlife Act*.²⁶ Because the applicant had missed the deadline for filing an expert report attesting to the presence of the grizzly bear den, the ERCB ruled that the applicant’s testimony regarding the den’s existence was inadmissible.²⁷ At the hearing, the ERCB found there was insufficient evidence to conclude the exploratory well would molest, disturb or destroy the grizzly bear den.²⁸ The ERCB also considered evidence as to the extensive nature of grizzly bear foraging habitat.²⁹ Based on this, the ERCB concluded that “loss of the grizzly bear habitat due to the exploratory well would not be significant.”³⁰ The Court of Appeal held that the ERCB committed no error of law or jurisdiction in arriving at this conclusion and, ultimately, denied the application for leave to appeal.³¹

As this case centers on the reasonableness of the ERCB’s decision-making and does not interpret section 36 of the *Wildlife Act*, it does not create a binding precedent for how to interpret this provision. However, we submit that this case provides insight into the situation at hand. Firstly, the ERCB found that grizzly bear foraging habitat in the area was extensive. Great Blue Heron habitat, however, is much more limited. According to the Alberta Biodiversity Monitoring Institute and Boreal Avian Modelling Project, Great Blue Herons have been detected on only ten sites out of the 1,116 sites sampled across Alberta between 2003 and 2019.³² Secondly, the construction and operation of an exploratory well likely imposes less of a human presence on an area than does the permanent settlement of between 16,000 and 20,000 people, as envisioned in the *RRASP*.³³

In deciding whether to approve the land use redesignation application, we submit that Council should evaluate the extent to which the initial development plans are informed by scientific evidence and conform to provincial wildlife laws. While the jurisprudence is lacking, a court could find that Genesis Land Development’s decision not to implement the recommended

²¹ *Ibid*, s 36(1) [emphasis added].

²² *Wildlife Regulation*, Alta Reg 143/1997, s 96(a)(ii).

²³ SC 1994, c 22, s2(1) [*Migratory Birds Convention Act*].

²⁴ *Ibid*, Schedule II, art 1(3).

²⁵ *Judd v Alberta (Energy Resources Conservation Board)*, 2011 ABCA 159.

²⁶ *Ibid* at para 12.

²⁷ *Ibid* at para 13.

²⁸ *Ibid* at para 14.

²⁹ *Ibid* at para 17.

³⁰ *Ibid* at para 17.

³¹ *Ibid* at paras 3, 18.

³² ABMI, *supra* note 7.

³³ *RRASP*, *supra* note 4 at 5.

1000-metre setback constitutes a disturbance of the Great Blue Heron's nesting site in contravention of section 36(1) of the *Wildlife Act*. If so, a decision by Council to approve any development plan that does not include a minimum 1000-metre setback would conflict with the City's promise that "where land development is proposed, all applicable Provincial and Municipal regulations must be adhered to or exceeded when it comes to environmental protection."³⁴

3. Ricardo Ranch Development Raises Bank Swallow and *Species at Risk Act* Considerations

In August 2022, Nathaniel Schmidt, an Alberta Wilderness Association board member, found evidence of Bank Swallow burrows within the *RRASP* area.³⁵ The federal *Species at Risk Act* ("SARA" or "Act") protects Bank Swallows (*Riparia riparia*) and their residences.³⁶ The Bank Swallow is a threatened species listed in Part 3 of Schedule 1 of the Act.³⁷

The *RRASP* mentions the Bank Swallow a total of four times.³⁸ While they are described as a "key biophysical feature," the plan fails to mention their status as a threatened species under SARA. The Bank Swallow is a small songbird with brown upperparts, white underparts, and a dark breast band.³⁹ It is known for flying quickly and erratically and has a "buzzy, chattering vocalization."⁴⁰ This species is a highly social bird and makes burrows in eroding vertical banks. It breeds in every province, and summers in South America.⁴¹ Unfortunately, from 1970 to 2011, the Bank Swallow's population decreased by approximately 98%.⁴² It was designated as a threatened species in 2013.⁴³ Recent studies are more hopeful, with one showing a 14% increase in Bank Swallow populations from 2009 to 2019.⁴⁴

³⁴ City of Calgary Media Relations, "Update: Ricardo Ranch Area Structure Plan" (2 September 2022), online: *City of Calgary* <<https://newsroom.calgary.ca/uricardo-ranch-area-structure-plan/>>.

³⁵ Nathaniel Schmidt, "Particularly concerning were the signs of Bank Swallow colonies throughout this area. These birds are a SARA-listed species with a Recovery Plan. Further evidence of these colonies could make this area Critical Habitat under the Act 8/" (21 August 2022 at 19:22), online: *Twitter* <<https://twitter.com/N88TE/status/1561524180251656192>>.

³⁶ SC 2002, c 29 [SARA].

³⁷ *Ibid.*

³⁸ *RRASP*, *supra* note 4.

³⁹ Government of Canada, "Species at Risk Public Registry: Bank Swallow (*Riparia riparia*)" (last modified 2 February 2021), online: *Government of Canada* <<https://species-registry.canada.ca/index-en.html#/species/1233-894#permits>> [Public Registry].

⁴⁰ *Ibid.*

⁴¹ *Ibid.*

⁴² *Ibid.*

⁴³ Environment and Climate Change Canada, *Recovery Strategy for the Bank Swallow (Riparia riparia) in Canada* (Ottawa: Environment and Climate Change Canada, 2022) at 1 (online: *Government of Canada* <https://wildlife-species.canada.ca/species-risk-registry/virtual_sara/files/plans/rs-HirondelleRivageBankSwallow-v00-2022Apr-eng.pdf>) [*Recovery Strategy*].

⁴⁴ *Ibid* at 9.

3.1 What is SARA?

SARA is a federal statute designed to ensure the protection and conservation of biological diversity in Canada.⁴⁵ The Act has three enumerated purposes: to prevent the extirpation of wildlife, to ensure the recovery of wildlife that are endangered, and to manage wildlife of special concern to prevent extirpation.⁴⁶ It prohibits the killing, harming, or harassing of a threatened species, as well as damaging or destroying the residence of a threatened species.⁴⁷ *SARA* also protects the critical habitat of a threatened species; however, neither the Ricardo Ranch area, nor any nearby regions, are listed as critical habitats.⁴⁸

Importantly, *SARA* applies to the Ricardo Ranch area. Although not every species is automatically protected on private or provincial lands, since the Bank Swallow is a migratory bird protected by the *Migratory Birds Convention Act, 1994*, they are protected wherever they are found.⁴⁹

The competent minister, in this case the Minister of Environment and Climate Change (“Minister”), may enter into agreements with individuals to allow them to engage in an activity that may affect a wildlife species or its residence.⁵⁰ There are several conditions that must be satisfied first:

(2) The agreement may be entered into, or the permit issued, only if the competent minister is of the opinion that

- (a) the activity is scientific research relating to the conservation of the species and conducted by qualified persons;
- (b) the activity benefits the species or is required to enhance its chance of survival in the wild; or
- (c) *affecting the species is incidental to the carrying out of the activity.*

(3) The agreement may be entered into, or the permit issued, only if the competent minister is of the opinion that

- (a) all reasonable alternatives to the activity that would reduce the impact on the species have been considered and the best solution has been adopted;
- (b) all feasible measures will be taken to minimize the impact of the activity on the species or its critical habitat or the residences of its individuals; and

⁴⁵ Environment and Climate Change Canada, “A guide to your responsibilities under the Species at Risk Act” (last modified 13 May 2020), online: *Government of Canada* <<https://www.canada.ca/en/environment-climate-change/services/species-risk-education-centre/your-responsibility/your-responsability-guide.html>>.

⁴⁶ *SARA*, *supra* note 36 at s 6.

⁴⁷ *Ibid* at ss 32-33.

⁴⁸ *Recovery Strategy*, *supra* note 43 at table D-9.

⁴⁹ SC 1994, c 22. Article 1(2) of the update to the 1916 convention between the United Kingdom and the United States, which is set out under Schedule 2 of the Act, lists Hirundinidae, or Swallows, as a protected migratory bird.

⁵⁰ *SARA*, *supra* note 36 at s 73.

(c) the activity will not jeopardize the survival or recovery of the species.⁵¹

3.2 Application to the Ricardo Ranch Area

According to the *RRASP* and Schmidt’s photographic evidence, Bank Swallows reside and nest in the Ricardo Ranch area.⁵² It is highly likely that alterations to this area will result in damage to or destruction of Bank Swallow residences. Damage to or destruction of Bank Swallow habitat is a *prima facie* violation of *SARA*.⁵³ Currently, the only note in the *RRASP* regarding Bank Swallows is that their preservation is a “priority.”⁵⁴ In one report, the developer promises not to develop within sixty meters of Bank Swallows’ nests.⁵⁵ This means the developer would likely need to apply for a permit to continue its development activities. As of April 2023, no permits have been issued for developers to allow them to damage or destroy any of the Bank Swallow habitat in the Ricardo Ranch area.⁵⁶

There are reasons to believe the federal government may be unwilling to permit damage to or destruction of Bank Swallow habitat. For one, the *Recovery Strategy* makes clear that “the critical habitat identified ... is insufficient to meet the population objectives.”⁵⁷ Further, it notes that “[n]esting habitat in natural settings should be maintained, whether it is occupied or not, to ensure sufficient nesting habitat is available for the Bank Swallow population given the reduction [of] human-made habitat availability.”⁵⁸ Therefore, even if the *RRASP* area is not considered “critical habitat,” it is nesting habitat that must be maintained. This suggests the federal government will impose strict conditions on development to protect this habitat in accordance with the *Recovery Strategy*.

Additionally, the *Recovery Strategy* lists “housing and urban areas” as threats to Bank Swallow nests, as well as their bluff and foraging habitats.⁵⁹ No permits can be issued if development will jeopardize the recovery of the species. Since the proposed development in the *RRASP* area may disturb or destroy Bank Swallow residences, it may be difficult for the developers to obtain such a permit.

4. Presence of Migratory Birds Could Trigger Federal Impact Assessment Process

The *Impact Assessment Act* (“*IAA*”) outlines a process for how the federal government assesses the effects within its jurisdiction of designated projects.⁶⁰ Specifically, the *IAA* states that the federal government can require proponents of certain major projects to conduct federal impact

⁵¹ *Ibid* at ss 73(2)-(3) [emphasis added].

⁵² *RRASP*, *supra* note 4 at 74, 78–79; Schmidt, *supra* note 35.

⁵³ *RRASP*, *supra* note 4 at 78–79.

⁵⁴ *Ibid*.

⁵⁵ Lucie Edwardson, “Advocates worry southeast Calgary development could devastate natural wetlands and habitats” (last modified 31 August 2022), online: *CBC* <<https://www.cbc.ca/news/canada/calgary/ricardo-ranch-development-risk-wetland-floodplain-1.6566002>>.

⁵⁶ Public Registry, *supra* note 39.

⁵⁷ *Recovery Strategy*, *supra* note 43 at 46.

⁵⁸ *Ibid* at 48.

⁵⁹ *Ibid* at 55.

⁶⁰ SC 2019, c 28, s 1 [*IAA*].

assessments.⁶¹ Under the *IAA*, the Minister or the Governor in Council must decide, based on the findings of a federal impact assessment, whether the adverse federal effects of a project are in the public interest.⁶² Effects within federal jurisdiction include a change to migratory birds and fish and fish habitat, amongst others.⁶³ If the Minister or the Governor in Council decides that the effects are in the public interest, then they must impose conditions on the project with which the proponent must comply.⁶⁴ If they decide that the effects are not in the public interest, then the proponent cannot proceed with the project.⁶⁵

“Designated Projects” include those listed in the *Physical Activities Regulations* (“Project List”) and those designated by the Minister under subsection 9(1) of the *IAA*.⁶⁶ The Minister may exercise his or her discretionary authority if he or she is of the opinion that the carrying out of the activity may cause adverse effects within federal jurisdiction, or if “public concerns related to those effects warrant the designation.”⁶⁷ The Minister may designate a project on his or her own initiative, or may receive designation requests from the public, Indigenous communities, and non-governmental organizations, amongst others.⁶⁸ The *IAA* prohibits the designation of projects that have “substantially begun,” or which have been authorized under another Act of Parliament.⁶⁹ Moreover, designation requests relating to a plan, policy, or hypothetical activity are not considered.⁷⁰

Both Bank Swallows and Great Blue Herons are migratory birds, as per the *Migratory Birds Convention Act, 1994*.⁷¹ Therefore, any changes, with respect to a physical activity, in relation to these animals fall within federal jurisdiction.⁷² The Project List does not include urban land developments, such as the proposed community of Logan Landing.⁷³ However, a party could request that the Minister designate this development under subsection 9(1) of the *IAA*.

If the Minister designated this development, the *IAA* would be triggered and the proponent would have to proceed to this statute’s planning phase.⁷⁴ This phase requires the proponent to prepare an initial project description, to respond to the issues identified by the Impact Assessment Agency (“Agency”), and to engage in public participation opportunities.⁷⁵ After ensuring that the requirements under this phase have been satisfied, the Agency would then decide whether an impact assessment is required.⁷⁶ Even if the Agency decided that an impact assessment was not

⁶¹ *Ibid*, ss 2, 7, 9(1), 109(b).

⁶² *Ibid*, ss 60, 62.

⁶³ *Ibid*, s 2.

⁶⁴ *Ibid*, s 64.

⁶⁵ *Ibid*, s 7.

⁶⁶ *Ibid*, s 9(1); *Physical Activities Regulations*, SOR/2019-285 [Project List].

⁶⁷ *IAA*, *supra* note 70, s 9(1).

⁶⁸ *Ibid*; Impact Assessment Agency of Canada, “Operational Guide: Designating a Project under the *Impact Assessment Act*” (19 May 2022), online: *Impact Assessment Agency of Canada* <<https://www.canada.ca/en/impact-assessment-agency/services/policy-guidance/designating-project-impact-assessment-act.html>> [“Operational Guide”].

⁶⁹ *IAA*, *supra* note 60, s 9(7).

⁷⁰ “Operational Guide,” *supra* note 68.

⁷¹ *Migratory Birds Convention Act*, *supra* note 23, Schedule II, arts 2, 3.

⁷² *IAA*, *supra* note 60, s 2(a)(iii).

⁷³ Project List, *supra* note 66.

⁷⁴ *IAA*, *supra* note 60, ss 10–15.

⁷⁵ *Ibid*, ss 10, 11, 15.

⁷⁶ *Ibid*, s 16.

required, participation in the planning phase alone would significantly delay the construction of Logan Landing and increase the costs of the development. We encourage Council to keep this possibility in mind when deciding whether approval of this application is in the City's best interest.



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I have read and understand the above statement.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

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I have read and understand the above statement.

First name (required)	Valerie
Last name (required)	Silbernagel
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

May 9, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Ricardo Ranch Development Proposal

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.
Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)
If you have additional files to attach, email them to publicsubmissions@calgary.ca

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Destroying an important wetland is a shame. The City of Calgary is ignoring its obligation to the environment and helping to create more flooding as a result of destroying this important wetland.

PUBLIC SUBMISSION FORM

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I have read and understand the above statement.

First name (required) Maura

Last name (required) Hamill

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

May 16, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

May 16 Public Hearing - Logan Landing/Ricardo Ranch 7.2.3 at CPC April 6

Are you in favour or opposition of the issue? (required)

In opposition

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I am completely opposed to the development of the Ricardo Ranch wetland known for a housing development to be called Logan Landing. I am not alone. The budget plan states that 79% of Calgarians value biodiversity and natural-based solutions. How do new developments like Logan Landing align with those priorities?

In addition, the development is planned within the floodplain of the Bow River, which poses a significant risk to the safety of the residents in the area. When flooding occurs in this area it will be a cost that will be shouldered by not just community residents but by all the taxpayers in Calgary and Alberta.

This council signed onto the Climate Strategy to address the climate emergency we are all facing. Preserving areas like Ricardo Ranch is part of this package – you can't say you are concerned about climate change when you destroy critical and sensitive natural areas. This development is contrary to the ideals and goals within the strategy and should not be approved if we want to be a climate resilient city.

Ricardo Ranch is the last undeveloped, intact wetland on the Bow River. We have lost 90% of wetland ecosystems along the Bow River within Calgary, which is much higher than the provincial average. It is home to unique ecosystems along the escarpment and in the river valley below, which includes wetlands, grasslands and old growth riparian forest.

The only heron rookery left in Calgary is within the development radius of the proposed development and is at risk of being lost if this development project moves forward.

PUBLIC SUBMISSION FORM

There should be a 1000-metre radius of undisturbed land around a rookery.

Critically endangered bank swallows also have nesting colonies throughout the wet-land area in the river valley. Bank swallows are listed as a threatened species under the federal Species at Risk Act. Construction of the new development and increased population in this area put the continued health of the colony at risk.

I care about whether this city reduces urban sprawl, prepares for climate change and increases and maintains existing biodiversity. This cannot be achieved by proceeding with this development. Every new development that this city builds impacts and reduces vital biodiversity. There are better ways to increase housing opportunities in the City of Calgary. Why be like Toronto and bulldoze a Green Belt in order to build more houses. Let's set a better example.



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I have read and understand the above statement.

First name (required)	Martin
Last name (required)	Stares
Are you speaking on behalf of a group or Community Association? (required)	No
What is the group that you represent?	

PUBLIC SUBMISSION FORM

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Council

Date of meeting (required)

May 16, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

Logan Landing Development

Are you in favour or opposition of the issue? (required)

In opposition

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Maximum of 15 MB per submission (5 attachments, 3 MB per pdf document, image, video)
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am strongly opposed to the Logan Landing project.

- . it will be an ecological disaster, destroying ecologically valuable habitat and displacing wildlife.
- . its impact will extend beyond the site itself, due to its role in fragmenting wildlife corridors
- . it will be a policy capitulation, going against the ideals of the Climate Strategy and which many people regarded as enlightened and forward thinking.
- . it goes against the notion of Calgary as a liveable city, with a few homeowners gaining nice views at the expense of large numbers of Calgarians losing the mental health, social, and recreational benefits of having access to a public space.

I have personally seen the negative impact of such large scale development work here in University Heights.

The families of foxes have disappeared. Calgarians from many parts of the city showed them to their children. Owls and porcupines have vanished.

The area that contained microclimates containing a diverse population of over a hundred species of plants and vegetation has become a non-diverse area of a few native species and invasives. What was once a therapeutic place where people enjoy deep connection with the natural world had been massively degraded.

Sincerely,



Martin Stares



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I have read and understand the above statement.

First name (required) Allehea

Last name (required) Bowen

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

You may bring a support person should you require language or translator services. Do you plan on bringing a support person?

What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Infrastructure and Planning

Date of meeting (required)

May 16, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

the agenda is not yet published - Ricardo Ranch development

Are you in favour or opposition of the issue? (required)

In opposition

If you are submitting a comment or wish to bring a presentation or any additional materials to Council, please insert below.
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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Protect our intact riparian areas, carbon sinks with priceless biodiversity. The swallows have suffered from our development enough!
Building beside the river has historically been a bad idea. Mohkinstsis SHIFTS and FLOODS neighbourhoods. This phenomenon will only increase with increased climate disasters and global heating. We do not need further riverside development. This could cause detrimental harm.
Please protect Ricardo Ranch. This proposed development is embarrassing. How could the city be so shortsighted? Our environment is valuable! <https://thenarwhal.ca/calgary-population-climate/>



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I have read and understand the above statement.

First name (required) deanna

Last name (required) markle

Are you speaking on behalf of a group or Community Association? (required) No

What is the group that you represent?

What do you wish to do?
(required)

Submit a comment

How do you wish to attend?

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What meeting do you wish to attend or speak to? (required)

Standing Policy Committee on Community Development

Date of meeting (required)

May 16, 2023

What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published [here](#).)

(required - max 75 characters)

logan landing

Are you in favour or opposition of the issue? (required)

In opposition

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Comments - please refrain from providing personal information in this field (maximum 2500 characters)

I am very much against the proposed Logan Landing development. This is an ecologically fragile area including a heron rookery and the last undeveloped wetland on the Bow River. City Council signed a Climate Strategy document and this goes completely against everything they promised

May 9, 2023

City Clerk and Calgary City Council

Sent via email to: PublicSubmissions@Calgary.ca

Re File Number: LOC2020-0100, CPC2023-0295 Land Use
Redesignation, Logan Landing neighbourhood, within Ricardo Ranch ASP

**Open Letter for CPC2023-0295 Logan Landing Land Use
Redesignation Matter in Ricardo Ranch Area Structure Plan**

Overview

On May 16 2023, Calgary City Council will decide whether to approve as proposed, or request modifications to the Logan Landing neighbourhood development adjacent to the Bow River. This development is partly within the river valley, at the southern edge of Calgary, as part of the Ricardo Ranch Area Structure Plan (RRASP). The RRASP was approved for development in 2016, and the Logan Landing neighbourhood by Genesis Land Development is the first of three proposed neighbourhoods in that area to come before Council.

The groups who have signed this letter all work to protect and conserve important habitats throughout Alberta. We collectively oppose the development, as proposed in the application, because it would significantly impact the Bow River's floodplain, the adjacent wildlife corridor, and sensitive habitat contained within the area below the upper plateau.

We believe there is a win-win solution that will allow the Logan Landing neighbourhood to be built with modifications, while better protecting the wildlife habitat and floodplain.

Environmentally Significant Area

The Ricardo Ranch area, containing Logan Landing, is unique because of the convergence of ecosystems in one place and the varied plant and animal species that rely on this ecosystem to survive. Close to the river you will find riparian forest in the transition zone between the river and the upland area, bordered by some of the last natural wetlands in Calgary fed from channels off the Bow River and naturally occurring springs flowing down from the escarpment above. These springs are themselves surrounded by pasture land that contains remnants of what is now rare native prairie grassland.

Unfortunately, 46% of the City-identified Environmentally Significant Areas in the Logan Landing development are proposed to be permanently destroyed. This includes wetlands, of which Calgary has already lost 90%. Natural wetlands are a hugely important ecological asset that help mitigate against the increasingly severe effects of climate change and provide crucial habitat for migratory birds, bats, and amphibians. The Ricardo Ranch area is one of the last places within Calgary where natural wetlands are intact and healthy and we believe Council has an opportunity to ensure many of them remain this way. We recognize that the wetlands on the upper plateau will be removed or compromised to accommodate this development, but the natural wetlands below the upper plateau can be preserved.

Habitat for At-Risk Species

The Ricardo Ranch area provides habitat for Species At Risk. For example, the southernmost point of land in the RRASP, straddling Logan Landing and the adjacent parcel, is home to the last remaining great blue heron rookery (nesting site) in Calgary. Some Calgarians may remember the former rookeries in other parts of Calgary, including in Fish Creek Provincial Park that was abandoned by the herons following development in the surrounding area and significant recreational use of the park. We are concerned that the standards recommended by the federal Committee on the Status of Endangered Wildlife in Canada (COSEWIC) and Alberta Fish and Wildlife for the disturbance radius surrounding heron nesting sites of 1000m was relaxed to 750m to allow this development to proceed as proposed. The build-out of this neighbourhood will occur over multiple years, with loud and large machinery such as excavators, graders, and pile drivers operating within the recommended setback. If this land use proposal is approved without modifications, it is almost certain that this last heron rookery in Calgary will also be abandoned by this threatened species.

In addition to the threatened Great Blue Heron nesting site, the ecological inventory document for the RRASP found that the grasslands and wetlands within the area support the following, all indicating a healthy ecosystem:

- Colonies of bank swallows which are a threatened species that has lost over 98% of its population in Canada and which nest in the slope below the upper plateau;

- Songbirds such as Baird's sparrow, a species of Special Concern under the Federal Species At Risk Act (SARA) and listed as Sensitive under the provincial Wildlife Act, which nest in grasslands;
- Seven species of bats, including the Federally and Provincially endangered Little Brown Myotis as well as several other species considered at-risk in Alberta that are sensitive to habitat loss and use riparian habitat for both foraging and roosting.

Important habitat for all these species will be lost if the development proceeds without modifications to better protect the river valley, the escarpment, and the wildlife corridor.

Native prairie grasslands are the most endangered ecosystem in Alberta. While the grasslands in the RRASP have been disturbed by historical grazing activities, they are still productive and are supported by the naturally occurring springs located along the escarpment. Preserving more of this ecosystem throughout the RRASP supports larger and more diverse animal populations, increasing its value and resilience.

Smarter Development Required

We know that growth is necessary to provide homes for the ever-increasing population of our city—this is why we do not oppose the development in its entirety. We believe this can be done more efficiently and not at the cost of disturbing and potentially destroying the few healthy, native ecosystems we have left within city limits. Instead, we must be creative and implement best management practices, in order to find ways to build in the areas we already call home, while protecting the areas our native wildlife also call home.

We believe developing the parcels within the Ricardo Ranch Area Structure Plan, as has been proposed, is contrary to statutory documents like the Municipal Development Plan (MDP) 2.3.4 Parks, Open Spaces and Outdoor Recreation, and 2.3.5 Municipal, School, Environmental, and Conservation Reserves, which outlines that the City will “protect, conserve, and restore” environmentally significant areas. This plan also appears to contradict the Climate Strategy and Council's Strategic Plan for 2023-2026 which focuses on resilience. Climate resilience is a key pillar in this plan as we aim to build a city that recognizes the climate emergency and does its part to limit global warming to 1.5 degrees Celsius. However, we are aware

Re File Number: LOC2020-0100, CPC2023-0295

this developer has proposed to install solar panels on every home in the development, and install electric vehicle charging infrastructure, which we applaud.

Win-Win-Win Proposal

There are options to modify the neighbourhood proposals within the RRASP, including Logan Landing:

- 1) Identified Environmentally Significant Area lands that are not otherwise dedicated as Environmental or Municipal Reserve can be dedicated as Conservation Reserve or
- 2) The developers could negotiate a land swap for part of the lands, donate part of the lands to the city or the province, or enter into a conservation easement agreement with a Land Trust non-governmental organization, with the appropriate benefit of tax credits.

Implementing these options would be a win-win-win scenario, with the sensitive habitat and species better protected, the river able to access its floodplain, and the developers will be able to build a still vibrant, complete community.

Conclusion

Calgary is a city that values its river valleys and wild spaces. We present this to the world as something that makes us unique and are rightly proud of what we have worked to conserve and protect. We have signed the International Durban Commitment for Biodiversity, which reads in part:

“This Commitment recognizes...that the value of biodiversity is multi-faceted - including ecological, economic, tourism, recreational, environmental, heritage, stewardship, spiritual, intrinsic, medicinal, nutritional, health, educational, scientific, cultural and social dimensions.”

By signing this Commitment, the City of Calgary acknowledges its own “accountability and responsibility for the health and well-being of our communities through protecting, sustainably utilising and managing biodiversity and recognizing its role as the foundation of our existence.”

This is exactly why we need to reconsider developing the valley lands within the Ricardo Ranch area, including Logan Landing, as has been proposed, and all future developments in our river valleys. If we don't do so now, we risk losing forever one of the things that helps us define ourselves as Calgarians. With what we know about catastrophic biodiversity loss and climate change, it's time we take our prior commitments seriously and preserve the valuable ecosystems we have left. Let's start with Ricardo Ranch.

Signed,



Jordan Pinkster, President



John McFaul, President



Alberta Wilderness Association



Deborah Donnelly, Executive Director
Director

Katie Morrison, Executive



Bill Morrison, President



Angela McIntyre, Director



Simone Lee, President

May 9, 2023

City Clerk and Calgary City Council

Sent via email to: PublicSubmissions@Calgary.ca

Re File Number: LOC2020-0100, CPC2023-0295 Land Use Redesignation,
Logan Landing neighbourhood, within Ricardo Ranch ASP

**Open Letter for CPC2023-0295 Logan Landing Land Use Redesignation Matter in
Ricardo Ranch Area Structure Plan**

My name is Nathaniel Schmidt. I am a resident of Ward 6 and have been involved with advocating for Ricardo Ranch as a board member of the Alberta Wilderness Association and also a concerned Calgarian.

I support the positions in the joint letter submitted by conservation organisations from Calgary and around Alberta and wished to add my own letter of advocacy from a personal perspective.

Ideally, Logan Landing and all developments attached to the Ricardo Ranch ASP would not be permitted to build below the escarpment and into the river valley below. As the joint letter states, these areas hold great ecological value and help mitigate the effects of climate change and extreme weather events while also supporting rich biodiversity. I saw this myself on the many journeys I took into the publicly accessible areas in Ricardo Ranch.

The following pictures show the range of habitat found in this one location and may help give council perspective about what surrounds these developments:





These photos show grasslands, wetlands, and riparian forest all in the same location. This abundance of relatively healthy ecosystem areas within one spot on the Bow River in Calgary city limits has almost completely been lost.

Combined, they are all extremely valuable in providing climate resilience, especially in the form of extreme weather events. We are seeing continued evidence from experts in Canada and around the world that the engineering of nature is superior to human engineering when it comes to the climate issues we will continue to face.

As you have likely heard, these ecosystems also support an abundance of biodiversity including native plant species and important wildlife:



Evidence of active bank swallow colonies and a photograph of the active heron rookery.

Regardless of the decision you reach for Logan Landing and future developments in Ricardo Ranch, we must protect, preserve and improve the valuable ecosystems that remain.

I am asking council consider the following:

- Increase the amount of ESA being protected in Logan Landing and all other developments in Ricardo Ranch;
- Dedicate all undeveloped ESAs as natural areas for permanent protection;
- Remain committed to these areas and create a long-term management plan for the remaining ESA in Ricardo Ranch and Seton to preserve and improve existing habitat;

- Restrict human access to these areas and cancel plans to create a Bow River Access Site and Day Use Area in this area of the Bow; and
- Work with the developers to consider alternative plans for long-term management through conservation easements that could include partnerships with regional, provincial or national land trusts.

If we are going to encroach on these healthy ecosystems we must ensure that they are kept intact and given the best chance possible to remain productive. The above proposals would balance the city's desire to develop these areas while protecting what remains.

The public outcry around this issue is a sign that people want change and want to see our leaders take climate change and biodiversity collapse seriously. These issues are no longer only important to environmental groups but to the general public who voted for a council that approved the Climate Strategy.

This is an opportunity for us to show our peers how cities can grow better. The ideas suggested above are not revolutionary but are practical ways we can make positive changes.

If we can't fully save Ricardo Ranch, we can certainly agree to do the next best thing and protect what's left.

Sincerely,
Nathaniel Schmidt
Nathaniel Schmidt