

**Outline Plan, Policy Amendment, Road Closure and Land Use Amendment in Ricardo Ranch (Ward 12) at multiple addresses, LOC2023-0207**

**RECOMMENDATIONS:**

That Calgary Planning Commission:

1. As the Council-designated Approving Authority, approve the proposed outline plan located at 21209, 21210, 21230, 21909 and 21910 – 72 Street SE, and the closed road adjacent to 21209, 21210, 21909 and 21901 – 72 Street SE (Plan 1910908, Block 6, Lot 1; Plan 1910908, Block 7, Lot 1; Plan 1910908, Block 8, Lot 1; Plan 1910908, Block 9, Lot 1; NE1/4 Section 10-22-29-4; Plan 2411427, Area 'A') to subdivide 217.62 hectares ± (537.75 acres ±) with conditions (Attachment 2); and
2. Forward this report (CPC2024-0835) to the 2024 September 10 Public Hearing Meeting of Council.

That Calgary Planning Commission recommend that Council:

3. Give three readings to the proposed bylaw for the amendments to the Ricardo Ranch Area Structure Plan (Attachment 6);
4. Give three readings to the proposed closure of 1.80 hectares ± (4.44 acres ±) of road (Plan 2411427, Area 'A'), adjacent to 21209, 21210, 21909 and 21910 – 72 Street SE, with conditions (Attachment 3);
5. Give three readings to the proposed bylaw for the redesignation of 171.07 hectares ± (422.72 acres ±) located at 21209, 21210, 21230, 21909 and 21910 – 72 Street SE, and the closed road (Portion of Plan 1910908, Block 6, Lot 1; portion of Plan 1910908, Block 7, Lot 1; portion of Plan 1910908, Block 8, Lot 1; portion of Plan 1910908, Block 9, Lot 1; portion of NE1/4 Section 10-22-29-4; portion of Plan 2411427, Area 'A') from Agricultural and Natural Resource Industry (ANRI) District, Special Purpose – Future Urban Development (S-FUD) 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 – At Grade Housing (M-G) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – High Density Medium Rise (M-H2) District, Multi-Residential – High Density High Rise (M-H3) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Recreation (S-R) District and Special Purpose – Community Institution (S-CI) District and Special Purpose – Urban Nature (S-UN) District;
6. Give three readings to the proposed bylaw for the redesignation of 32.74 hectares ± (80.9 acres ±) located at 21209, 21210, 21230 and 21910 – 72 Street SE (Portion of Plan 1910908, Block 7, Lot 1; portion of Plan 1910908, Block 8, Lot 1; portion of Plan 1910908, Block 9, Lot 1; portion of NE1/4 Section 10-22-29-4) from Agricultural and Natural Resource Industry (ANRI) District and Special Purpose – Future Urban

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Development (S-FUD) District to Direct Control (DC) District to accommodate low-density residential development, with guidelines (Attachment 7);

7. Give three readings to the proposed bylaw for the redesignation of 2.57 hectares  $\pm$  (6.36 acres  $\pm$ ) located at 21909 – 72 Street SE (Portion of Plan 1910908, Block 6, Lot 1) from Agricultural and Natural Resource Industry (ANRI) District and Special Purpose – Future Urban Development (S-FUD) District to Direct Control (DC) District to accommodate additional commercial uses, with guidelines (Attachment 8); and
8. Give three readings to the proposed bylaw for the redesignation of 11.24 hectares  $\pm$  (27.78 acres  $\pm$ ) located at 21909 – 72 Street SE, and the closed road (Portion of Plan 1910908, Block 6, Lot 1; portion of Plan 2411427, Area 'A') from Agricultural and Natural Resource Industry (ANRI) District, Special Purpose – Future Urban Development (S-FUD) District and Undesignated Road Right-of-Way to Direct Control (DC) District to accommodate mixed-use development, with guidelines (Attachment 9).

### 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, two elementary schools, open spaces, storm water management, a recreational lake (canal) and public roadways in the future neighbourhood of Nostalgia.
- 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 proposed.
- The proposal is in keeping with the applicable policies of the *Municipal Development Plan* (MDP).
- What does it 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.
- Amendments to the *Ricardo Ranch Area Structure Plan* (ASP) are required to accommodate the proposed land use redesignations.
- 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 2023 August 1 by B&A Studios Inc. on behalf of landowner, 2311439 Alberta Ltd (Cam Hart). The site is

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approximately 217.62 hectares  $\pm$  (537.75 acres  $\pm$ ) and includes a road closure (Attachment 3) for a portion of original road allowance for 72 Street SE. The subject site is currently being used for agriculture. A development permit (DP2024-02994) for stripping and grading was submitted on 2024 April 28 and is under review.

As referenced in the Applicant Submission (Attachment 10), the proposal is to obtain policy and land use amendments, outline plan and road closure approval to accommodate the proposed neighbourhood of Nostalgia. The proposed Outline Plan (Attachment 12) and the Proposed Land Use Amendment Map (Attachment 5) anticipates 5,825 residential units, as shown in the Proposed Outline Plan Data Sheet (Attachment 13). The outline plan will have an anticipated density of 37.5 units per hectare (15.2 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 to the west and north, along with the surrounding natural areas to the south. 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 areas in the southern portion of the plan as well as along the Bow River to the south. Those walking and cycling will be able to circulate through the development using a well-connected network of sidewalks and pathways.

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. In response, the applicant engaged adjacent landowners, interested members of the public and Indigenous Knowledge Keepers. The Applicant Outreach Summary can be found in Attachment 11.

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 Kanai First Nations), the Tsuut'ina Nation, the Stoney Nakoda Nations (comprising the Chiniki, Bearspaw, and Goodstoney First Nations), the Metis 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

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future. Additional Indigenous outreach is to continue throughout 2024 and beyond, where more concrete measures will be determined to honour the land at various development phases of this community.

### **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.

No comments were received from the public. 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 engaged directly by Administration and responded with no objections.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the road closure, policy and land use amendments 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 proposed application enables the continuation of development in the community of Ricardo Ranch and provides a future framework for residential and mixed-used development. The proposal also provides education and recreation areas through an extensive open space network within close proximity to the majority of residents. The development of these lands may enable a more efficient use of land and infrastructure and support surrounding uses and amenities while introducing the location of additional amenities for the community and greater area.

### **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 serves as an ecological corridor. The proposed outline plan protects approximately 62 hectares of the 82.9 hectares (75 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 aspired to integrate green infrastructure by way of introducing residential and community-scaled solar farms to align with the *Calgary Climate Strategy – Pathways to 2050* Program Pathway D: Renewable Energy – Implement neighbourhood-scale renewable energy projects. Administration reviewed the applicant's proposal to locate such infrastructure within the Bow River Valley and found it to be conflicting with its goal of preserving the provincial Key Wildlife and Biodiversity Zone.

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The protection of sensitive natural features of the land aligns with Program Pathway K: Natural Infrastructure – Manage natural infrastructure to maximize carbon sequestration. Dedication of more than 62 hectares of the outline plan area preserves natural infrastructure located in the area and allowing the mitigation of the effects of climate change in a cost effective and resilient manner. 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.

**RISK**

Development near the Bow River is at greater risk of flood damage. Administration requires that environmental setbacks are respected where no developable areas are encroaching within environmentally sensitive and unstable lands.

**ATTACHMENTS**

1. Background and Planning Evaluation
2. Proposed Outline Plan Conditions of Approval
3. Proposed Road Closure Conditions of Approval
4. Registered Road Closure Plan
5. Proposed Land Use Amendment Map
6. Proposed Amendments to the Ricardo Ranch Area Structure Plan
7. Proposed Direct Control District (R-G)
8. Proposed Direct Control District (M-2)
9. Proposed Direct Control District (MU-1)
10. Applicant Submission
11. Applicant Outreach Summary
12. Proposed Outline Plan
13. Proposed Outline Plan Data Sheet

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform