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CITY CLERK'S DEPARTMENT

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Logan Landing

within the Ricardo Ranch Community

Land Use Redesignation, Outline Plan, Road Closure, Community/ Street Naming & ASP Amendment

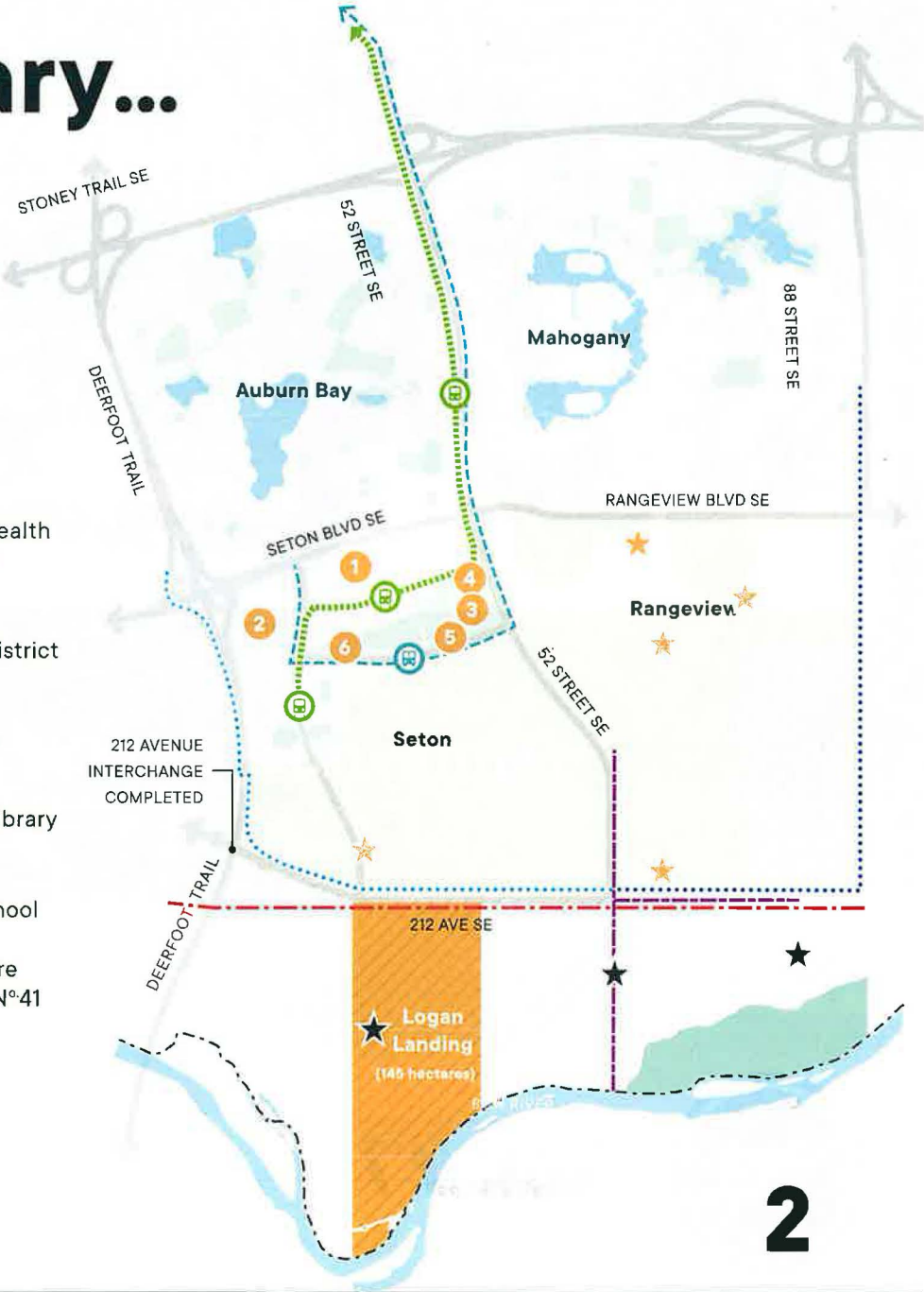


Completing Southeast Calgary...

The region's Major Activity Centre and Southeast Sector has been steadily building out over the last ten years with all major facilities in place.



- 1 South Health Campus
- 2 Seton Urban District
- 3 YMCA at Seton
- 4 Seton Public Library
- 5 J.C.S. High School
- 6 Seton Fire Station N°41



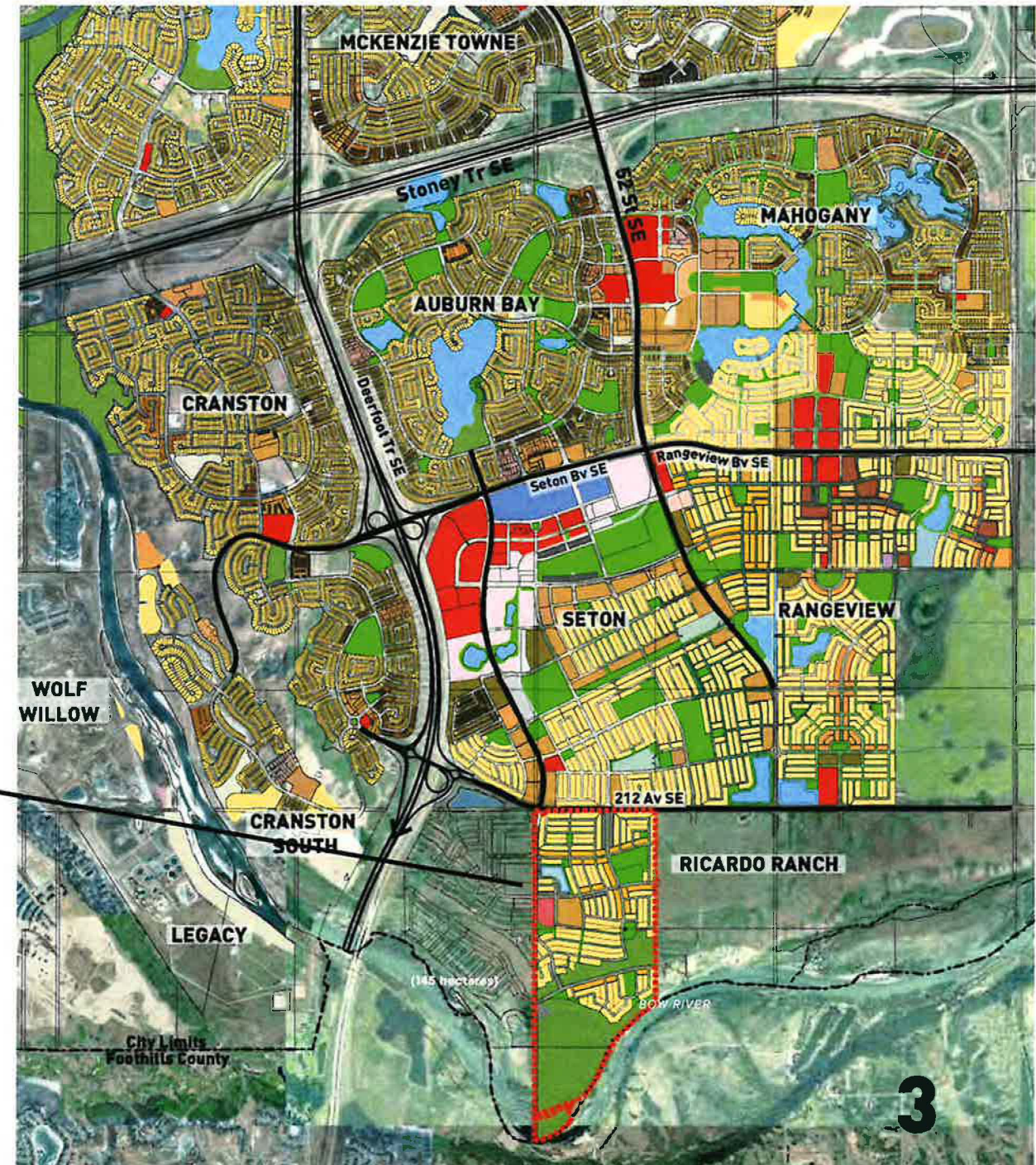
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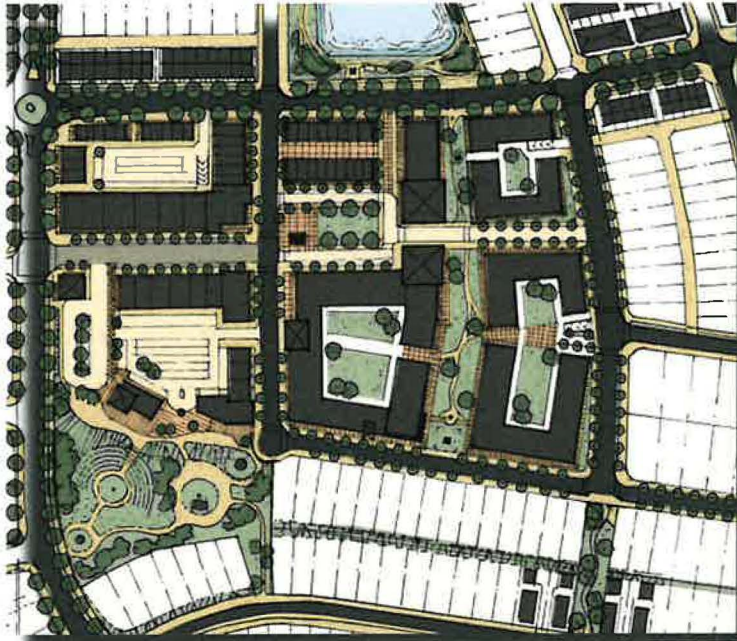
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Logan Landing

- ① Range of housing forms
- ② Neighbourhood Activity Centre
- ③ Grid road network
- ④ 147 acres of public open space (41% of Plan Area)
- ⑤ Retention of 128 acres of ER
- ⑥ Pathways (Upper & Lower)
- ⑦ Naturalized stormwater pond
- ⑧ Central transit routes



Neighbourhood Activity Centre



Escarpment Green Corridor



Joint Use School Site - 12



Valley Green Corridor



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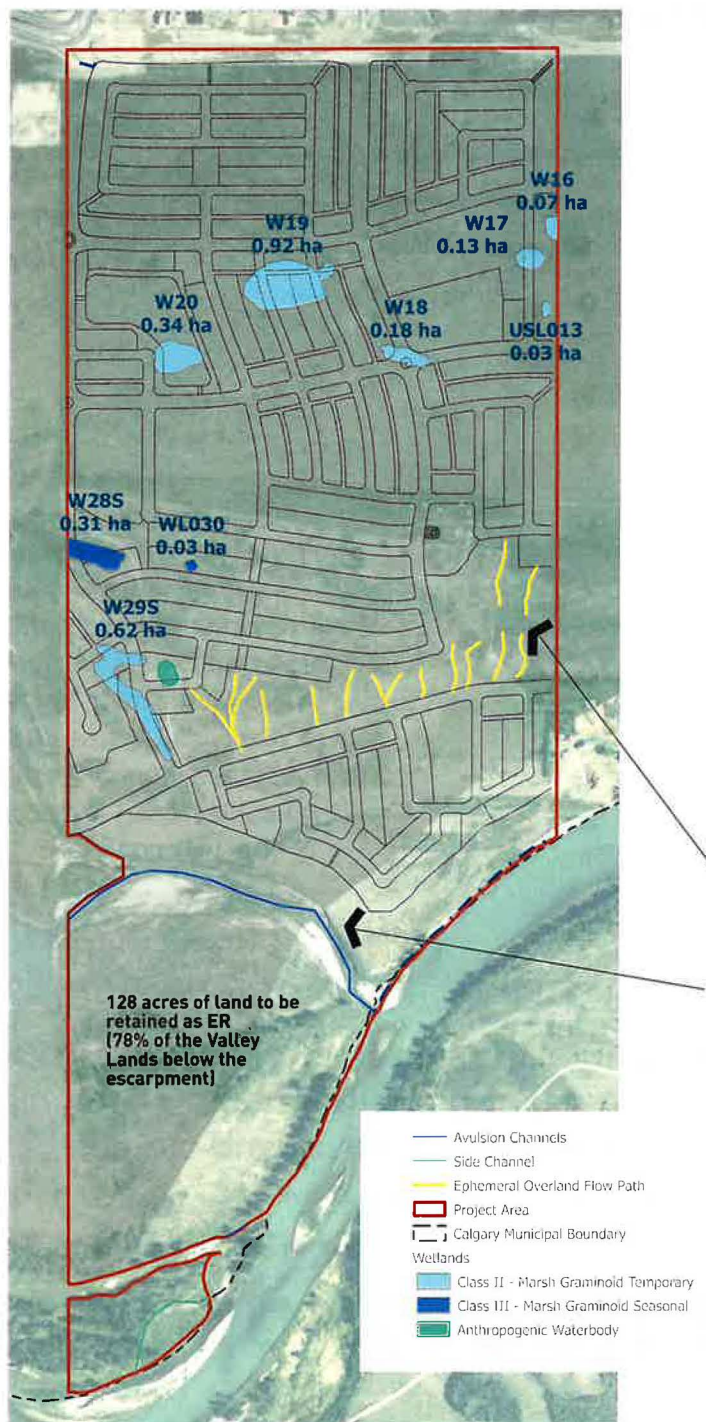
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Key Features

5

Supplemental Slides



Class III Wetlands: There are two along the slopes, totalling about one third of a hectare. These will be lost, along with several smaller, temporary water bodies classified as Class II wetlands, and one water body created by farming operations. However, we are retaining 15 natural drainages on the escarpment, protecting the habitats and biodiversity within these sites.

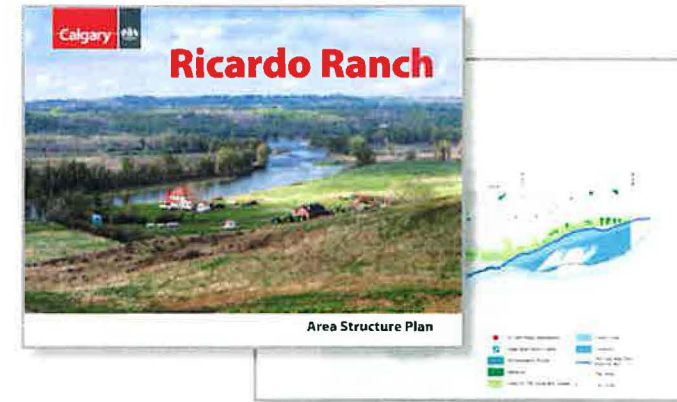
Drainages to be retained within Environmental Reserve

Avulsion Channel to be retained within Environmental Reserve



Ricardo Ranch ASP

The RICARDO RANCH Area Structure Plan (ASP) was approved by City Council in the Fall of 2019. The ASP identifies the Genesis lands to contain predominantly residential land uses with the inclusion of a Neighbourhood Community Centre, escarpment pathways, two school sites and environmentally significant lands.



LAND USE CONCEPT

Environmental Open Space (EOS)

Study Area – Identifies lands that may be environmentally significant, or may qualify as Environmental Reserve, and requires further study prior to Outline Plan approval. Where land identified within the EOS Study Area is not protected or acquired by The City, it may be developable according to the policies in the ASP.



ASP Amendment – Administration has identified the need to update one policy within the Approved Area Structure Plan. We are in support of this Amendment.

Existing Policy:

“Lands in the Bow River valley that qualify as ER such as slopes, ravines, coulees, waterbodies and wetlands shall be dedicated as ER.”

New Policy:

“Lands in the Bow River valley that qualify as ER such as slopes, ravines, coulees, waterbodies and wetland shall be dedicated as ER unless, at the discretion of the Approving Authority, disturbance of these lands is supported by technical studies completed by registered professionals.”

ASP Biophysical



Floodway – The river channel and adjoining lands that would provide a pathway for flood waters in the event of a flood. This land is dedicated as Environmental Reserve when subdivision over 0.8ha (2acres) occurs. The floodway is defined by Alberta Environment and Parks.

Flood Fringe – Lands abutting the Floodway. The boundaries of the flood fringe are generally indicated by floodwaters of a magnitude likely to occur once in 100 years. Development within the flood fringe is permitted in accordance with the Land Use Bylaw. The flood fringe is defined by Alberta Environment and Parks.

Meander Belt – The meander belt indicates the potential movement pattern of the river over a 200 year period, and is based upon hydrological modeling.

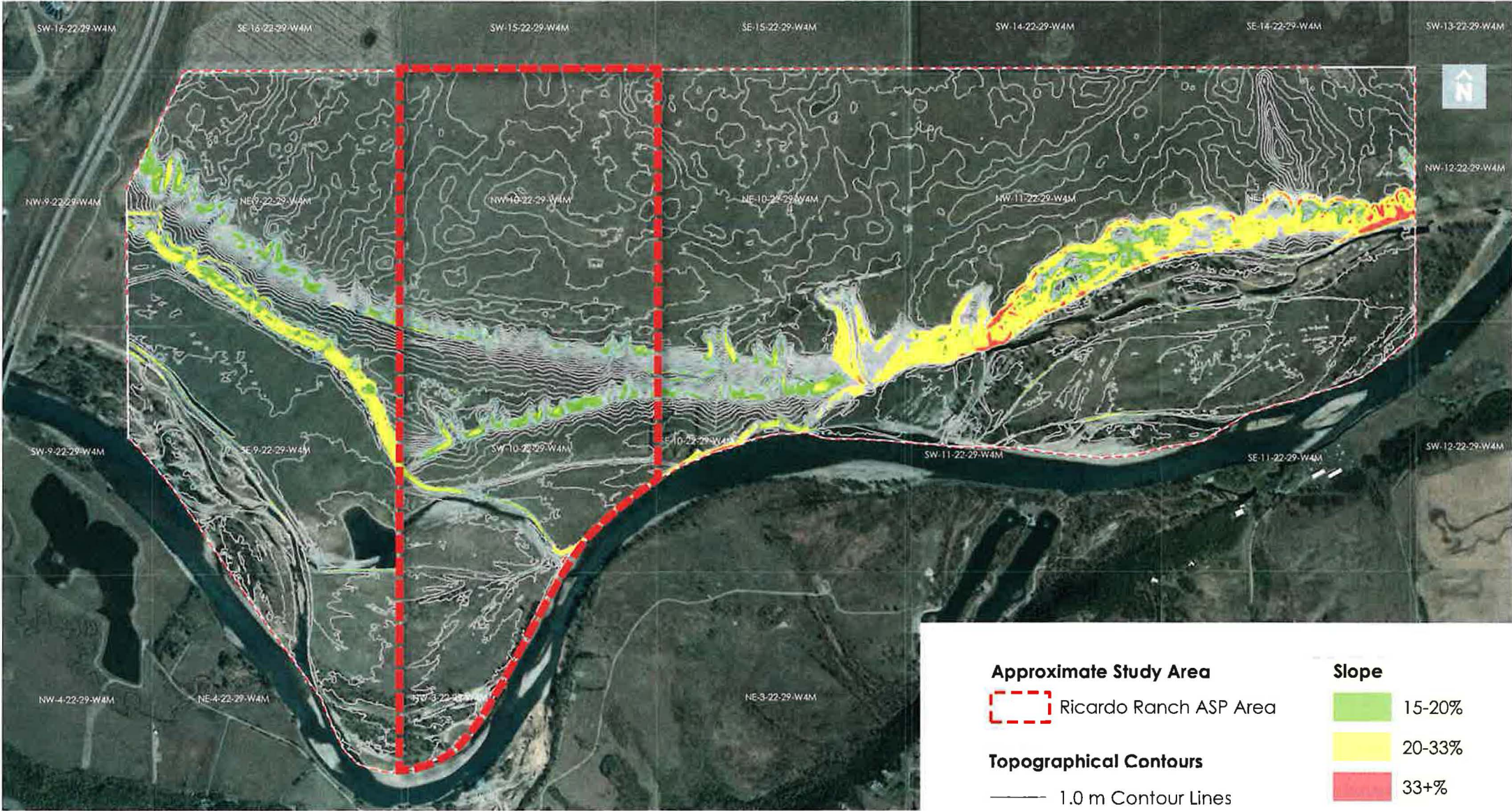
Slope Modified Setbacks – A modifier added to the Bow River setback, as defined in the ER Setback Guidelines, and calculated as an additional 1.5m for every percentage slope over 5% as averaged within the base setback.

Environmental Reserve – (As per the Municipal Government Act). The subdivision authority may require the owner of a parcel of land that is the subject of a subdivision to provide part of that parcel of land as Environmental Reserve (ER) if it consists of:

1. A swamp, gully, ravine, coulee, or natural drainage course;
2. Land that is subject to flooding or is, in the opinion of the subdivision authority, unstable; or
3. A strip of land, not less than 6 metres in width, abutting the bed and shore of any lake, river, stream, or other body of water for the purpose of preventing pollution or providing public access to and beside the bed and shore.

Environmentally Significant Areas (ESAs) – a natural site that has been inventoried prior to potential development and which, because of its features or characteristics, is significant from an environmental perspective in Calgary and has the potential to remain viable in an urban environment. A site is listed as an Environmentally Significant Area on the basis of meeting one or all of the criteria listed in Appendix C of the Open Space Plan (2003). **Criteria includes:** quality of biotic community, ecological function, distinctive and/or unusual land form, and uniqueness. Note: that the criteria for Environmentally Significant Areas in Calgary differ from the Provincial Environmentally Significant Areas criteria and regional Environmentally Sensitive Areas mapping outlined through the Calgary Metropolitan Region Board.

Topography + Slopes



Technical Studies/Reports

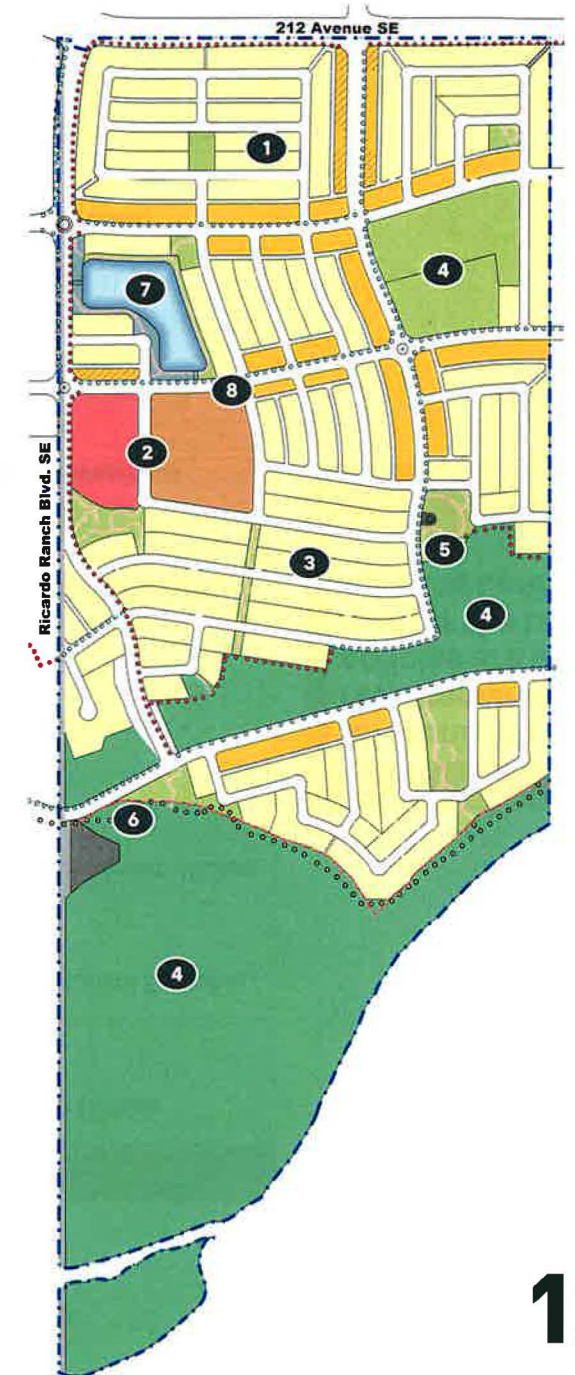
PRE-ASP REPORTING	ASP REPORTING	SUPPLEMENTAL REPORTING	OUTLINE PLAN REPORTING
Hydrogeological Study (Golder, 2014)	Biophysical Overview (Stantec, 2019)	Ricardo Ranch Flood Fringe Study (O2 Planning + Design, 2020)	Biophysical Impact Assessment (Urban Systems, 2002)
Master Drainage Plan (Urban Systems, 2015)	Preliminary Hydrogeological Assessment (Waterline, 2019)	River Meander Study (Klohn Crippen Berger, 2020)	Geotechnical Report (McIntosh Lalani Englobe, 2020)
	Master Drainage Plan (Urban Systems, 2019)	Great Blue Heron Mitigation Plan (WEST ULC, 2020)	Phase I Environmental Site Assessment – Seton Ridge (Trace Associates, 2019)
	Statement of Justification for Historical Resources Act Requirements (Stantec, 2018)		Phase II Environmental Site Assessment – Logan Landing (Cirrus Environmental, 2020)
	Phase I Environmental Site Assessment (Athena Environmental, 2019)		Staged Master Drainage Plan (Urban Systems, 2020)
	River Meander Study (Golder)		Historical Resources Impact Assessment (Bison Historical, 2020)
	Riverbank Survey with Alberta Environment and Parks (Maidment, 2019)		River Meander Study (City of Calgary)
			River Meander Study (Matrix Solutions)
			Historical Resources Mitigation (Bison Historical)

All technical requirements and policies are being met for the Logan Landing Lands.

Logan Landing... A Complete Community



- ❶ A **range of housing forms** that offers variety and choice at all levels of home ownership.
- ❷ A **Neighbourhood Activity Centre** offering neighbourhood services and retail.
- ❸ A **Grid like road network** with many multi-use pathways providing safe mobility options.
- ❹ **147 acres of public open space** distributed throughout the plan area, including a joint use site, neighbourhood parks, stormponds and environmental reserve areas.
- ❺ A celebration of natural assets. **68% of the escarpment green corridor is publicly accessible from single loaded roads and open space entry points.**
- ❻ **Green corridors providing public access** to the environmental reserve areas and located adjacent to the Bow River.
- ❼ A **stormwater pond with surrounding amenity areas** to provide passive enjoyment of the naturalized water feature.
- ❽ **Transit routes** are proposed through Logan Landing with an ultimate destination to the Future LRT in Seton.



Single Residential
 Street Oriented Singles/Semi's/Towns
 (Fee Simple)
 Multi-Residential
 Commercial District

Municipal Reserve
 Environmental Reserve
 Pathways
 Green Corridor
 Multi-Use Pathway (within RROW)



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Parks Concepts



Stormpond

NAC Park



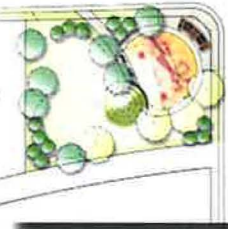
Valley Corridor Park



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NE Pocket Park

Escarpment Park



Central Valley Park



Open Space + Pathways

Total Plan Area 352.54 ac

Open Space Statistics:

Land provided in Environmental Reserve (ER): 115.14 ac

Land provided as Municipal Reserve (MR): 24.39 ac

Land provided as Stormponds (PUL): 6.69 ac

Total Land to ER, MR, PUL: 146.22 ac

% of Land as Open Space: 41.4%



- Subject Lands
- ● ● ● Green Corridor
- ● ● ● Multi-Use Pathway
- ● ● ● Regional Pathway
- Local Pathway



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Statistics at a Glance....

- 1 The application is achieving **8.55upa/21.13 uph** up to 9.8 upa with Mixed Use NAC Development.
- 2 The Neighbourhood Activity Centre is in excess of **100 ppl/jobs per hectare**.
- 3 Over **115 acres** of land is being dedicated to **Environmental Reserve**.
- 4 The Plan area is targeting over **2073 units (upto 2400)** in multiple forms and a population of **7,000–8,000 people**.
- 5 The plan area is estimating a total of **71 ppl/jobs per hectare** - exceeding the MDP minimum.
- 6 **41%** of the plan area is in the **form of open space (ER, MR and PUL)**.
- 7 Unique **DC Land Use** for shallow units along our Collector Streets - **115 units**.



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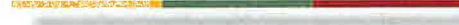
Public Engagement Summary

Public engagement tactics included:

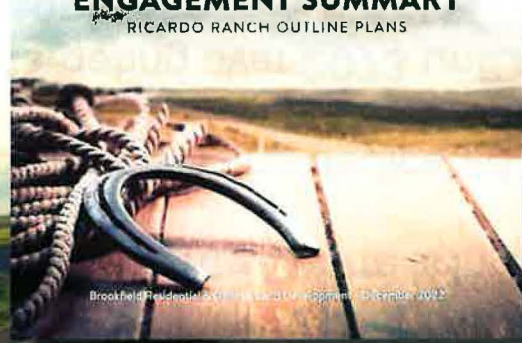
- **Virtual Public Information Session** held on October 24, 2022, 58 session attendees
- **Online survey** available from October 24 – November 7, 2022, 22 surveys completed
- Posting the **Information Session recording on YouTube**, 322 views
- **Promotion through outdoor signs, postcards, and stakeholder emails**, 73 email subscribers
- **Meetings** in response to interested stakeholders
- **Indigenous Knowledge Keepers Meeting**, more to come.

The main feedback themes collected through public engagement included:

- **Setback distances from the Bow River**, and comments about reducing or eliminating development below the escarpment.
- **Future flood risk and the supporting studies** that have been completed to ensure the community will not be impacted by a flood. There were questions on flood mitigations including the volume of fill needed to assist with flood mitigation and the development of a safe community.
- **Interest in the Great Blue Heron Rookery** and bank swallows and how the proposed project will support preservation of both species and their habitats.
- **Timeline for the development** of the Ricardo Ranch ASP area.
- **Types of housing options** proposed for the project as well as the location of commercial areas.



ENGAGEMENT SUMMARY RICARDO RANCH OUTLINE PLANS

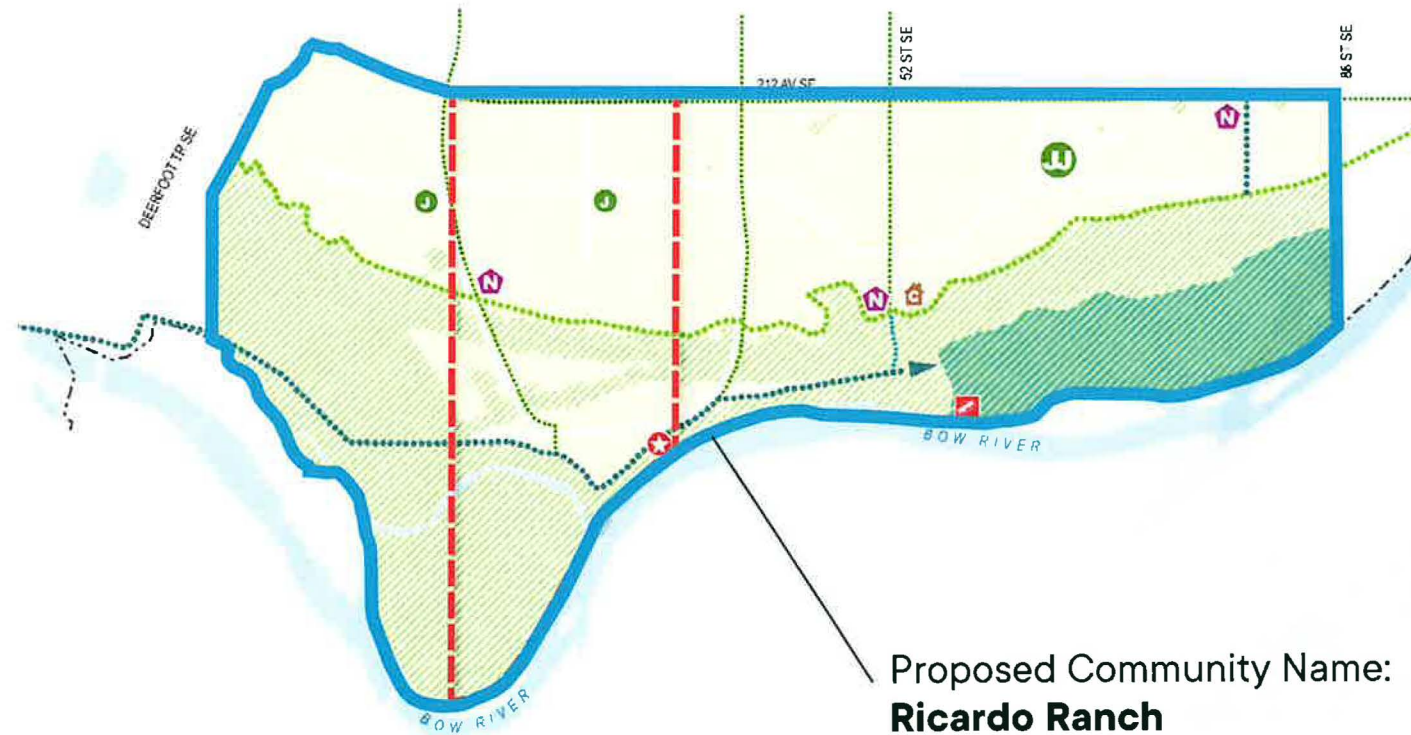


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Community + Street Naming



The Genesis Land team want to ensure that the name selected for their SE Lands community was respectful of, and paid homage to the unique parcel of land they would be developing. The name needed to represent and be inclusive of the following:

- The bounty of the river and land; topographical, flora and fauna
- Included input from First Nations
- The history and settlement of Calgary
- The contribution of agriculture over time
- Western, frontier living and how those traditions and culture shape our community today – including the pioneering spirit.

The 'Alberta Grasslands' is an exclusive part of the world – creating an opportunity to honour what the land has provided, as well as its promising and optimistic future. We have selected names that represent **Flora and Fauna**. Some example include: Chokecherry, Buffaloberry, Wheat Grass, Wild Rose, Grizzly, Wolverine, Bobcat, Rainbow Trout, Muskrat, Walleye, etc.



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Genesis + Brookfield



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