

Public Hearing of Council

Agenda Item: 7.2.13

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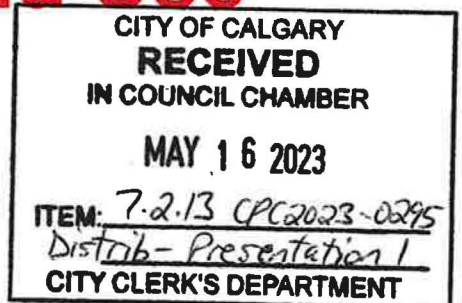


LOC2020-0100 / CPC2023-0295

Policy Amendment, Road Closure & Land Use Amendment

May 16, 2023

ISC: Unrestricted

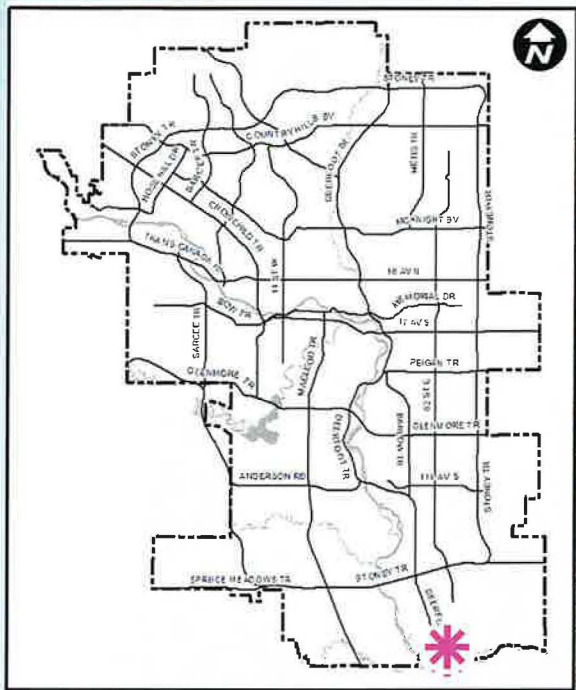




Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 27P2023** for the amendment to the Ricardo Ranch Area Structure Plan (Attachment 3);
2. Give three readings to **Proposed Bylaw 2C2023** for the 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 **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

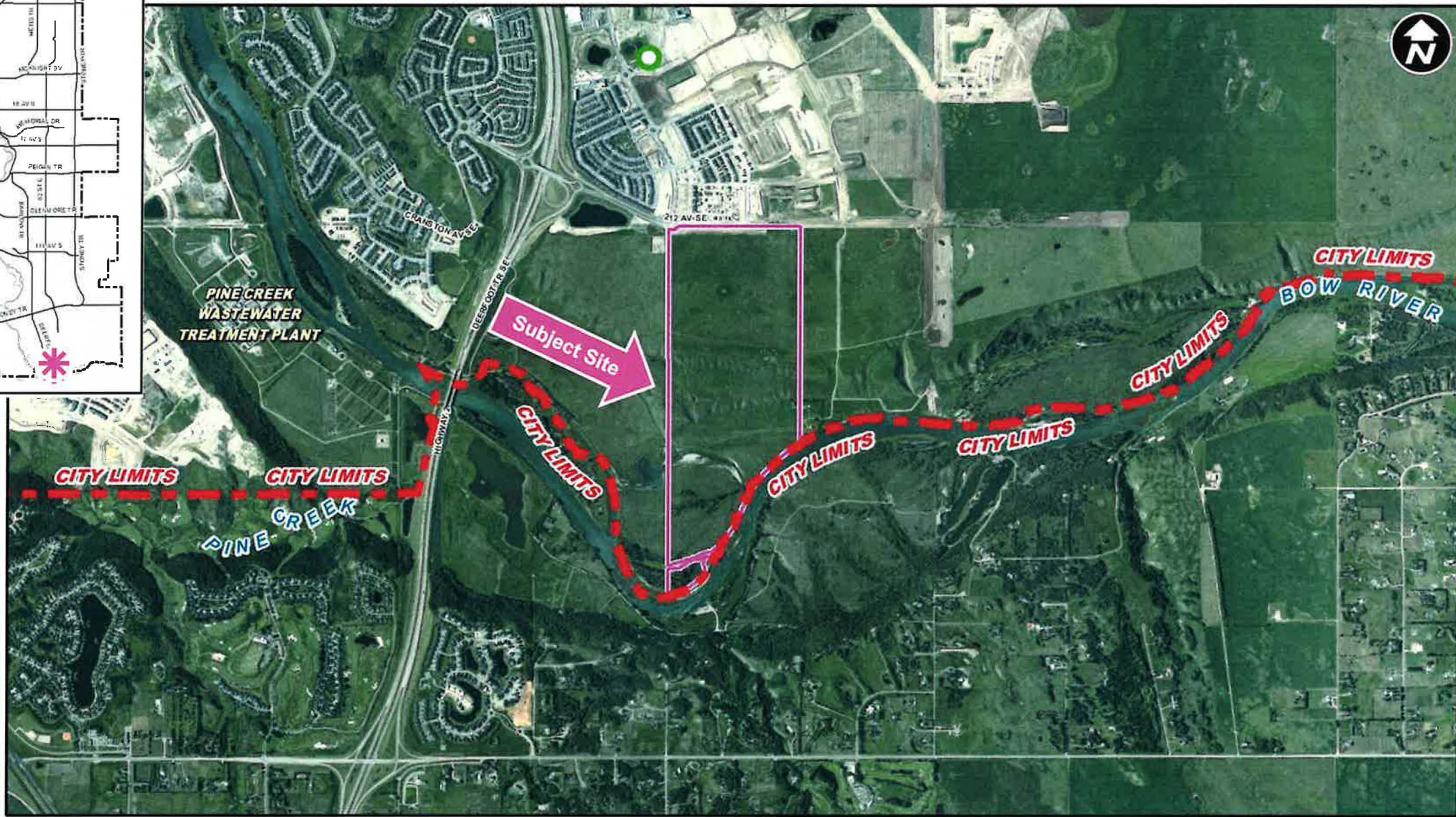
- Blue
- Downtown
- Red
- Green (Future)

LRT Line

- Blue
- Blue/Red
- Red

Max BRT Stops

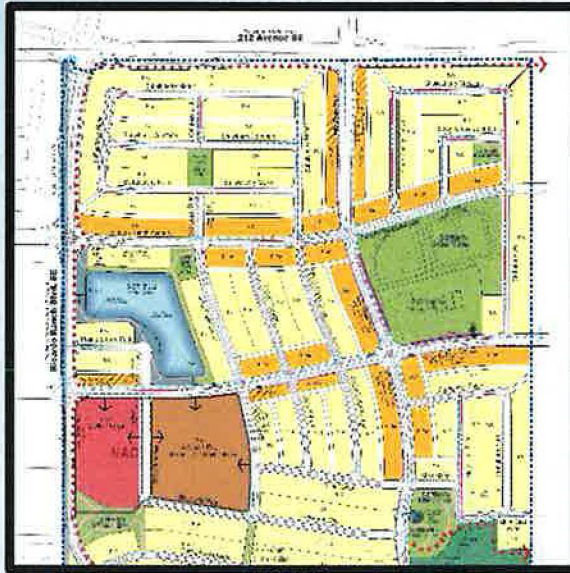
- Orange
- Purple
- Teal
- Yellow







View of the subject site looking south-southwest



Neighbourhood Residential Areas

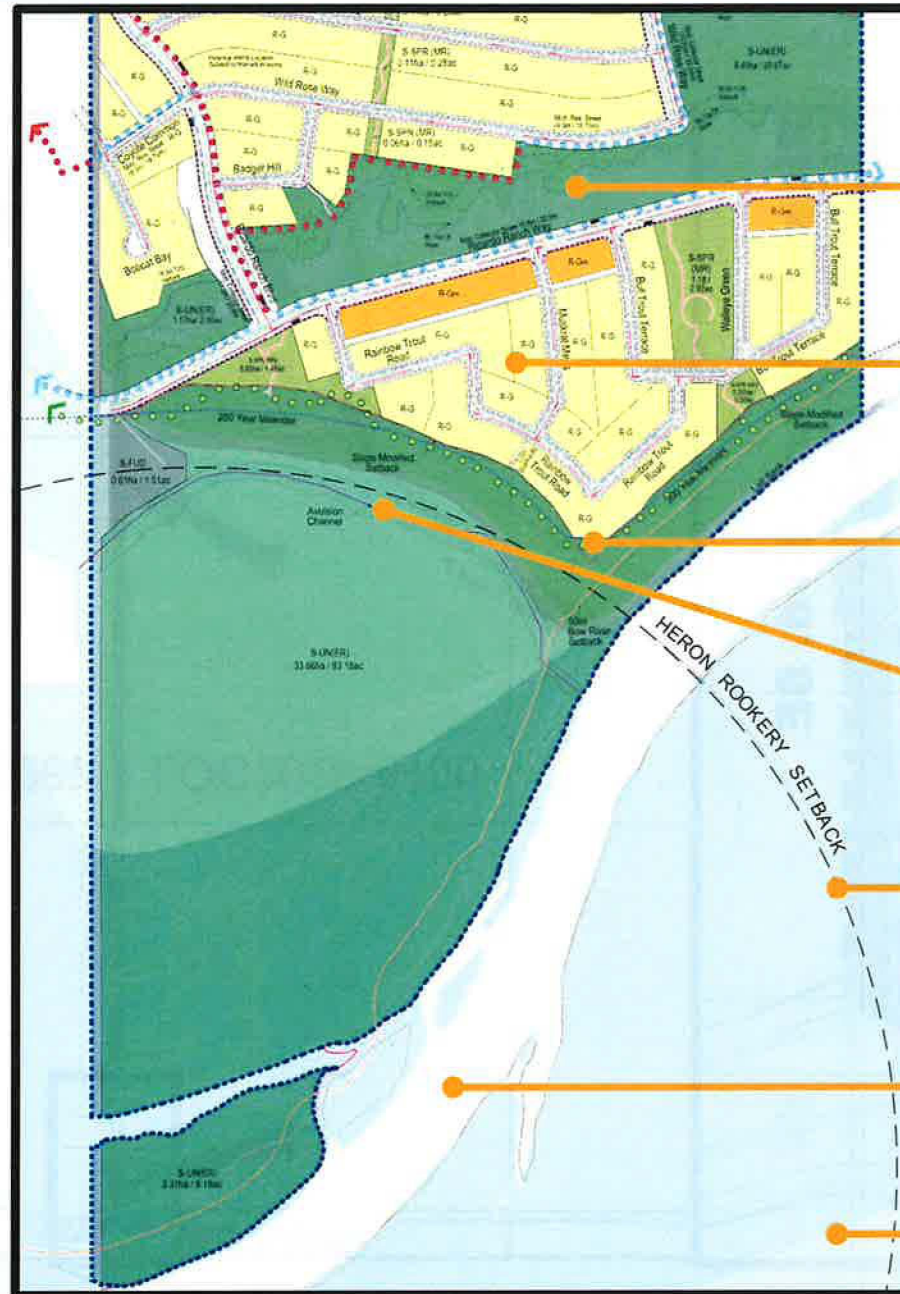
School Site

Stormwater Pond

Neighbourhood Activity Centre

Approved Outline Plan

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Lower Slope within
Environmental Reserve

Neighbourhood Residential Areas

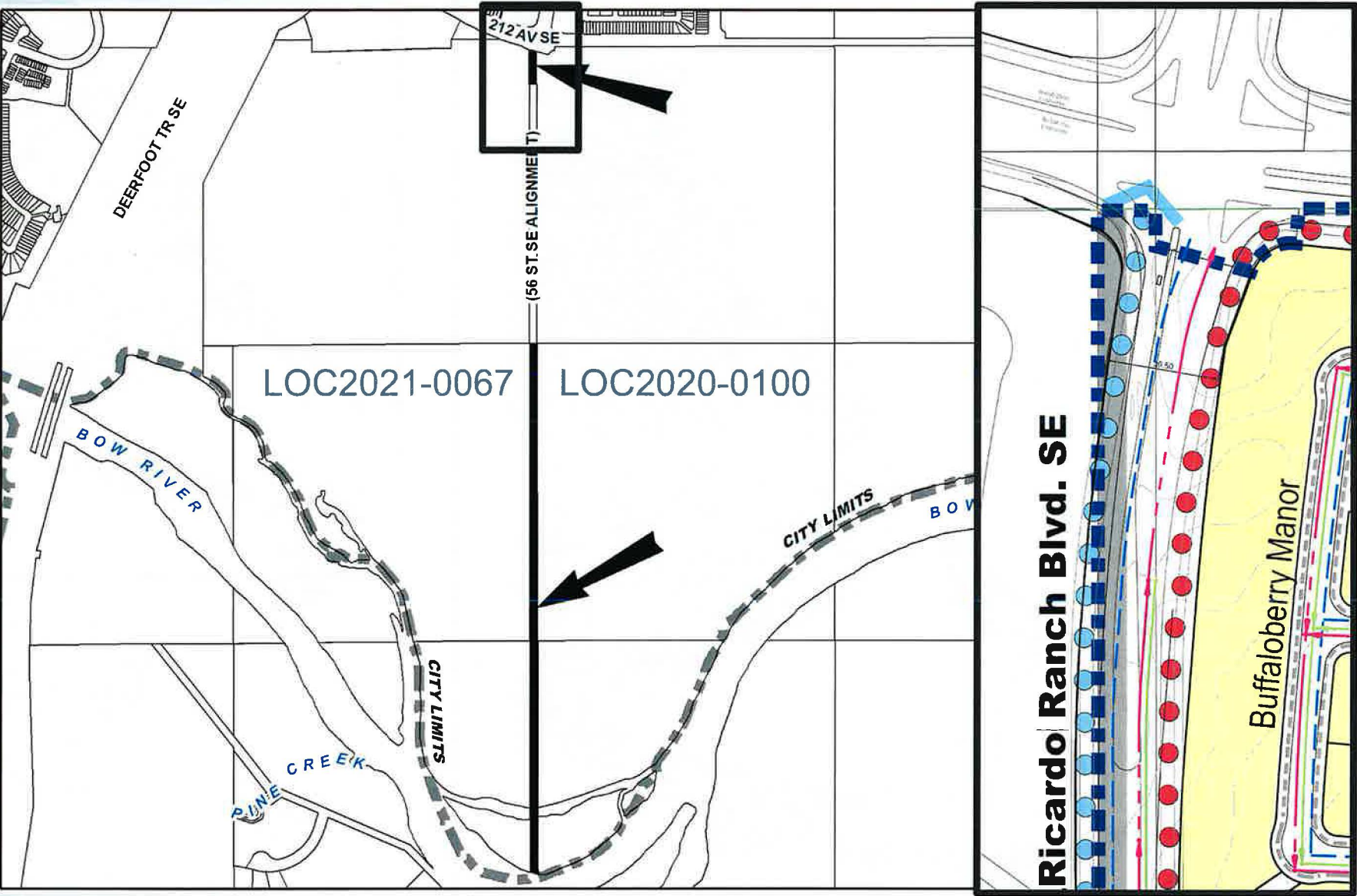
200 Year Meander of the Bow River
as the Minimum Setback

Avulsion Channel

750 meter Heron Rookery Setback

The Bow River
and the City Boundary

Foothills County

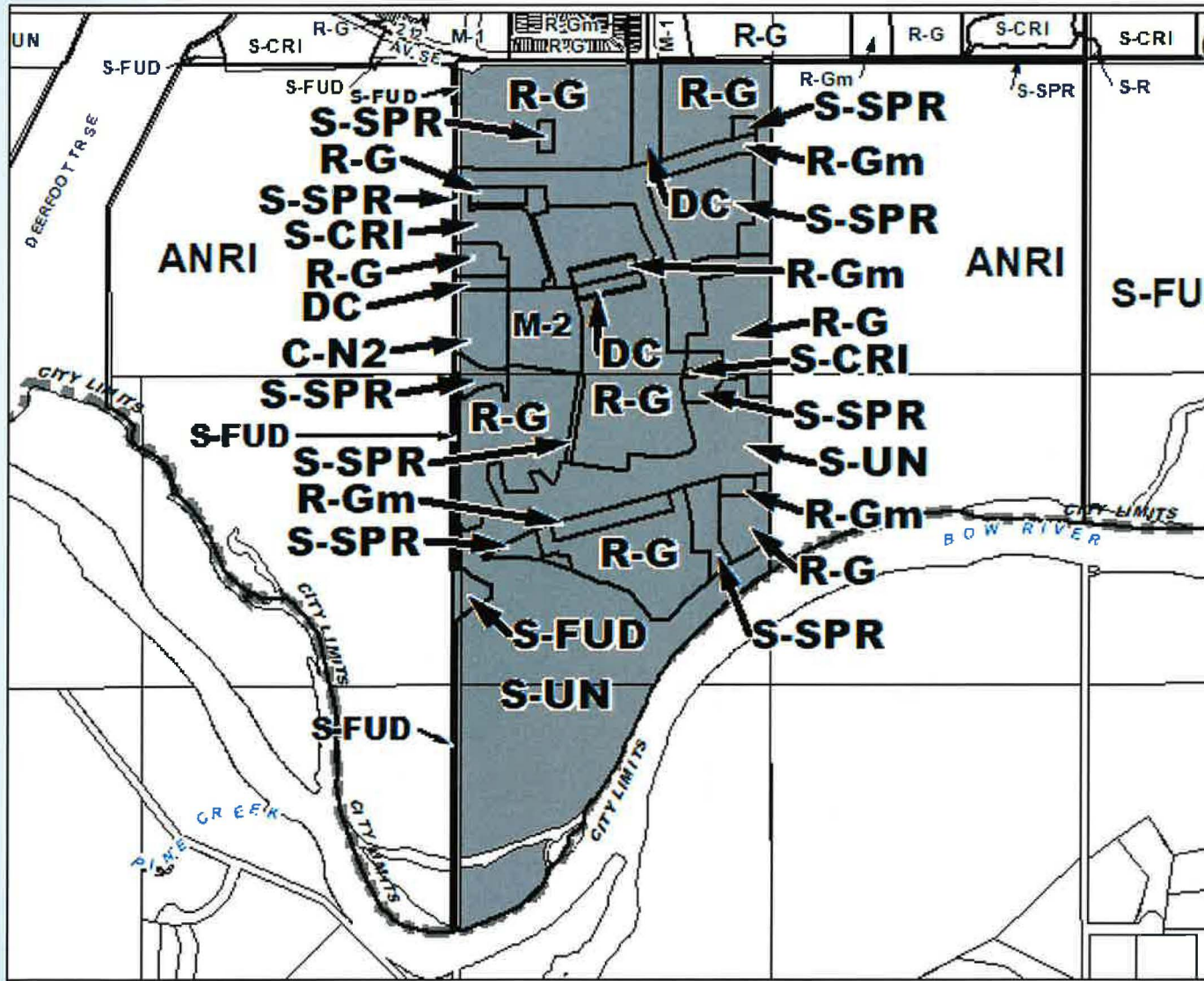


Segments of 56 Street SE are being closed, re-aligned and re-named.

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

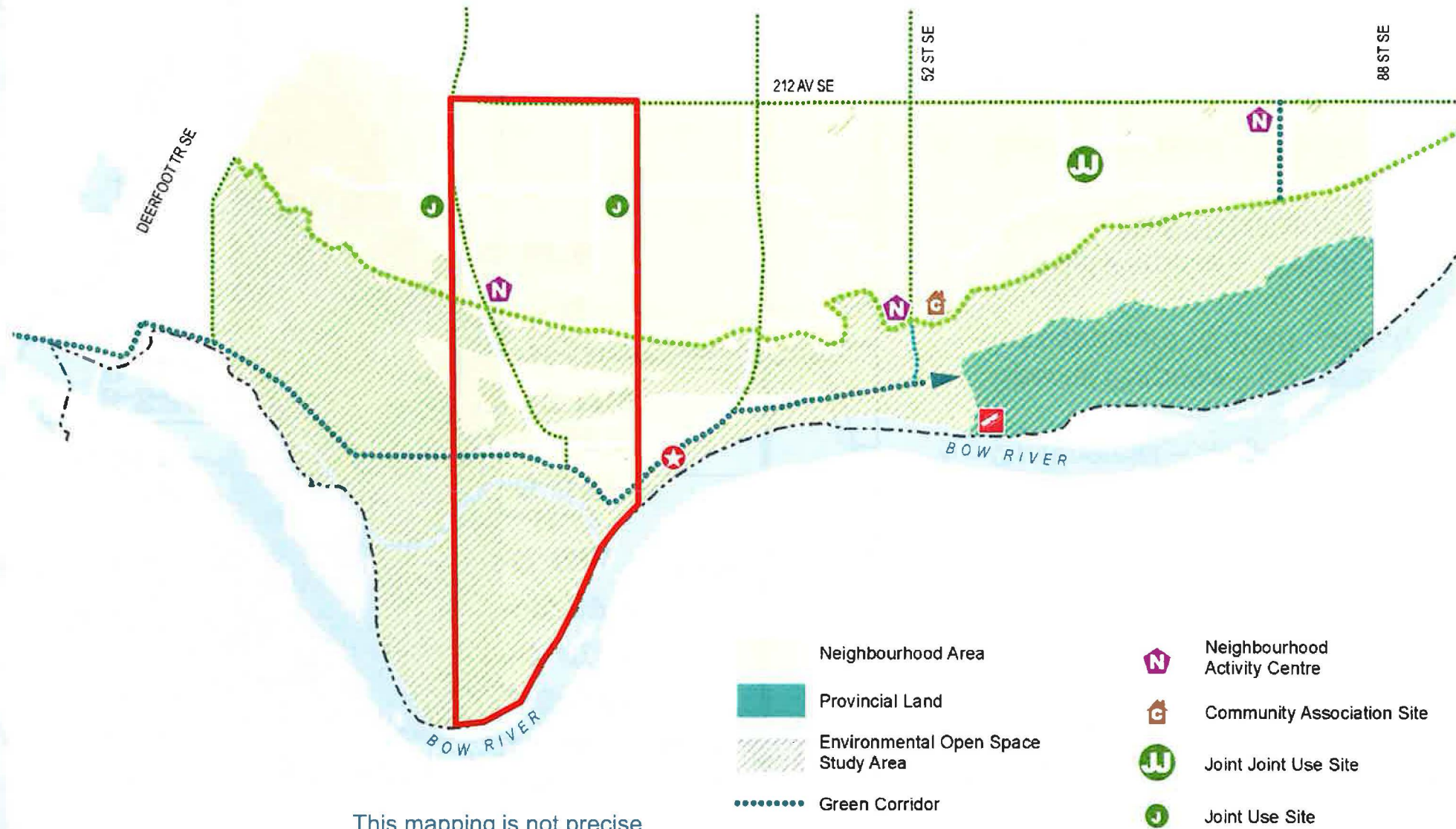
Proposed Land Use Map

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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**.

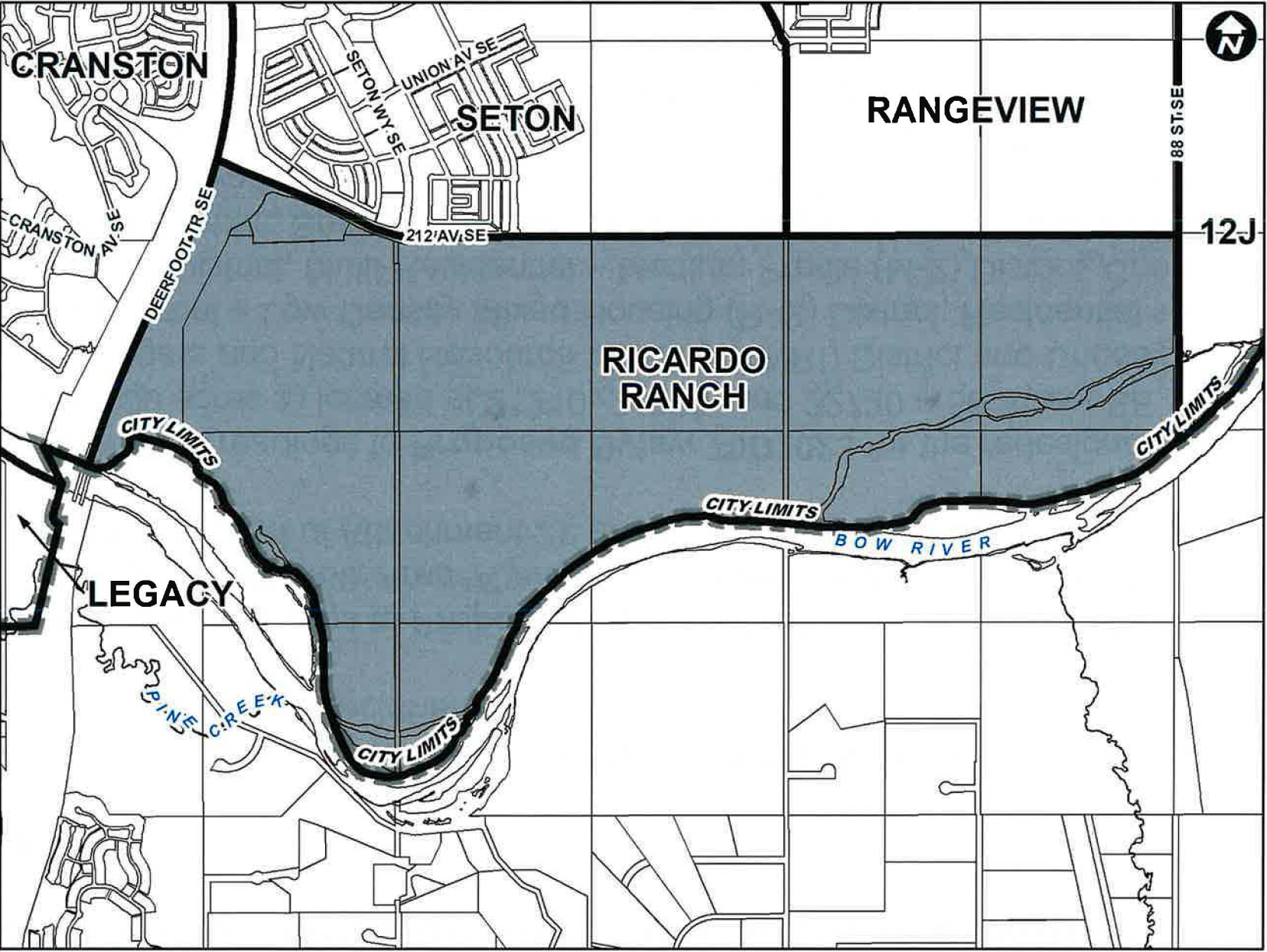


This mapping is not precise

Calgary Planning Commission's Recommendation:

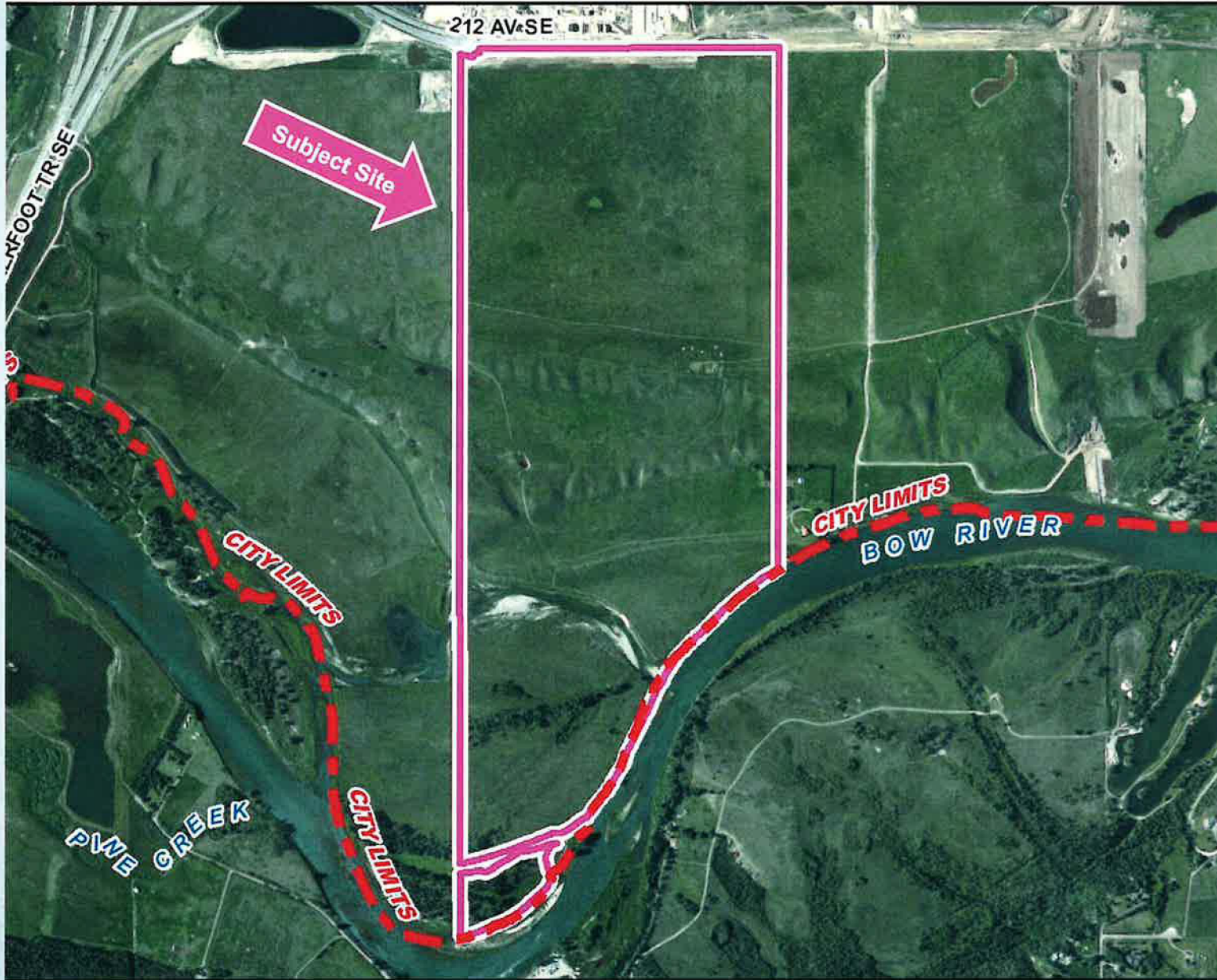
That Council:

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Approximate Area:
635 hectares
(Ricardo Ranch ASP)

Proposed Street Names 13



Badger
Bobcat
Buffaloberry
Bull Trout
Cattail
Coyote
Chokecherry
Grizzly
Jack Rabbit
June Grass
Mink
Mule Deer
Muskrat
Nuttall
Oat Grass
Painted Turtle

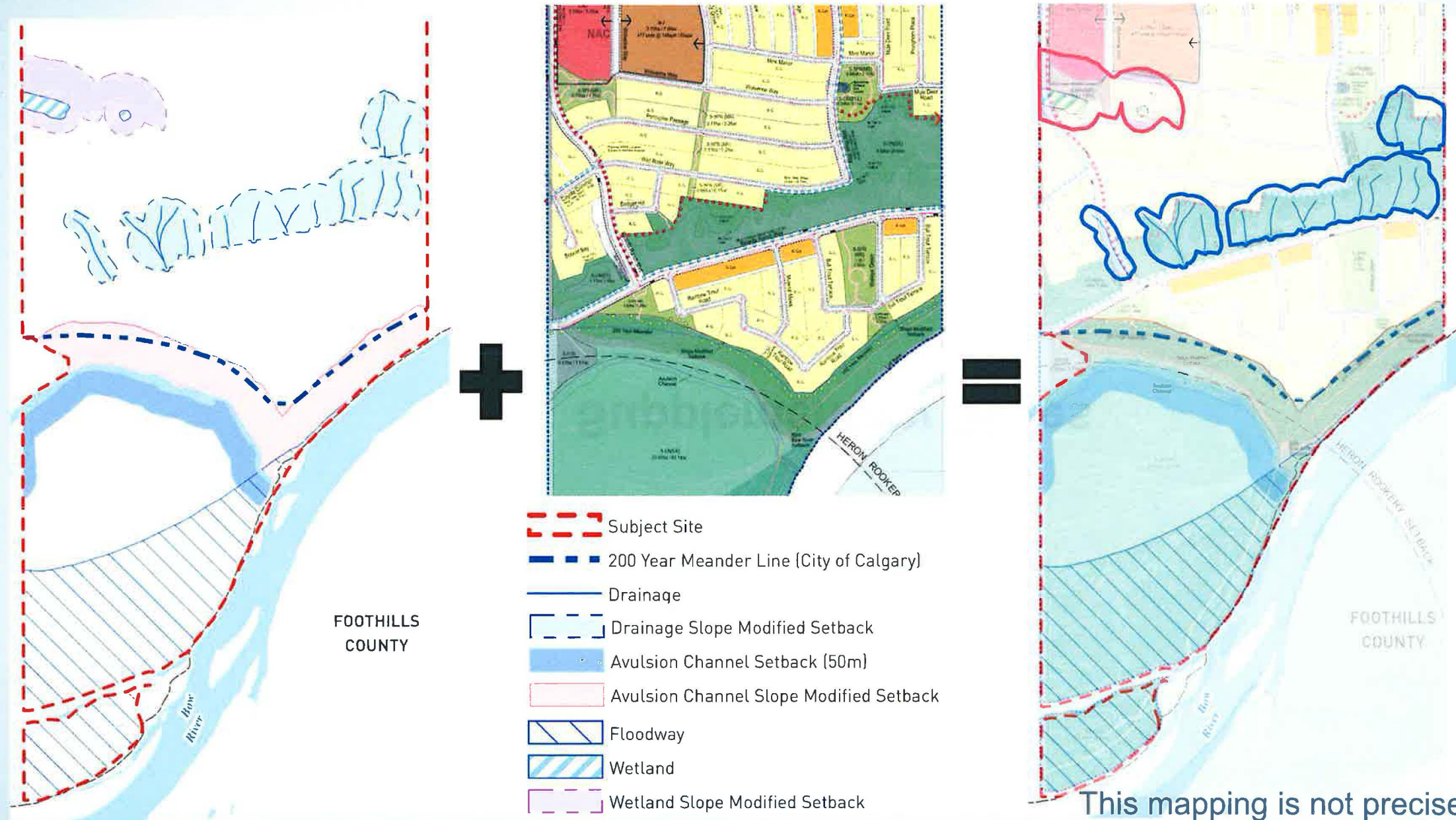
Porcupine
Prairie Dog
Prairie Smoke
Pronghorn
Rainbow Trout
Ricardo Ranch
River Otter
Snowberry
Spear Grass
Stickleback
Walleye
Wheat Grass
Whitetail
Wild Rose
Wolverine

Calgary Planning Commission's Recommendation:

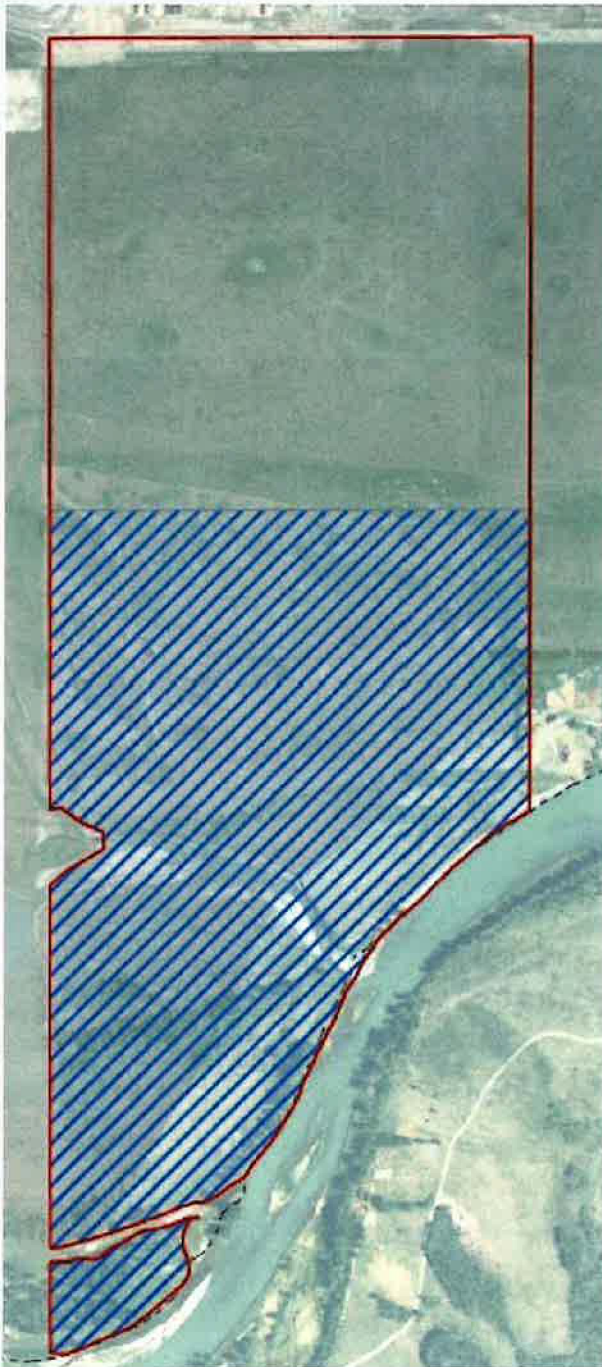
That Council:

1. Adopt, by resolution, the proposed community name: Ricardo Ranch
2. Adopt, by resolution, the proposed street names: Badger, Bobcat, Buffaloberry, Bull Trout, Cattail, Coyote, Chokecherry, Grizzly, Jack Rabbit, June Grass, Mink, Mule Deer, Muskrat, Nuttall, Oat Grass, Painted Turtle, Porcupine, Prairie Dog, Prairie Smoke, Pronghorn, Rainbow Trout, Ricardo Ranch, River Otter, Snowberry, Spear Grass, Stickleback, Walleye, Wheat Grass, Whitetail, Wild Rose and Wolverine.

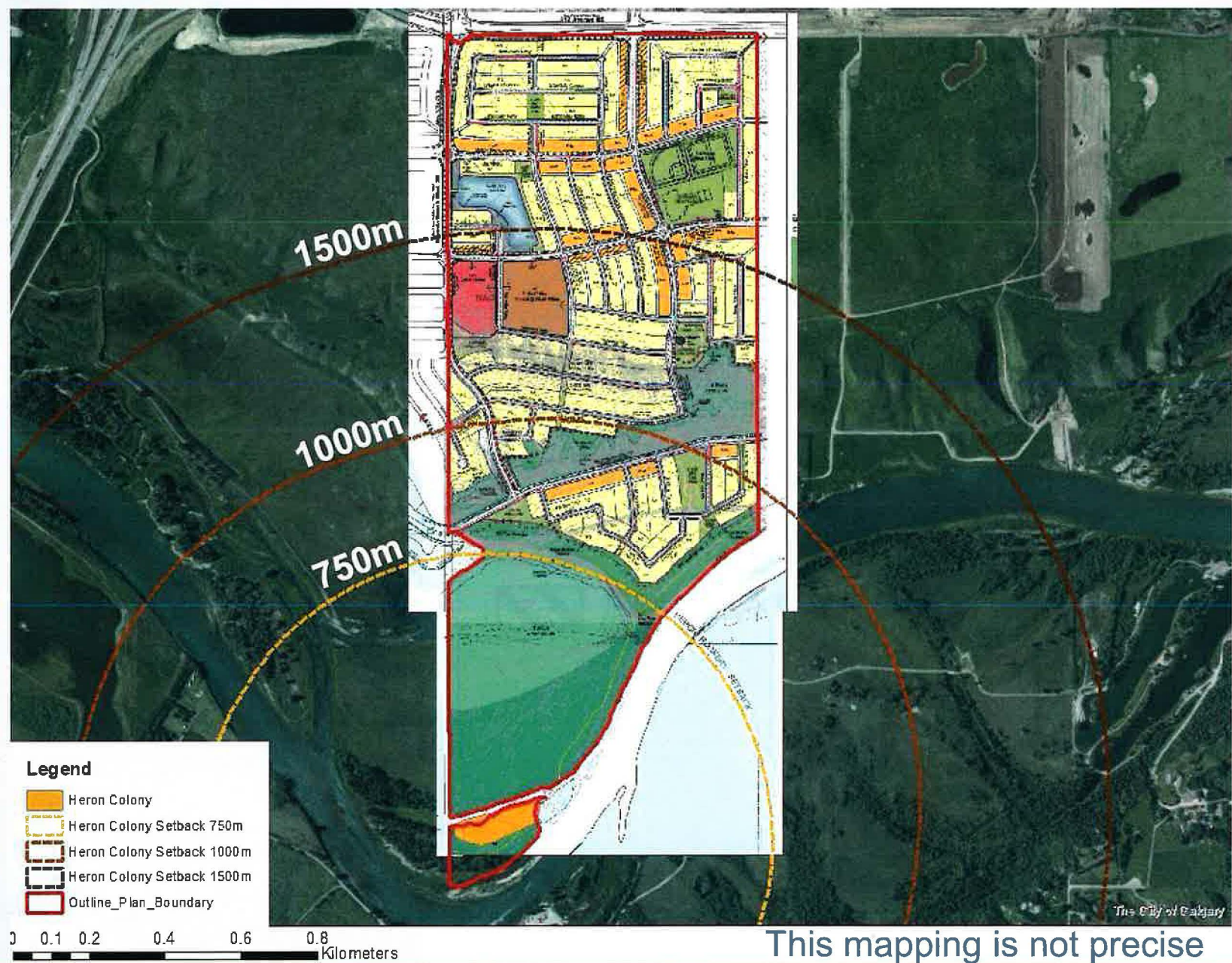
Supplementary Slides



Environmentally Significant Areas 17

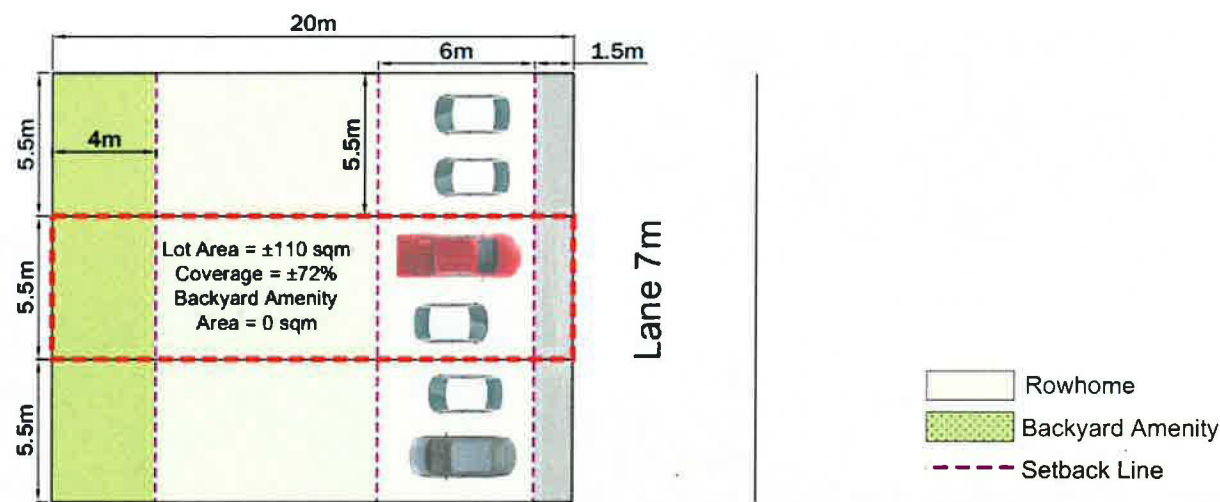


-  ESA - City of Calgary
-  Project Area
-  Calgary Municipal Boundary

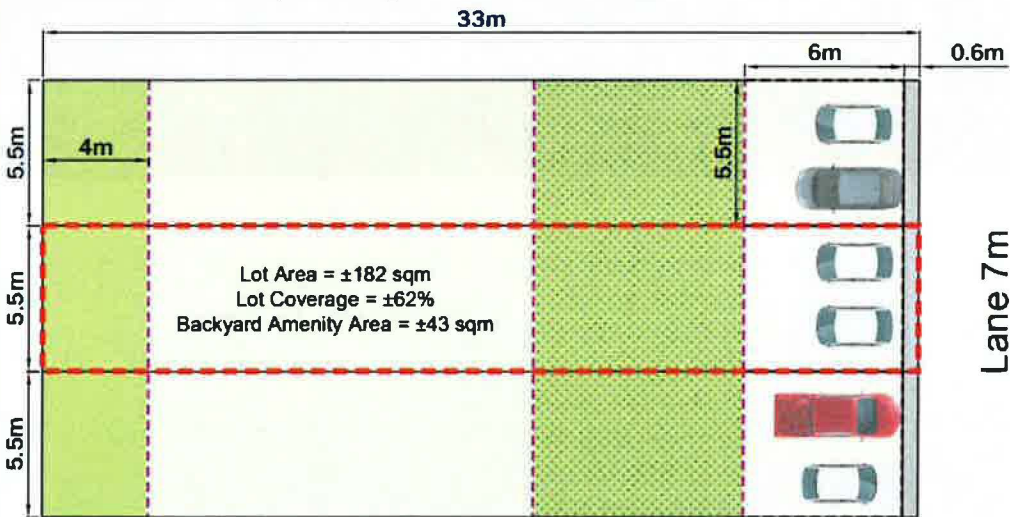


This mapping is not precise

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 |



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