

Background and Planning Evaluation

Background and Site Context

The subject site is located in the southeast developing community of Ricardo Ranch. The site is within the eastern portion of the *Ricardo Ranch Area Structure Plan (ASP)* as shown on the Site Context Map below.

The subject site is approximately 217.62 hectares (537.75 acres) in size with dimensions of approximately 1.16 kilometres by 2.4 kilometres. The subject site is currently undeveloped and according to Rocky View County Bylaw C-4841-97, the majority of land is designated as Agricultural and Natural Resource Industry (ANRI) District. The northern portion of the site is relatively flat with a moderate slope to the north. The southern portion slopes down to the Bow River and Provincial land along the Bow River which forms the southern boundary of the site. 212 Avenue SE traverses the northern edge of the community and will be the major connection to Deerfoot Trail SE and Calgary's larger mobility system.

Adjacent lands to the west (Logan Landing) were approved on 2023 May 16 for a predominantly residential community (LOC2020-0100) and the lands to the east are currently designated as Special Purpose – Future Urban Development (S-FUD) District. The lands to the south across the Bow River are country residential neighbourhoods in Foothills County and there are developing neighbourhoods in Rangeview and Seton to the north. Seton Town Centre (1.8 kilometres to the north) is a Major Activity Centre. It contains the South Health Campus, a large retail area, two future Green Line Light Rail Transit (LRT) stations, an interim bus rapid transit (BRT) line (Route 302 – BRT Southeast/City Centre), as well as residential areas, a high school, parks and a recreation centre.

The development proposal for this site complements other development in the area. Notable features of the proposal include:

- medium and low density residential in the form of apartments, townhouses, rowhouses as well as semi and single detached homes;
- Neighbourhood Activity Centres (NAC) located central and east to the outline plan that provides local commercial and an open space area for neighbourhood activity and gathering;
- a unique Fishing Village located in lower area including a lodge, hotel, pedestrian streets and local retail;
- a public boat launch supporting river related recreational activities;
- two school sites and associated playfields;
- preservation of parts of the Bow River natural corridor, including sloped ravines, riparian areas and escarpment corridors;
- a well-connected pathway network; and
- a block-based grid street network that fosters strong walking and wheeling connectivity.

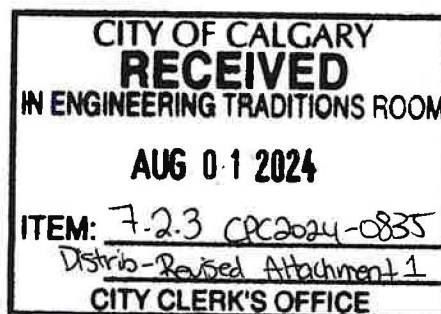
This proposed outline plan and land use amendment provides an extension and connection to the adjacent street and block pattern approved for adjacent neighbourhood areas while protecting environmentally significant areas such as the Bow River corridor and escarpment areas.

Site Context Map

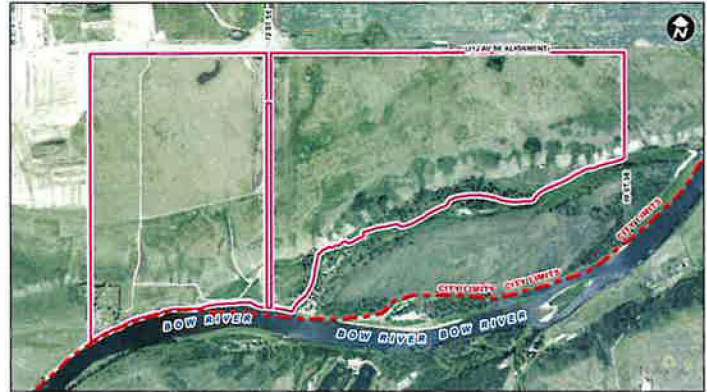


Community Peak Population Table

As of The City of Calgary 2019 Civic Census, there is no population data for the subject site as this is a new community.

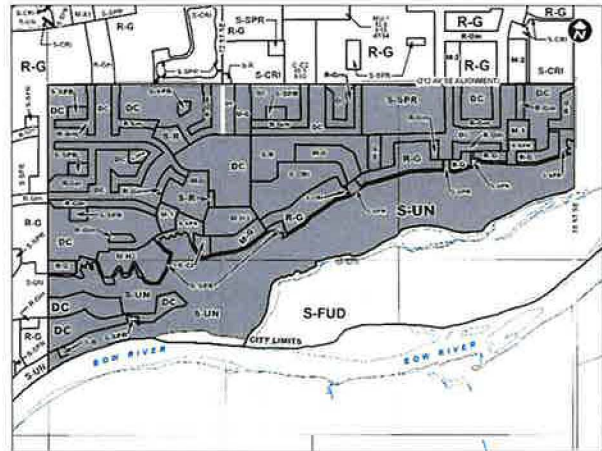
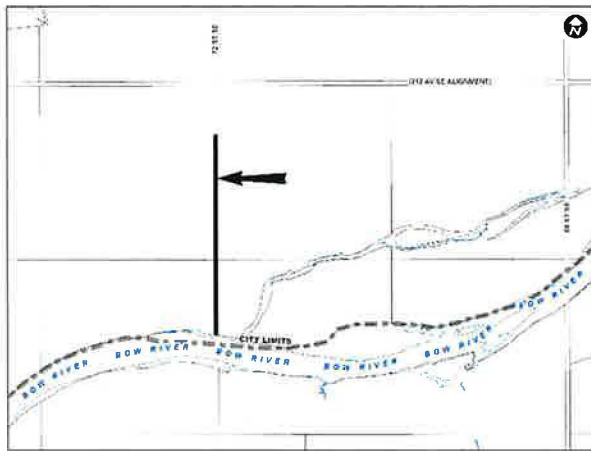


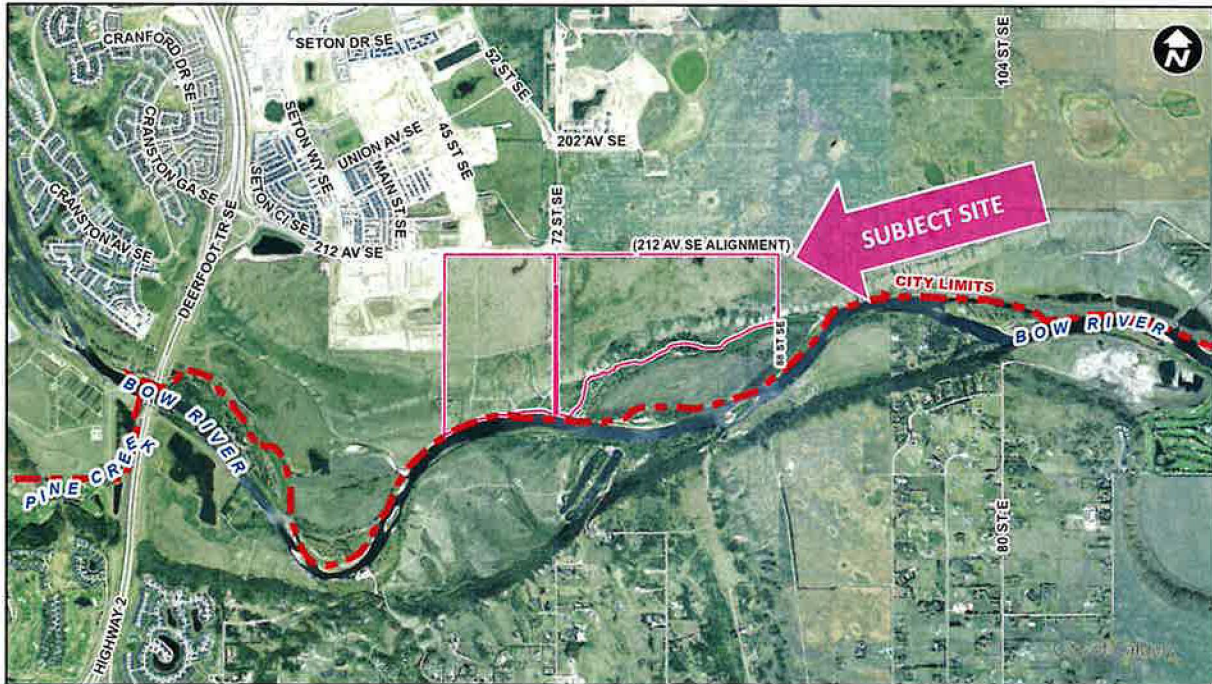
Location Maps



Road Closure Map

Proposed Land Use Map





Previous Council Direction

None.

Planning Evaluation

Road Closure

This application is proposing to close a portion of the original road allowance to the land south of the future 212 Avenue SE alignment. At this time there is no physical road developed within the allowance. A road segment (approximately 1.804 hectares in area) located south of 212 Avenue SE and continuing to the Bow River is being proposed for closure to enable the proposed community network design subject to the Conditions of Approval.

Land Use

The existing land use designation on the site is the Agricultural and Natural Resource Industry (ANRI) District and Special Purpose – Future Urban Development (S-FUD) District.

The Agricultural and Natural Resource Industry (ANRI) District under Rocky View County's [Land Use Bylaw C-4841-97](#), is intended for agriculture and aggregate extraction operations. The designation is a legacy of the annexation from the County and was intended to allow for interim activities prior to full urban development. The S-FUD District is intended for lands awaiting urban development and utility servicing.

This application proposes several residential and special purpose districts:

- Residential – Low Density Mixed Housing (R-G and 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;
- Direct Control (DC) District based on Residential – Low Density Mixed Housing (R-G) District;
- Direct Control (DC) District based on Multi-Residential – Medium Profile (M-2) District;
- Direct Control (DC) District based on Mixed Use – General (MU-1) District;
- Special Purpose – City and Regional Infrastructure (S-CRI) District;
- Special Purpose – School, Park and Community Reserve (S-SPR) District;
- Special Purpose – Community Institution (S-CI) District;
- Special Purpose – Recreation (S-R) District; and
- Special Purpose – Urban Nature (S-UN) District.

Residential Land Use Districts

The proposed R-G and R-Gm Districts are intended to support a variety of low-density residential building forms including single and semi-detached dwellings, duplex dwellings, and rowhouse buildings, which may also accommodate secondary suites or backyard suites. The maximum building height in these districts is 12.0 metres. The R-Gm District is not intended to accommodate single detached dwellings except where subdivision results in remnant single lots. R-G District sites comprise 8.51 hectares \pm (21.02 acres \pm) and R-Gm District sites comprise 11.65 hectares \pm (28.79 acres \pm) of the plan area.

The M-G District accommodates multi-residential development that is designed to provide all units with pedestrian access to grade. These developments are characterized by low height and low density and requires a density between 35 and 80 units per hectare. The maximum building height in the M-G District is 13.0 metres. The M-G District site comprises 8.82 hectares \pm (21.80 acres \pm) of the plan area.

The M-1 District accommodates multi-residential development of low height and medium density and is intended to be in close proximity or adjacent to low density residential development. The M-1 District allows for a maximum building height of 14.0 metres (approximately three to four storeys) and a density between 50 and 148 units per hectare. The M-1 District sites comprise 1.46 hectares \pm (3.61 acres \pm) of the plan area.

The M-H2 District accommodates high density multi-residential development in a variety of forms. It allows for taller buildings that are located on strategic parcels, including landmark locations, transit and transportation corridors and nodes and employment concentrations. It includes a limited range of support commercial multi-residential uses that are restricted in size and location within a building. The proposed M-H2 District allows for a maximum floor area ratio (FAR) of 5.0, building height of 50 metres (about 13 storeys) and a minimum density of 150 units per hectare. The M-H2 District sites comprise 3.56 hectares \pm (8.80 acres \pm) site in the southwest of the plan area.

The M-H3 District accommodates the highest intensity development of all the multi-residential districts in the plan area and allows for a variety of building forms. It allows for taller buildings that are located on strategic parcels, including landmark locations, transit and transportation corridors and nodes and employment concentrations. It provides the opportunity for a range of support commercial multi-residential uses, restricted in size with few restrictions on location within the building. The proposed M-H3 District allows for a maximum FAR of 11.0 and a minimum density of 300 units per hectare. The M-H3 District sites comprise 2.04 hectares \pm (5.04 acres \pm) site in the central part of the plan area.

Direct Control Districts

The proposed DC District based on the R-G District accommodates additional provisions that allow for more compact housing. This DC District enables development that fills a gap between the rowhouse and townhouse form of development while having a height limit equivalent to nearby low-density blocks. DC District sites comprise 32.74 hectares \pm (80.9 acres \pm) of the proposed redesignation area.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a DC District is necessary to provide for the applicant's proposed development due to the unique characteristics. This proposal allows for small-scale lots with minimal front setbacks and increased parcel coverage while maintaining the R-G District base. The same result could not be achieved through the use of a standard district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC District Bylaw. Section 6 incorporates the rules of the R-G base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district. In addition, Sections 7 through 11 are tailored to accommodate the applicant's intended proposal. As with Section 6, it is also considered beneficial to allow for these rules to be relaxable to provide similar flexibility.

A second proposed DC District based on the M-2 District introduces additional uses accommodating commercial uses to be complimentary and compatible with the residential character. This DC District site comprise 2.57 hectares \pm (6.36 acres \pm) of the proposed redesignation area located southwest corner of the plan area.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration and the use of a Direct Control District is necessary to provide for the applicant's proposed development due to innovative ideas and unusual site constraints. The only standard land use districts in the Land Use Bylaw that allow for a Self Storage Facility and Recreational Vehicle Services are industrial districts, which are not a suitable option. The additional discretionary use of Restaurants has also been proposed, as it is a potentially well-suited complementary commercial use in this location and meets an emerging need of residents.

This proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC District Bylaw. Section 6 incorporates the rules of the M-2 base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

A third proposed DC District based on the Mixed Use – General (MU-1) District accommodates mixed-use development with the additional discretionary uses of Clock Tower and School – Private. This DC District comprises of multiple areas within the outline plan for a total of 11.24 hectares \pm (27.78 acres \pm) of the proposed redesignation area.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, the application for DC District has been reviewed by Administration and the use of a Direct Control District is necessary to provide for the applicant's proposed development due to innovative ideas and the site having unique characteristics. The Applicant's proposal for a Clock Tower refers to a standalone landmark structure and is intended to be a unique architectural feature that enhances the community's character. This use is currently not acknowledged by a similar use within Land Use Bylaw 1P2007. The additional discretionary use of School - Private has also been proposed, as it can be a complementary use to residential areas in the NAC. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

This proposed DC District includes a rule that allows the Development Authority to relax Section 7 of the Bylaw. Section 7 incorporates the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules regulating aspects of development that are not specifically regulated can also be relaxed in the same way that they would be in a standard district. Sections 9, 10 and 12 include provisions for building height, façade width, building step back rules may also be relaxed. The intent is to allow the Development Authority to consider minor relaxations for unique building design, architectural elements, and distribution of uses throughout the building that would not have significant impacts on adjacent lands.

Special Purpose Districts

The proposed S-CRI District is intended to provide for city and regional infrastructure necessary for the proper servicing of the development. This district is proposed for the stormwater pond and associated infrastructure and the sites will be designated as Public Utility Lots (PUL) pursuant to the *Municipal Government Act* (MGA). S-CRI District sites comprise 5.94 hectares ± (14.68 acres ±) of the plan area.

The proposed S-SPR District is intended to provide for schools, parks, open space and recreational facilities, with parcels of varying sizes and use intensities. This district is only applied to lands that will be dedicated as school reserve or other forms of municipal reserve (MR) pursuant to the MGA. A Joint-Joint use site (JJUS) for a proposed Calgary Board of Education (CBE)/Conseil Scolaire FrancoSud (SCF) elementary school and corresponding playfields is located in the eastern portion of the plan area, south of 212 Avenue SE, and is approximately 7.43 hectares ± (18.36 acres ±) in size. A Community Association site is located within Neighbourhood Activity Centre (NAC) area and is approximately 0.65 hectares ± (1.61 acres ±) in size. Throughout the plan area, parks are provided that serve varying functions and recreational opportunities, either as neighborhood parks or as complementary space to the Bow River and its associated setbacks which are zoned S-UN District. Altogether, S-SPR District sites comprise of 15.55 hectares ± (38.43 acres ±), which is 10 percent of the net developable area.

The proposed S-CI District is an institutional designation that provides for large scale culture, worship, education, health and treatment facilities. Parcels designated as S-CI District provide for a variety of building forms that are intended to be contextually sensitive when located within residential areas. The proposed S-CI district is intended to accommodate a place of worship in this outline plan and comprise 0.55 hectares ± (1.37 acres ±) of plan area.

The S-R District can accommodate a range of indoor and outdoor recreation uses and be applied to parcels of various sizes. This District should not be applied to land dedicated as municipal reserve pursuant to the MGA. In this application, the S-R District is applied to a

proposed health and wellness centre acting as a focal point for recreation, social gathering and community events and comprise of 6.30 hectares \pm (15.56 acres \pm) of plan area.

The proposed S-UN District is intended for lands that provide for significant natural landforms, including river valleys, natural drainage channels, wetlands and their required setbacks, habitats, and natural vegetation. Development within these lands is limited to improvements that facilitate passive recreational use. This district is intended to apply only to those lands that will be dedicated as environmental reserve (ER) pursuant to the MGA. A significant portion of the Bow River Valley, natural drainage courses/channels, wetlands and escarpment areas will be protected in these ER areas through this application. S-UN lands comprise approximately 62.08 hectares \pm (153.40 acres \pm) within the subject site.

Subdivision Design

The design of the proposed outline plan responds to the context and characteristics of the site. Given the presence of the Seton Major Activity Centre located approximately 1.8 kilometres to the north and the Bow River and City boundary directly south, the Ricardo Ranch community was not expected to have major concentrations of commercial activity, but rather have neighbourhood focal points and large natural areas. Growth in this area will support the vitality of the Seton Major Activity Centre. The proposed outline plan includes multiple connections to the north across 212 Avenue SE, representing the northern extent of this neighbourhood. To the east is Residual Sub-Area 12J bordering the eastern boundary of the City limits shared with Rocky View County. To the west is the Logan Landing neighbourhood which is approved and currently in the early development phase (LOC2020-0100). The proposed outline plan has considered the approved edge condition with Logan Landing and has provided logical transportation and pathway connections and extensions of neighbourhood blocks to create a cohesive and comprehensive neighbourhood design. Other features of the proposal include:

- low, medium and high density residential development in the form of semi and single detached homes, rowhouses, townhouses and apartments;
- two neighbourhood activity centres accommodating mixed-use and multi-residential development;
- recreational lake (Canal) that would be privately maintained and operated through the future Homeowner's Association;
- two elementary school sites and associated playfields combined in the Joint-Joint Use area located in the north-east section of the neighbourhood;
- block-based grid street network fostering strong walking and wheeling connectivity throughout while connecting residents to natural open space areas to the south;
- mixed-use areas along Bow River Valley connecting to adjacent neighbourhoods to the west (Logan Landing and Seton Ridge);
- retention of an existing homestead (found on the City's Inventory of Evaluated Historic Resources) to be incorporated into the mixed-use area along Bow River;
- the north side of the Bow River Valley, large portions of which will be formally protected as environmental reserve; and
- sloped ravines and escarpment areas, large portions of which will be formally protected as environmental reserve.

This proposed outline plan and block layout provides a seamless extension and connection to the street and block pattern in adjacent outline plans. The east-west streets connecting to adjacent areas have blocks designated M-1, R-Gm, R-G and S-SPR Districts, mostly with rear lanes. This will result in mobility corridors with more urban character by being lined with street-oriented rowhouses and semi-detached dwellings with rear lanes. The proposed design also accounts for laned vehicular access for lower density residential in some areas interior to the

neighbourhood or consolidated vehicle access points on larger sites. This creates a vibrant streetscape while creating a pedestrian-oriented public realm.

Open Space

Throughout the outline plan area, parks are provided serving multiple functions and recreational opportunities. Approximate 15.55 hectares (38.43 acres) of land in total (10 percent of the net developable area) is to be dedicated as MR in the plan area. The open space in the upper plan area includes both Calgary Board of Education (CBE) and Conseil Scolaire FrancoSud (CSF) elementary school and playfields. Additionally, there are eight sub-neighbourhood and neighbourhood parks with varying amenities on MR that includes open play areas, playgrounds and picnic areas.

One of the defining open space features of the plan area is the expansive east-west linear open space adjacent to the escarpment which accommodates a three-metre asphalt regional pathway connection with the neighbourhood to the west (Logan Landing). A network of smaller parks along this linear open space provides pedestrian and cycling connections from residential and mixed-use areas in the northern half the plan area.

Another defining features of this outline plan is the extensive protection of the escarpment area along its southern half. The majority of the area below the escarpment and adjacent to Bow River is to be dedicated as ER and maintained in this natural state, connecting community residents and Calgarians to the land and natural features defining the region. The protected escarpment area in concert with the protected Bow River waterfront and riparian areas create a natural asset to the city and all its residents and visitors.

The Community Association site is proposed to be located at the southern end of the NAC that is centrally located within the outline plan. The Community Association site is 0.65 hectares (1.61 acres) and will be located within walking distance from the highest concentration of multi-residential development in the plan area.

Pathways

The proposed green corridor, multi-use and regional pathways form a comprehensive pathway network and are located throughout the outline plan area, equally serving all residential and mixed-use areas. A green corridor is located along the Bow River waterfront running east to west connecting to Logan Landing to the west and under the Deerfoot Trail SE bridge onto the Cranston pathway network to the west. The regional pathway network traverses the site east to west along the top of the protected escarpment area. These regional pathways also provide a connection to Logan Landing and connect the green corridor along the Bow River to the multi-use pathway network located at the bottom of the escarpment. The regional pathways also link with the multi-use pathways in the northern half the outline plan providing connections to the escarpment and Bow River valley to the JJUS, the two NACs and Seton Major Activity Centre (MAC). These pathways ensure the major elements located within and near this plan are safely and effectively connected by active modes.

Density

The proposed plan area is expected to have an anticipated 5,825 residential units. The proposed development is anticipated to achieve a residential density of 37.5 units per hectare (15.2 units per acre). The MDP sets out minimum density and intensity (population and jobs) targets for new communities at a density of 20 units per hectare (8 units per acre) and 60 people and/or jobs per gross developable hectare, respectively. The ASP sets out the same density and intensity targets as the MDP. Based on the anticipated residential density of 37.5

units per hectare, the proposed development is anticipated to exceed targets of both the MDP and ASP.

Transportation

The regional transportation network consists of 212 Avenue SE along the northern boundary of the plan area and Deerfoot Trail within two kilometres west of the plan area. 212 Avenue SE is classified as an Arterial Street and Deerfoot Trail SE is classified as a Skeletal Road as per the Calgary Transportation Plan. The Bow River is located along the southern boundary of the plan area and represents the southern city limits.

A Transportation Impact Assessment (TIA) was submitted to establish internal street classifications and intersection configurations for the plan area as part of the outline plan process. The TIA was reviewed and accepted by Administration. The community has multiple access points from Ricardo Ranch Boulevard SE, distributing local traffic effectively and evenly. The proposed active transportation network includes regional pathways, local multi-use pathways and gravel paths, allowing for good walking and wheeling connectivity within the plan area and to adjacent communities.

Customized street cross-sections have been utilized to accommodate unique circumstances and requirements, such as 3.0 metre multi-use pathways, school requirements for sidewalks and one-way streets. Future transit service for the community will be provided along Ricardo Ranch Gate SE, Ricardo Ranch Avenue SE, Ricardo Ranch Drive SE and Ricardo Ranch Way SE.

Environmental Site Considerations

No significant concerns were identified through the Environmental Site Assessment from the previous agricultural uses on the site. Any minor remediation associated with the previous uses on the site, as may be required, will be addressed through the normal processes with Alberta Environment and Protected Areas (AEPA) prior to development of the affected areas.

Biophysical Impact Assessment.

The Bow River Valley area within the proposed outline plan was identified as an Environmentally Significant Area (ESA). It is within a provincial Key Wildlife and Biodiversity Zone, providing winter ungulate habitat, has a wide range of species diversity and serves as an ecological corridor. The proposed outline plan dedicates approximately 75 percent (62.08 hectares) of the 82.9 hectares of pre-development ESA as ER. The ESAs protected as ER lands include riparian areas adjacent to Bow River, the river meander belt, the lower escarpment including sloped wetlands, natural drainage courses with required setbacks, and portions of the upper escarpment including ravines, drainage courses with required setbacks. Protected ESAs include contiguous riparian and escarpment lands that maintain an ecological corridor and support unique ecosystems such as the sloped wetlands and native grasslands.

Not all ESA area within the plan qualifies to be protected as ER and as such, 20.82 (25 percent) of the of the pre-development ESAs in the Bow River Valley will be permanently lost. These areas include portions of escarpment that are stable and valley bottom lands outside of the Bow River setback. Some ER-qualifying lands (i.e., a ravine with natural drainage course) are to be removed to accommodate the primary access between land use areas on top of the escarpment down to the developable areas adjacent to the Bow River.

Mitigation measures from the loss of ESA include the use of planning tools (dedication of ER) to protect ESAs as future natural area while buffering ER land with adjacent MR to maintain ecological corridors. Mitigation measures for the removal of ravine and drainage courses on the

west upper escarpment include restricting operation of machinery to designated areas, stockpile soils separately, ESC (Erosion and Sediment Control Plan) and establishing staging areas away from the river.

As identified in the Biophysical Impact Assessment (BIA), there is a great blue heron colony located on provincial lands just west of this outline plan. This is the last known colony within the city boundary. The measures prescribed in the BIA include avoidance of direct disturbance to the colony and maintaining the setbacks identified in the Mitigation Plan. These mitigation and setback recommendations have been accepted by Alberta Environment and Protected Areas as part of the outline plan process. On a regional scale, the occurrence of the great blue heron colony is significant, and while the rookery (the breeding place for the blue heron colony) is not being removed by the future development footprint, indirect residual impacts may occur to the colony. Residual impacts are likely to be the result of increased recreational pressures within the Bow River Valley and habitat disruption, resulting in species stressors. Collectively, the developments in Ricardo Ranch have negative cumulative effects and long-term residual impacts. Strong public education, signage and appropriate setbacks are crucial to ensure the longevity of the colony as development expands in the area and within the Bow River Valley as a whole.

A Park Management Plan will be prepared to guide ongoing mitigation and natural area management in the Ricardo Ranch area to support habitat function and biodiversity. The document will incorporate the Habitat Restoration Plan, Heritage Resources Management Plan, Natural Area Management Plan, Heron Rookery Mitigation Plan, and landscape design and drawings.

Utilities and Servicing

The proposed Outline Plan is located within an area that has been approved for growth and the required regional servicing installations have been completed. Servicing can be provided with some developer funded extensions to the site connecting to the City funded regional infrastructure.

Sanitary Infrastructure

Sanitary servicing is proposed to be provided through main extensions connecting to the Rangeview Sanitary Trunk Sewer constructed by the City along 212 Avenue SE. Sanitary servicing for the majority of the plan area will be by gravity. Due to grade constraints, sanitary servicing for the lower lands in the valley (southwest corner of the plan) will be through a sanitary lift station to be constructed by an adjacent Developer to the west in a previously approved outline plan area for Logan Landing.

Storm Infrastructure

Storm servicing for the majority of the plan area is proposed to be provided through the construction of an on-site stormwater management facility with controlled discharge to the existing regional storm water trunk main located in the former 72 Street SE right-of-way. Due to grade constraints, the stormwater facility has been oversized to accommodate up to a 1:500 storm to reduce the likelihood of an emergency overflow towards the Bow River escarpment. Storm servicing for the lower lands in the valley (southwest corner of the plan) will be through an off-site stormwater management facility to be constructed by an adjacent Developer to the west in a previously approved outline plan area.

Water Infrastructure

Water servicing will be provided through main extensions connecting to the regional Ogden Feedermain extension that has been constructed along 212 Avenue SE, along with supporting

connections to the adjacent developing lands to the north and west. The plan includes a private water recreational site that will be supplied by City potable water. The facility will be designed to minimize water demand, and a Water Servicing Agreement will be put in place to address requirements under the Water Utility Bylaw, including restrictions to water use when in effect.

Fire Infrastructure

Emergency services will be provided from the nearby existing Seton Fire Station.

Flood Risk

A portion of the site is located within the Bow River Floodway and Flood Fringe. All proposed development is located outside of the flood risk areas, and the flood risk areas have been identified for dedication as Environmental Reserve. Furthermore, in determining the appropriate setback from the riverbank for the proposed development, river morphology reports were prepared and reviewed to look at erosion potential from future flood events for the next 200 years.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns with the policy direction of the [South Saskatchewan Regional Plan](#), which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed outline plan and land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Our Shared Boundary: An Intermunicipal Development Plan for the Municipal District of Foothills and The City of Calgary (Statutory – 2017)

The site is within Map 1: Plan Area of the [Our Shared Boundary: An Intermunicipal Development Plan for the Municipal District of Foothills and The City of Calgary](#) (IDP). While the subject site is not within any specific interface or policy area of the IDP, the IDP does note that there are regional assets in the IDP area, such as the Bow River Valley, that provide significant environmental/biophysical benefit, culturally significant sites, recreational opportunities and services. The application was circulated to Foothills County for their review and no concerns were identified.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Developing Residential - Planned Greenfield with Area Structure Plan as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The proposed outline plan and land use amendment meets the MDP's more specific policy direction, including the New Community Planning Guidebook. This application proposes integrating a mix of dwelling types and land uses, using a grid-based pattern of complete streets in the subdivision design, protecting and integrating elements of the ecological network into the design and meeting minimum density targets

Calgary Climate Strategy (2022)

This application includes actions that specifically address the mitigation objectives of 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 plan area utilizes extensive green infrastructure through enhanced wetlands, protection of escarpment areas and native vegetation which act as effective carbon sink areas as well as protecting native habitat and wildlife corridors. Native species are to be re-introduced into the riparian areas of the plan to achieve resilient, natural erosion control of the site. Electric vehicle chargers and solar ready construction will be considered at the development permit stage.

Further opportunities to align development with applicable climate strategies, such as maximizing carbon sink potential, mitigating river and stormwater flood risk, and integrating natural infrastructure and asset management, will be encouraged at subsequent development approval stages.

Ricardo Ranch Area Structure Plan (Statutory – 2019)

The subject site is located within the *Ricardo Ranch Area Structure Plan* (ASP). The ASP identifies the subject lands as predominantly residential, with large areas of Environmental Open Space Study Areas and a Joint-Joint Use Site (CBE Elementary).

The proposal is sensitive to the Environmental Open Space Areas (Section 4.5) and the policies of Neighbourhood 4 through careful consideration of access, allowable building forms, and street network to support the preservation of environmentally sensitive areas, provide regional open space connections and maintain the natural character of the Bow River Valley.

Historic Resource clearance was provided for this application; however, more detailed review may be required at each subsequent subdivision application.

This application further fulfills the policy objectives for this area by providing a range of housing forms within the community, open spaces and protected natural areas that are sufficiently sized and spread throughout the plan area, and the provision of a joint-use site which is anticipated to contain an elementary school and associated playfields. This application aligns with the applicable ASP policies.

This application fulfills the policy objectives for this area by providing a range of housing forms within the community, open spaces that are sufficiently sized and spread throughout the plan area, and the provision of a Joint-Joint-Use Site (JJUS) which is anticipated to contain school site and associated playfields. This application aligns with most of the applicable ASP policies.

Amendments to this ASP is required in support of this application. Proposed amendments introduce policies for parking within NAC. An amendment to this policy is required to support design for parking areas.

According to ASP, Neighbourhood 4 is situated within the Bow River Valley. Additional uses proposed within the DC Districts such as Self Storage Facility and Vehicle Storage are to be guided through policies regulating design considerations at the development permit stages. These policies support the vision of the ASP for a pedestrian-oriented environment. These amendments ensure these additional use integrate cohesively into its residential and mixed-use contexts. The rules have been designed to ensure that active uses remain at-grade and future building will be street-oriented with high quality visual appearance.