

Outline Plan, Road Closure and Land Use Amendment in Ricardo Ranch (Ward 12) at Multiple Addresses, LOC2021-0067

RECOMMENDATIONS:

1. That Calgary Planning Commission, as the Council-designated Approving Authority, approve the proposed outline plan located at 21410, 21830 and 21850 – 40 Street SE, 20607, 22707 and a portion of 21820 – 56 Street SE, and Registered Road Closure Plan 2211489 for portions of the original road allowance for 56 Street SE (Plan 2210445, Block 1, Lot 2; Plan 1910908, Block 1, Lot 1; Plan 1910908, Block 2, Lot 1; SE 1/4, Section 16-22-29-4; Plan 1910908, Block 3, Lot 1; a portion of Plan 1910908, Block 5, Lot 1; Plan 2211489, Area 'A' and Area 'B') to subdivide 134.88 hectares $\pm$ (333.29 acres $\pm$), with conditions (Attachment 2).

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed closure of 3.06 hectares $\pm$ (7.56 acres $\pm$) of road (Plan 2211489, Area 'A' and Area 'B'), adjacent to 21410 and 21850 – 40 Street SE and 22707 and 21820 – 56 Street SE, with conditions (Attachment 3); and
3. Give three readings to the proposed bylaw for the redesignation of 134.88 hectares $\pm$ (333.29 acres $\pm$) located at 21410, 21830 and 21850 – 40 Street SE, 20607, 22707 and a portion of 21820 – 56 Street SE, and the closed road (Plan 2210445, Block 1, Lot 2; Plan 1910908, Block 1, Lot 1; Plan 1910908, Block 2, Lot 1; SE 1/4, Section 16-22-29-4; Plan 1910908, Block 3, Lot 1; a portion of Plan 1910908, Block 5, Lot 1; Plan 2211489, Area 'A' and Area 'B') from Agricultural and Natural Resource Industry (ANRI) District, Special Purpose – Future Urban Development (S-FUD) 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 – At Grade Housing (M-G) District, Multi-Residential – Low Profile (M-1) 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, and Special Purpose – Community Service (S-CS) District.

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**RECOMMENDATIONS OF THE CALGARY PLANNING COMMISSION, 2023
DECEMBER 21:**

That Council:

1. Give three readings to **Proposed Bylaw 1C2024 for the** closure of 3.06 hectares $\pm$ (7.56 acres $\pm$) of road (Plan 2211489, Area 'A' and Area 'B'), adjacent to 21410 and 21850 – 40 Street SE and 22707 and 21820 – 56 Street SE, with conditions (Attachment 3); and
2. Give three readings to **Proposed Bylaw 54D2024** for the redesignation of 134.88 hectares $\pm$ (333.29 acres $\pm$) located at 21410, 21830 and 21850 – 40 Street SE, 20607, 22707 and a portion of 21820 – 56 Street SE, and the closed road (Plan 2210445, Block 1, Lot 2; Plan 1910908, Block 1, Lot 1; Plan 1910908, Block 2, Lot 1; SE 1/4, Section 16-22-29-4; Plan 1910908, Block 3, Lot 1; a portion of Plan 1910908, Block 5, Lot 1; Plan 2211489, Area 'A' and Area 'B') from Agricultural and Natural Resource Industry (ANRI) District, Special Purpose – Future Urban Development (S-FUD) 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 – At Grade Housing (M-G) District, Multi-Residential – Low Profile (M-1) 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, and Special Purpose – Community Service (S-CS) District.

Excerpt from the Minutes of the Calgary Planning Commission, held 2023 December 21:

“Moved by Commissioner Pollen

That with respect to Report CPC2023-1321, the following be approved:

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 21410, 21830 and 21850 – 40 Street SE, 20607, 22707 and a portion of 21820 – 56 Street SE, and Registered Road Closure Plan 2211489 for portions of the original road allowance for 56 Street SE (Plan 2210445, Block 1, Lot 2; Plan 1910908, Block 1, Lot 1; Plan 1910908, Block 2, Lot 1; SE 1/4, Section 16-22-29-4; Plan 1910908, Block 3, Lot 1; a portion of Plan 1910908, Block 5, Lot 1; Plan 2211489, Area 'A' and Area 'B') to subdivide 134.88 hectares $\pm$ (333.29 acres $\pm$), with conditions (Attachment 2).

...

For: (8): Director Fromherz, Councillor Carra, Commissioner Campbell-Walters, Commissioner Gordon, Commissioner Hawryluk, Commissioner Pollen, Commissioner Small, and Commissioner Weber

MOTION CARRIED”

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HIGHLIGHTS

- This application seeks to close a portion of road, establish a subdivision framework and redesignate land within the Ricardo Ranch community to allow for residential development, an elementary school, open spaces, storm water management and public roadways in the future neighbourhood of Seton Ridge.
- This application will accommodate a variety of housing types including single and semi-detached dwellings, rowhouse buildings and multi-residential developments. A significant pathway system through the proposed Municipal Reserve (MR) and extensive Environmental Reserve (ER) parcels is also anticipated.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Ricardo Ranch Area Structure Plan* (ASP).
- What does this mean to Calgarians? This is a continuation of development occurring in the area that will provide for an increased diversity of housing opportunities. The proposed protection of natural ravines, coulees, and native vegetation are effective ways to retain biodiversity, prioritize resident well-being and support connection to the land.
- Why does this matter? New community growth is an important part of city building. Compact development of a greenfield site will provide more housing opportunities for Calgarians within city limits in a way that maximizes the use of existing infrastructure and protects extensive natural features.
- A development permit for stripping and grading of the lands has been submitted and is currently under review.
- There is no previous Council direction related to this application.

DISCUSSION

This application, in the southeast community of Ricardo Ranch was submitted on 2021 April 27 by B&A Studios Inc. on behalf of the landowners, Carma Ltd. and Genesis Land Development Corp. The site is approximately 134.88 ± hectares (333.29 ± acres) and includes a road closure (Attachment 4) for a portion of original road allowance for 56 Street SE. Seton Town Centre is about 1.6 kilometres to the north. The subject site is currently being used for agriculture. A development permit (DP2023-02644) for stripping and grading was submitted on 2023 April 27 and is under review.

As referenced in the Applicant Submission (Attachment 5), the proposal is to obtain land use amendment, outline plan and road closure approval to accommodate the proposed neighbourhood of Seton Ridge. The Proposed Outline Plan (Attachment 6) and the Proposed Land Use District Map (Attachment 7) anticipates 1,749 residential units, as shown in the Proposed Outline Plan Data Sheet (Attachment 8). The outline plan will have an anticipated density of 21.5 units per hectare (8.71 per acre), which exceeds the MDP target of 20 units per hectare (8 units per acre).

The applicant's vision is to develop a neighbourhood that is complementary and interconnected to both adjacent neighbourhoods and natural areas. Parks and open space are provided throughout the proposed neighbourhood to serve a variety of purposes. Large natural areas are located along the escarpment and ravine area in the western portion of the plan as well as along the Bow River to the south. Those walking and wheeling will be able to circulate through the development using a well-connected network of sidewalks and pathways.

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

ENGAGEMENT AND COMMUNICATION

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

Applicant-Led Outreach

As part of the review of the proposed application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties was appropriate. The applicant engaged adjacent landowners, nearby community associations, interested members of the public and Indigenous Knowledge Keepers. The Applicant Outreach Summary can be found in Attachment 9.

The applicant, together with other area landowners, undertook engagement with local Indigenous Knowledge Keepers from 2019 to 2023. Engagement included the Blackfoot Confederacy (comprising of the Siksika, Piikani, and Kainai First Nations), the Tsuut'ina Nation, the Stoney Nakoda Nations (comprising the Chiniki, Bearspaw, and Goodstoney First Nations), the Métis Nation of Alberta, Region 3, and urban indigenous community members. During the engagement, Indigenous Knowledge Keepers shared worldviews, experiences and knowledge based on their connections to the land, environment and to other living beings. As a result of this engagement, locations for large natural areas along the Bow River and escarpments above the Bow River were identified as areas to be protected. Other initiatives, such as wayfinding in Indigenous languages may be incorporated into the development in the future. Additional Indigenous outreach is to continue into 2024 where more concrete measures will be determined to honour the land.

City-Led Outreach

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

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

Three letters were received from environmental organizations (Bird Friendly Calgary, Nature Calgary and Calgary River Valleys) expressing concerns related to impacts on the local great blue heron colony and the preservation of natural features of the site. These concerns were addressed through the review of the application by applying Provincial legislation and regulation through the site design process. Approximately 40 percent of the entire outline plan area is to be protected through Environmental Reserve (ER).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The proposal balances a mix of housing forms,

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parks spaces and mobility connections with the preservation of natural areas for the benefit of both humans and wildlife. The proposal also aligns with relevant MDP and ASP policies.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the road closure and land use amendment will be posted near the site at a visible location and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposal would allow for a variety of housing choices in low and medium density residential building forms, providing for a range of housing opportunities. The proposal also provides education and recreation areas through an extensive open space network within close proximity to the majority of residents.

Environmental

The Bow River Valley is the defining feature of the proposed outline plan area. It is an integral part of the Southern Alberta landscape, an Environmentally Significant Area (ESA), a provincial Key Wildlife and Biodiversity Zone and serves as an ecological corridor. The proposed outline plan protects approximately 55 percent of pre-development ESA as ER. Recognizing this area as a contiguous protected ecosystem and wildlife corridor will reduce the impact of adjacent development on these natural areas and will support biodiversity in a unique area of the province.

The applicant has indicated that they plan to pursue specific measures as part of future development permits to align with the *Calgary Climate Strategy – Pathways to 2050* (Program Pathway F: Zero emissions vehicles – Accelerate the transition to zero emissions vehicles and Program Pathway K: Natural infrastructure – Manage natural infrastructure to maximize carbon sequestration). The applicant has committed to providing all homes with rough-ins for solar photo-voltaic cells and to explore the installation of electric vehicle charging infrastructure at the development permit stage. The protection of sensitive natural features of the land also helps the natural infrastructure located in the area mitigate the effects of climate change in a cost effective and resilient way. Further opportunities to align development with applicable climate strategies will be explored and encouraged at the subsequent development approval stages.

Economic

Development of this greenfield site would contribute to Calgary's overall economic health by housing Calgarians within city limits. Additional residential population in this area will support the economic vitality of the nearby Seton Major Activity Centre and future Green Line investment.

Service and Financial Implications

No anticipated financial impact.

Planning and Development Services Report to
Calgary Planning Commission
2023 December 21

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RISK

Development near the Bow River is at greater risk of flood damage. While measures are proposed to modify grades to move certain land out of the flood fringe, the risk of flooding will remain.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Approved** Outline Plan Conditions of Approval
3. Proposed Road Closure Conditions of Approval
4. Registered Road Closure Plan
5. Applicant Submission
6. **Approved** Outline Plan
7. Proposed Land Use Amendment Map
8. **Approved** Outline Plan Data Sheet
9. Applicant Outreach Summary
10. **Proposed Bylaw 1C2024**
11. **Proposed Bylaw 54D2024**
12. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform