

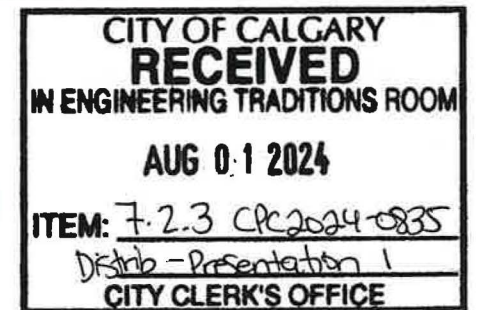


Calgary Planning Commission

Agenda Item: 7.2.3



LOC2023-0207 / CPC2024-0835 Road Closure, Policy Amendment, Land Use Amendment & Outline Plan





1. Attachment 1 – Page 3. Replace Aerial photo, Road Closure and Proposed Land Use Maps. Updated Maps reflect correct labelling of 212 Avenue SE Alignment. Not 210 Ave. SE
2. Attachment 5 – Replace Attachment 5 - Proposed Land Use Amendment Map with updated Attachment 5.
3. Attachment 7 – Replace Schedules A & B with updated maps reflecting 212 Avenue SE Alignment.
4. Attachment 8 – Replace Schedules A & B with updated maps reflecting 212 Avenue SE Alignment.
5. Attachment 9 - Replace Schedules A & B with updated maps reflecting 212 Avenue SE Alignment.

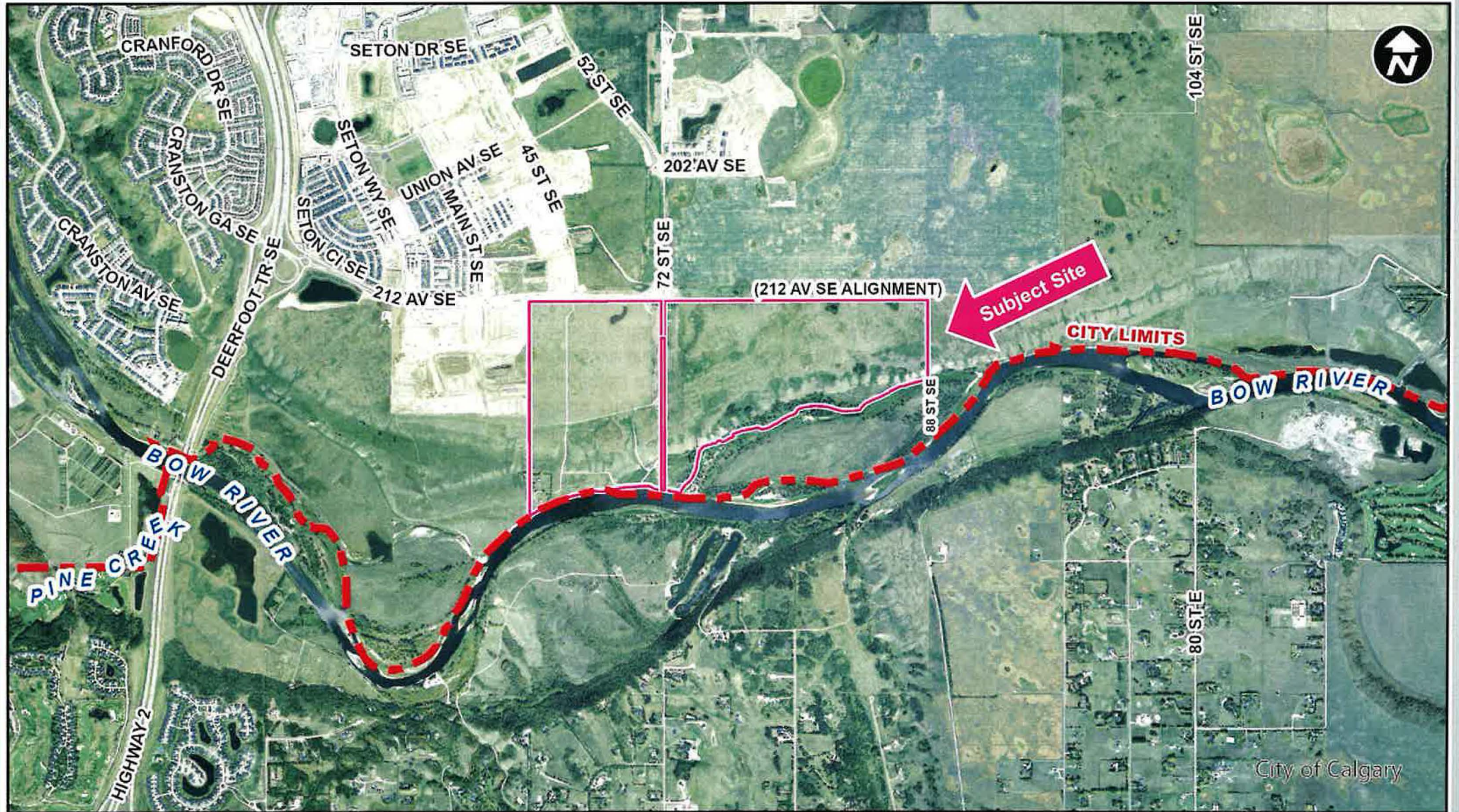
RECOMMENDATIONS:

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 \pm (537.75 acres \pm) with conditions (Attachment 2); and
2. Forward this report (CPC2024-0835) to the 2024 September 10 Public Hearing Meeting of Council.

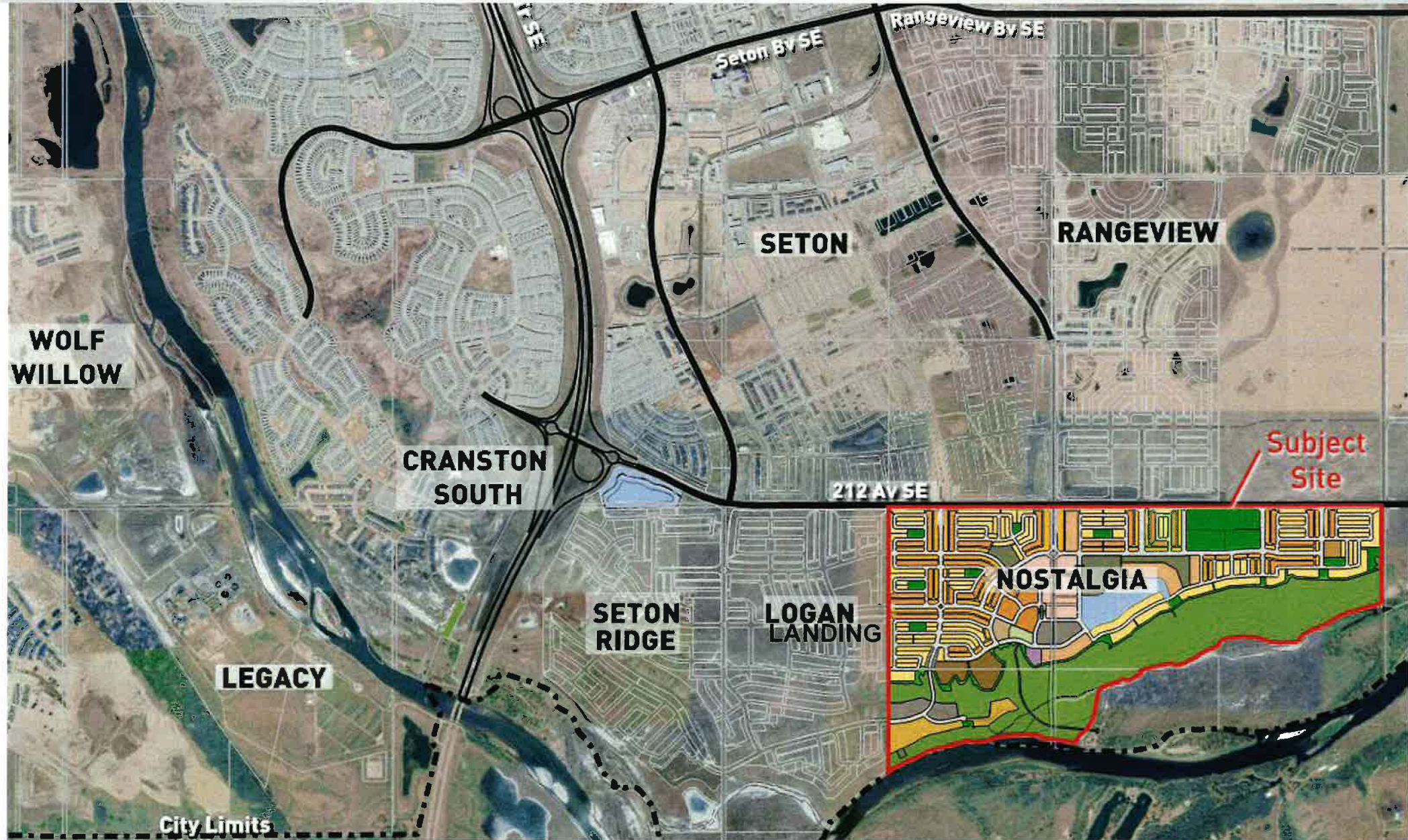
That Calgary Planning Commission recommend that Council:

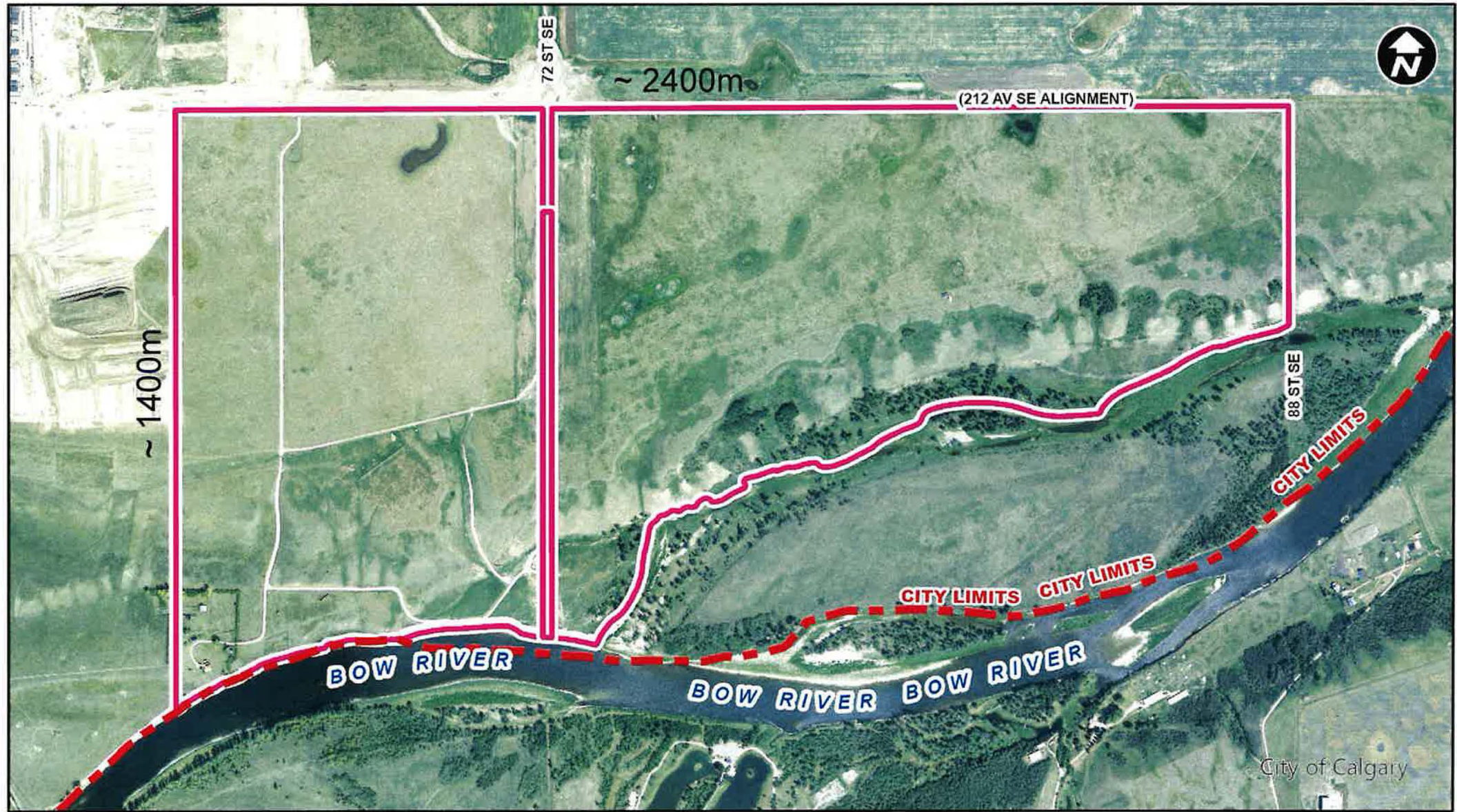
3. Give three readings to the proposed bylaw for the amendments to the Ricardo Ranch Area Structure Plan (Attachment 6);
4. Give three readings to the proposed closure of 1.80 hectares \pm (4.44 acres \pm) of road (Plan 2411427, Area 'A'), adjacent to 21209, 21210, 21909 and 21910 – 72 Street SE, with conditions (Attachment 3);
5. Give three readings to the proposed bylaw for the redesignation of 171.07 hectares \pm (422.72 acres \pm) 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 \pm (80.9 acres \pm) 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 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).



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

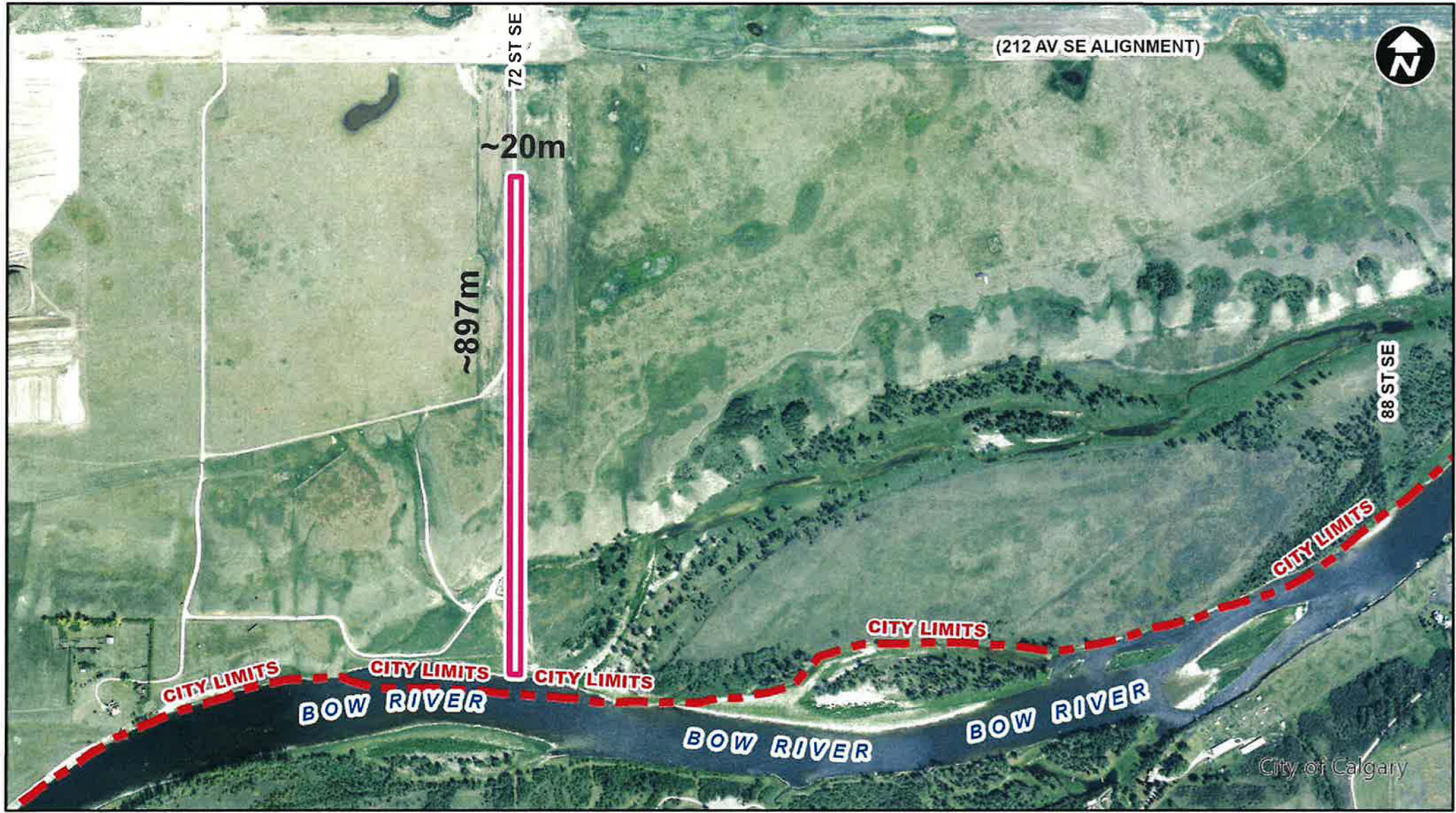




Outline Plan
Size:

217.62 ha
(537.75 acres)

Proposed Road Closure Location Map



Parcel Size:
1.80 ha
897m x 20m



View of existing homestead, Bow River and Crown Land looking east.



Viewshed



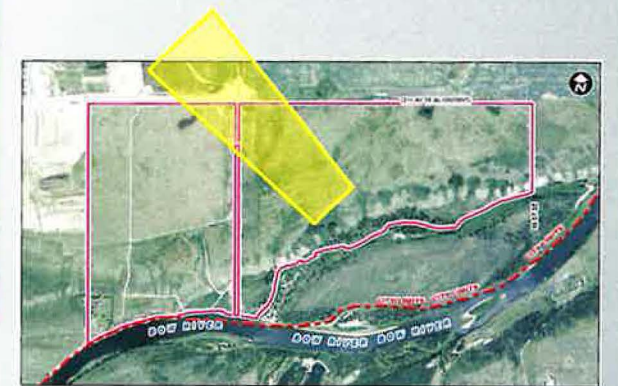
View of the escarpment ridge looking directly west.



Viewshed



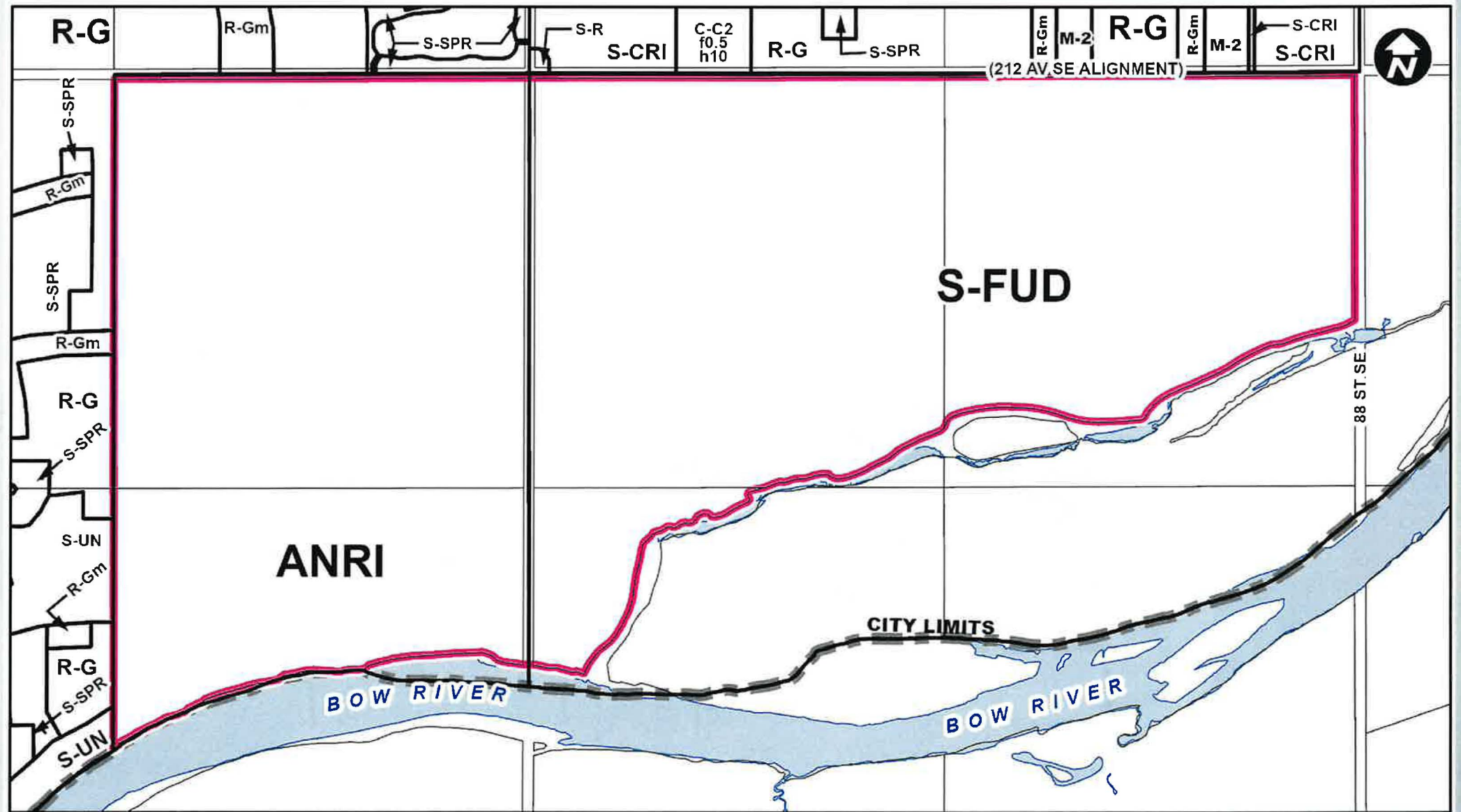
View of looking north towards the Seton Urban District and Hospital from the top of the escarpment.

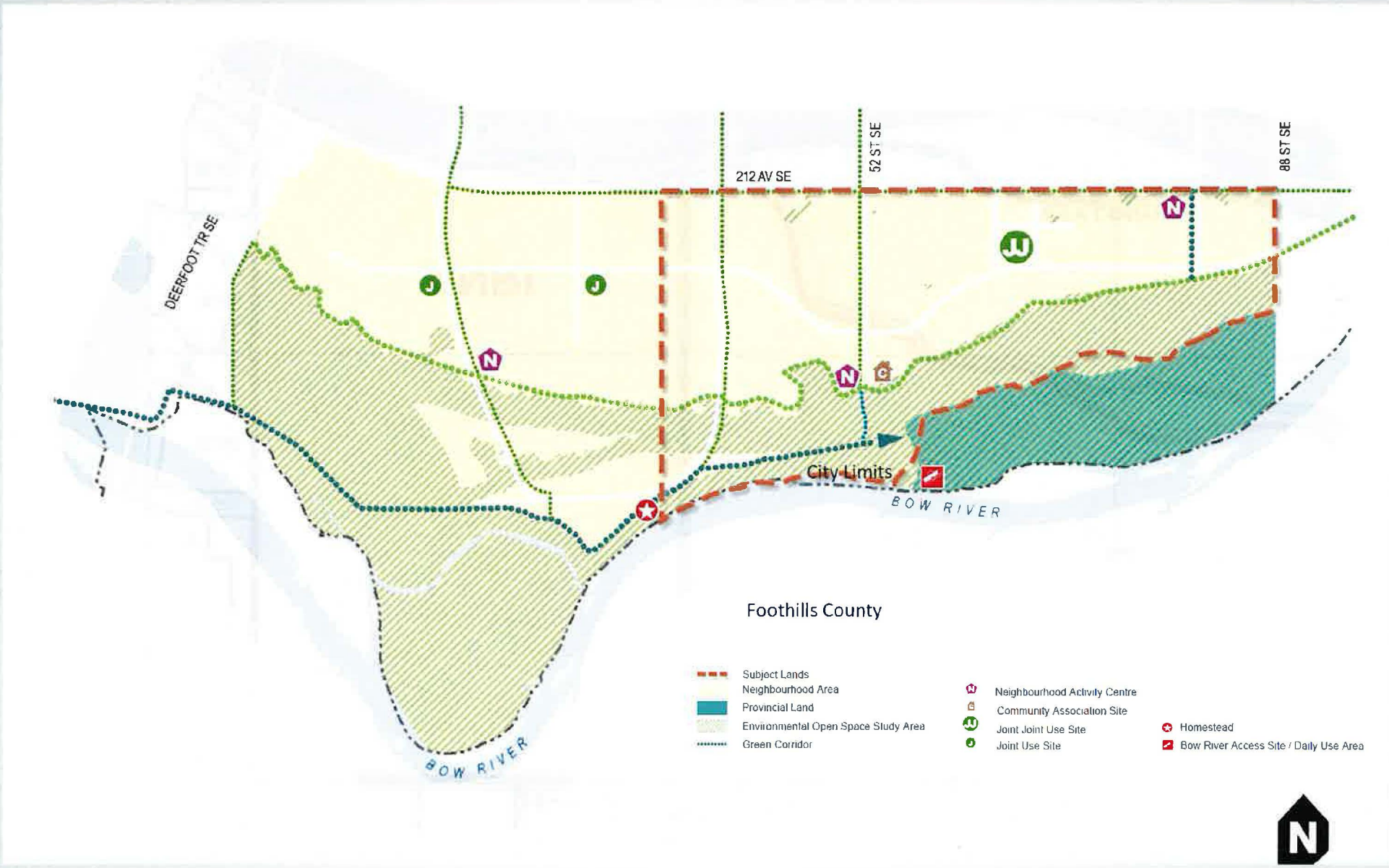


Viewshed

LEGEND

- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





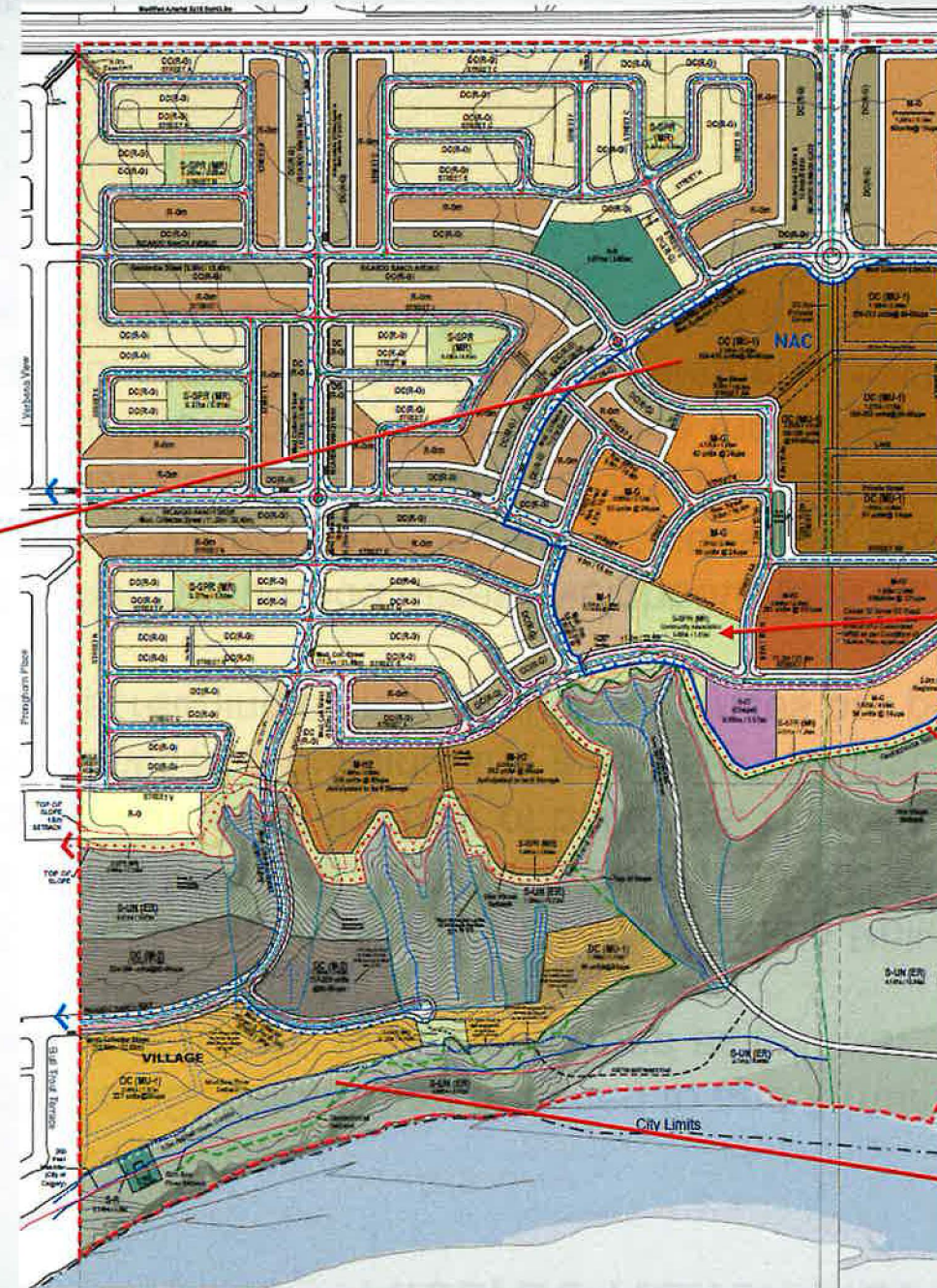
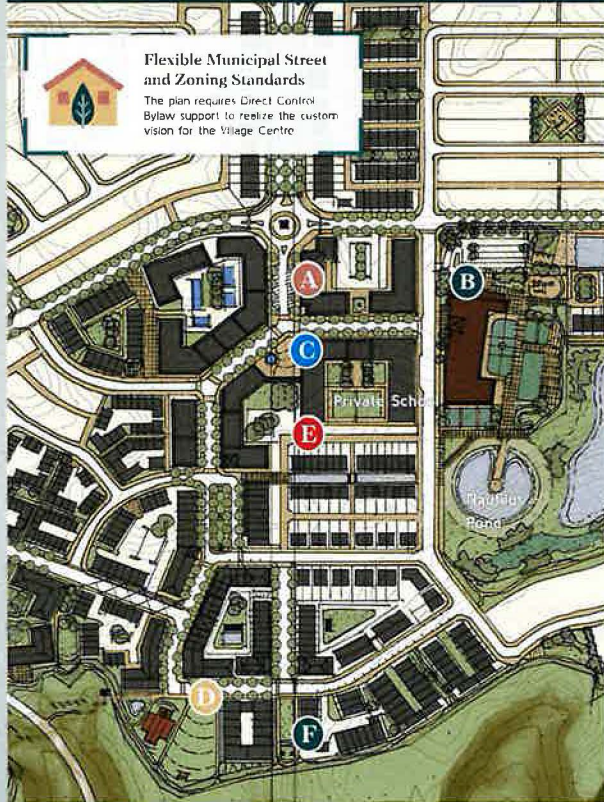
1. The Ricardo Ranch Area Structure Plan attached to and forming part of Bylaw 61P2019, as amended, is hereby further amended as follows:
 - (a) In Section 3.3 Neighbourhood Activity Centres, delete Policy 6 in its entirety and replace with the following: “6. Parking within a NAC should be provided on-street, underground or at the rear of buildings. However, parking should only be located between a building and a street where appropriate landscaping and screening elements such as fences are provided.”
 - (b) In Section 3.2.1 Neighbourhood Areas (Neighbourhood 4), after Policy 3.i add the following: “j. Where development includes Self Storage Facility and Vehicle Storage uses buildings should be designed to integrate with adjacent residential development and enhance the pedestrian environment through the careful consideration of building elements such as building siting and massing, use of materials, landscaping and placement of windows and entrances.”

Proposed Outline Plan 14



Neighbourhood Activity Centre (NAC)

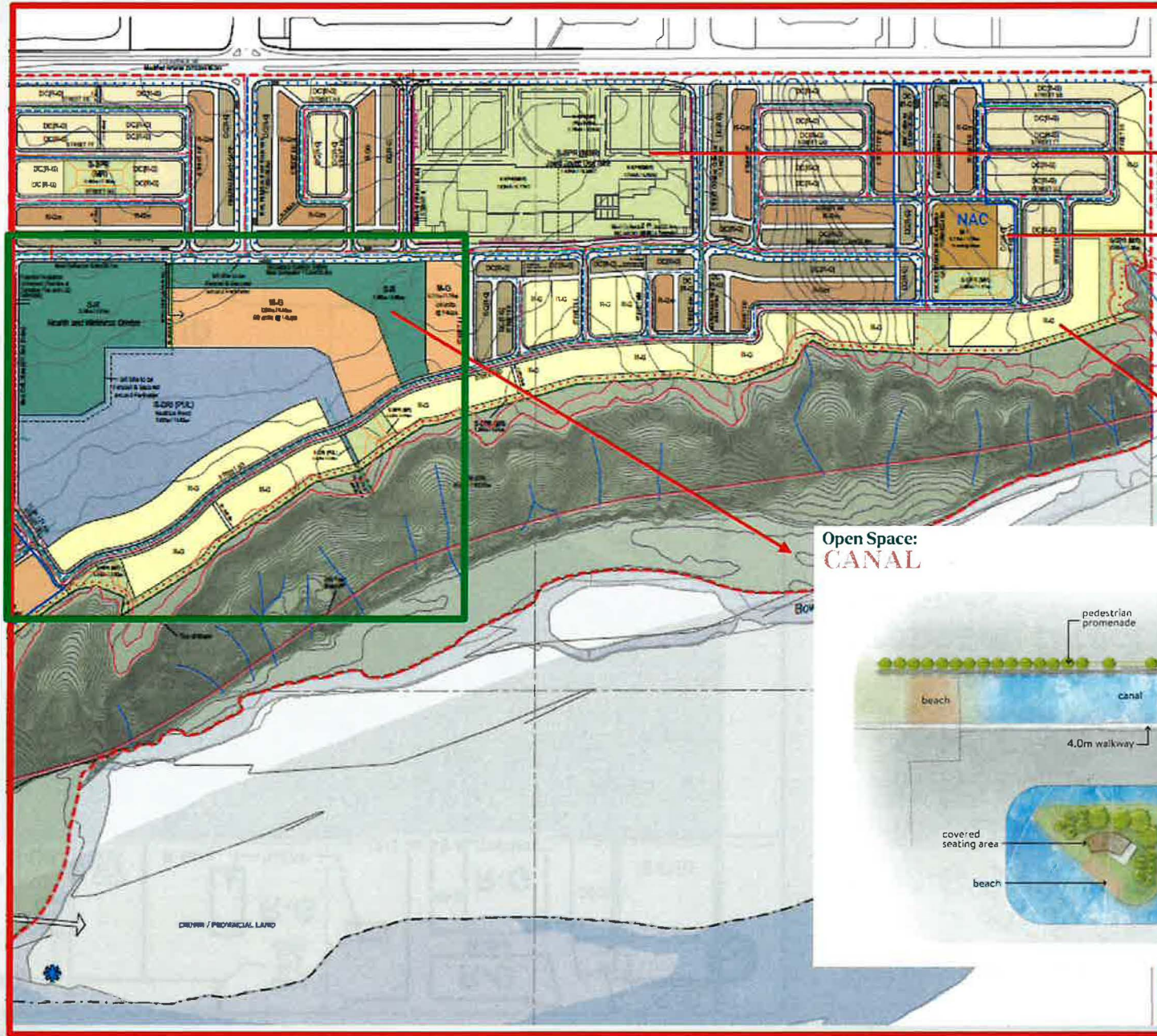
FIGURE 15: VILLAGE CENTRE CONCEPT PLAN AND KEY FEATURES



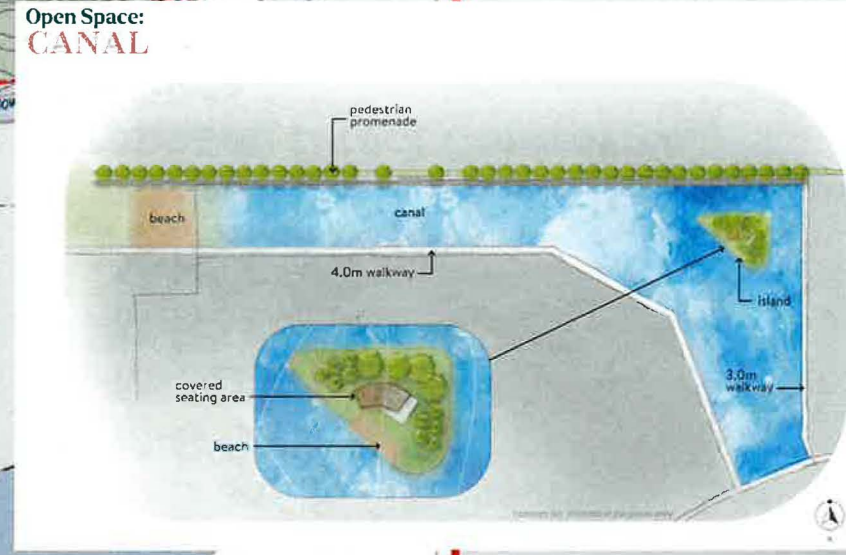
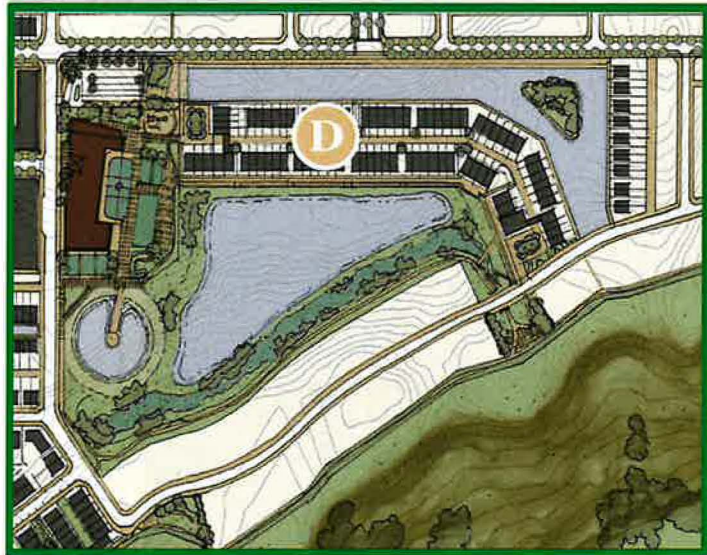
Regional Pathways

Green Corridors

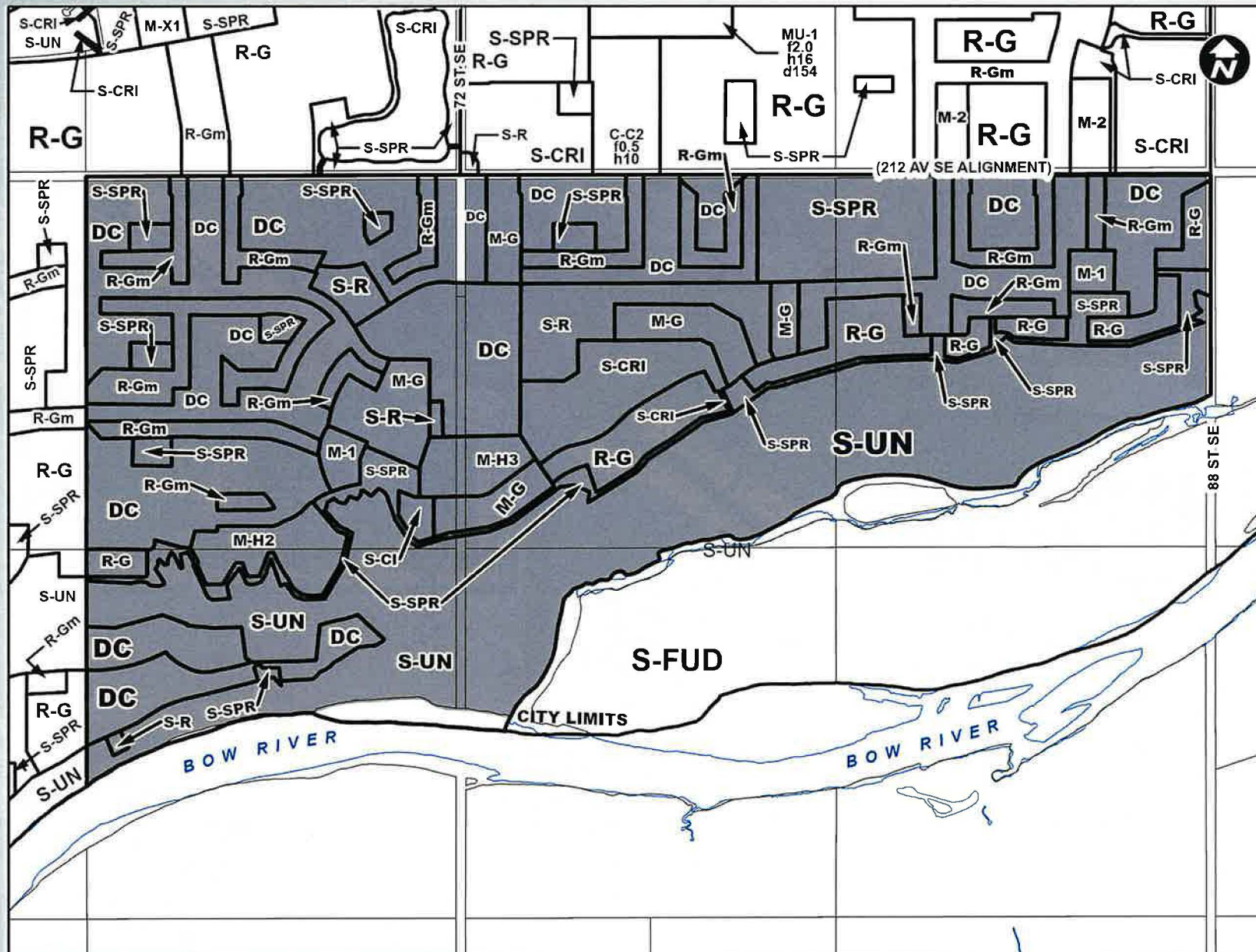
Proposed Outline Plan 15



- (JJUS) School Site
- Neighbourhood Activity Centre (NAC)
- Neighbourhood Residential Areas



Proposed Land Use Map 16



Proposed Districts :

- R-G and R-Gm District;
- M-G District;
- M-1 District;
- M-H2 District;
- M-H3 District;

Proposed Direct Control (DC) Districts :

- R-G District;
- M-2 District; and
- MU-1 District;

Proposed Special-Purpose Districts

- S-CRI District;
- S-SPR District;
- S-CI District;
- S-R District;
- S-UN District

Ricardo Ranch - Context with Seton Ridge and Logan Landing 17



RECOMMENDATIONS:

That Calgary Planning Commission:

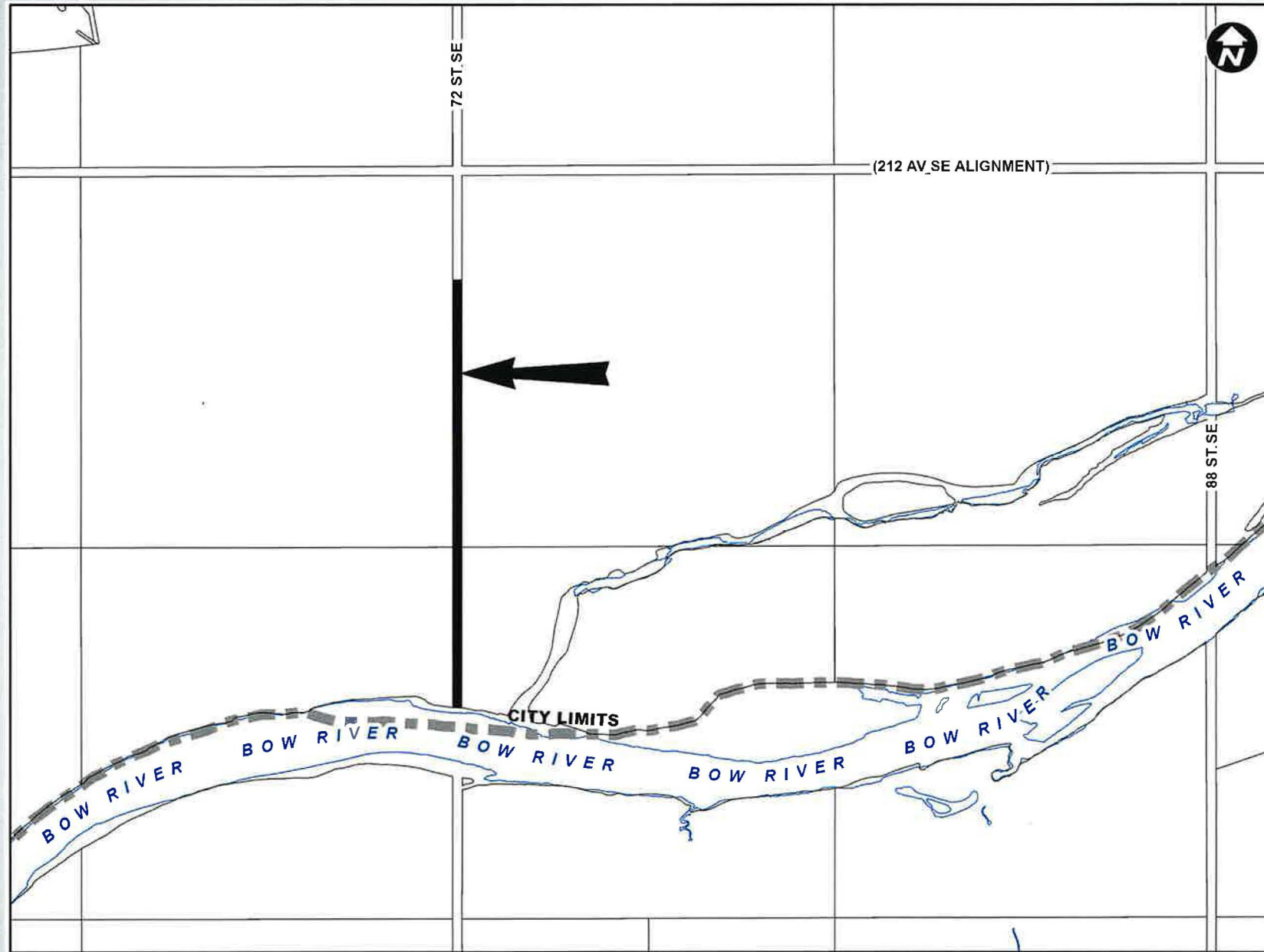
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Supplementary Slides



72 Street SE

Area – 1.80 Ha

FIGURE 6: FLOOD MAPPING

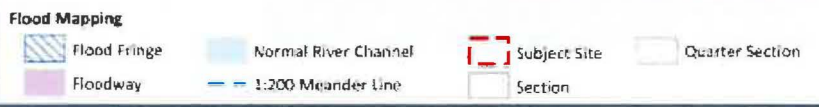
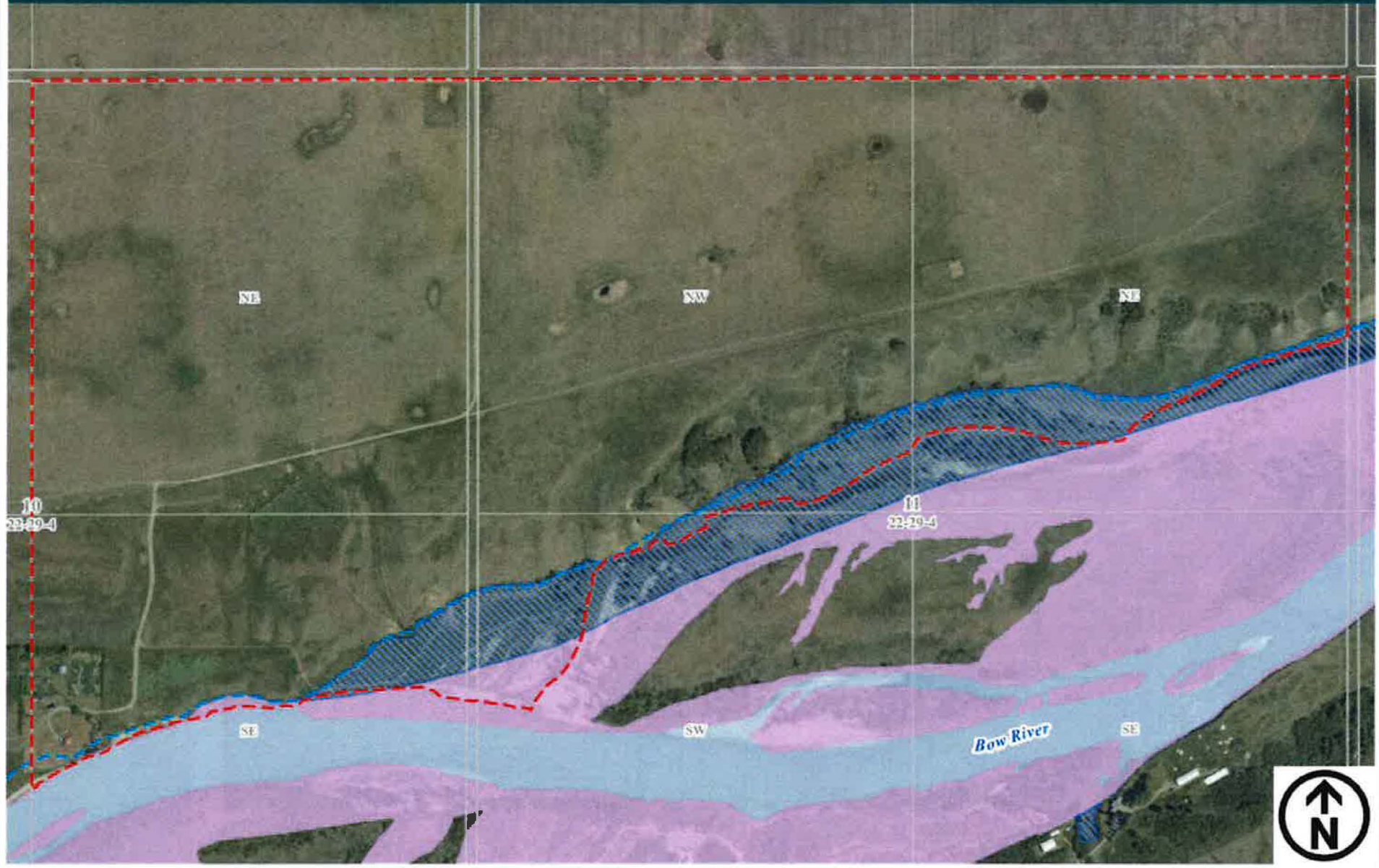


FIGURE 54: CONCEPTUAL PHASING



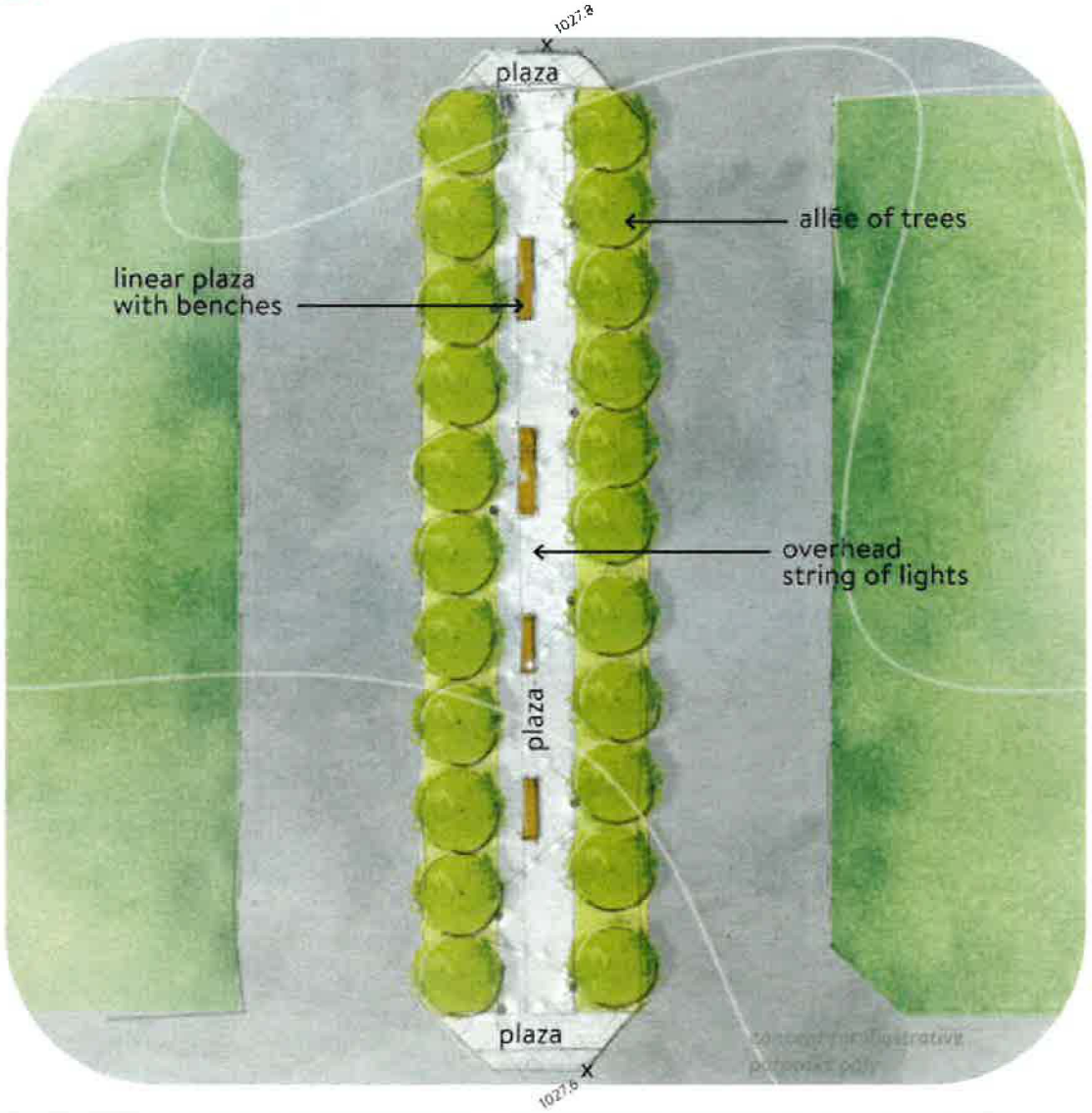
Open Space:
COMMUNITY ASSOCIATION



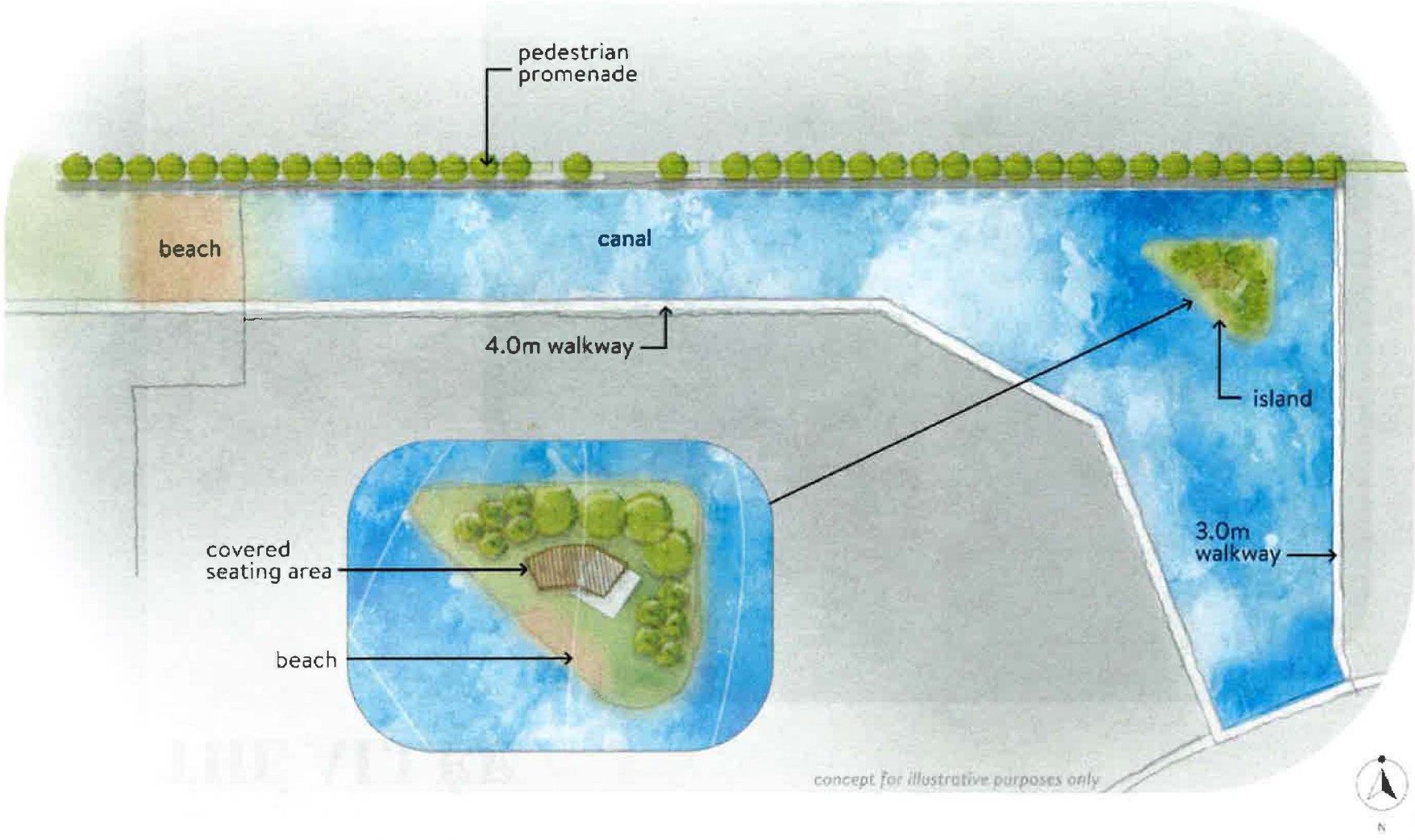
Open Space:
JOINT USE SITE



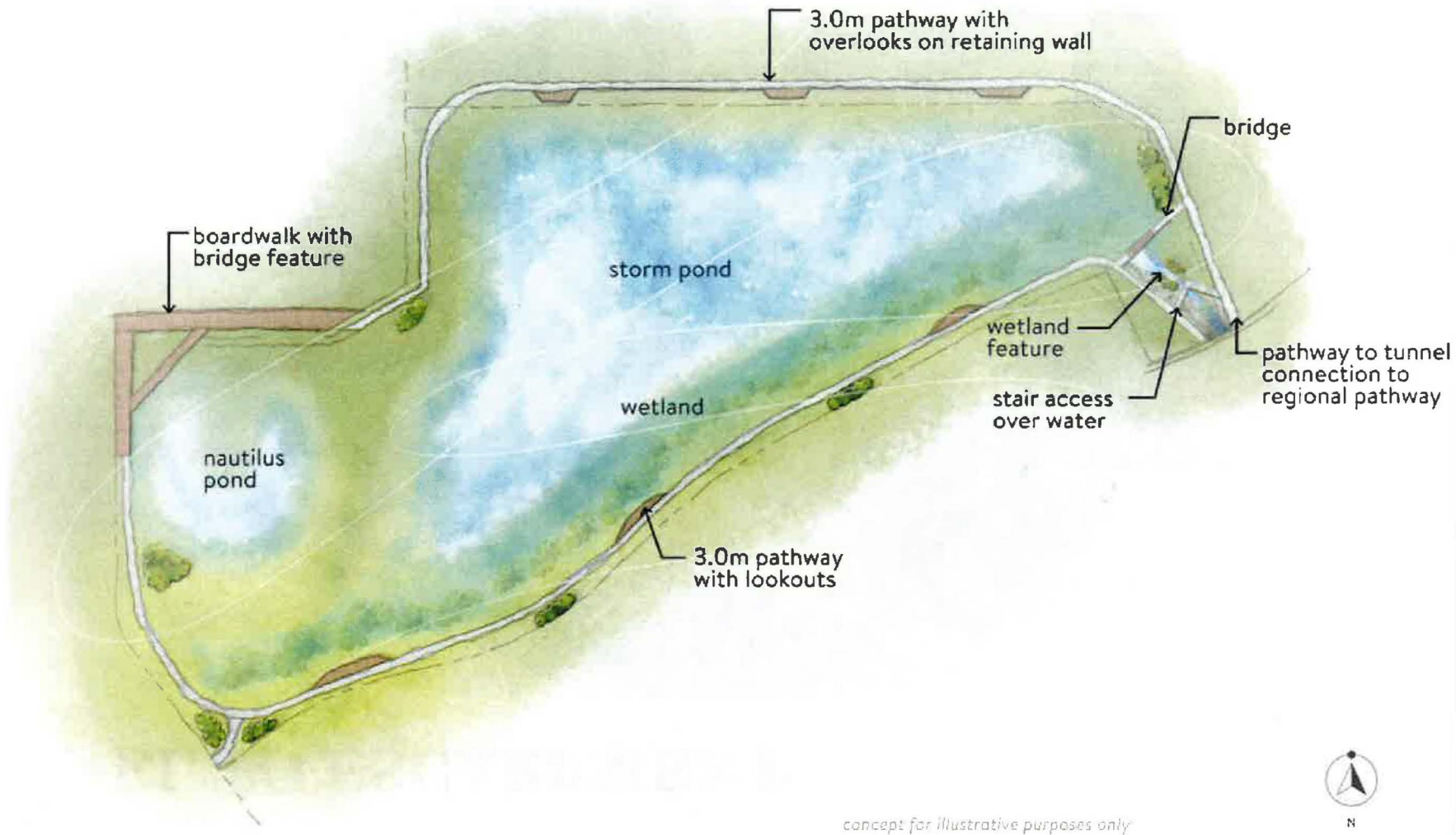
Open Space:
THE ALLÉE



Open Space:
CANAL



Open Space:
STORM POND

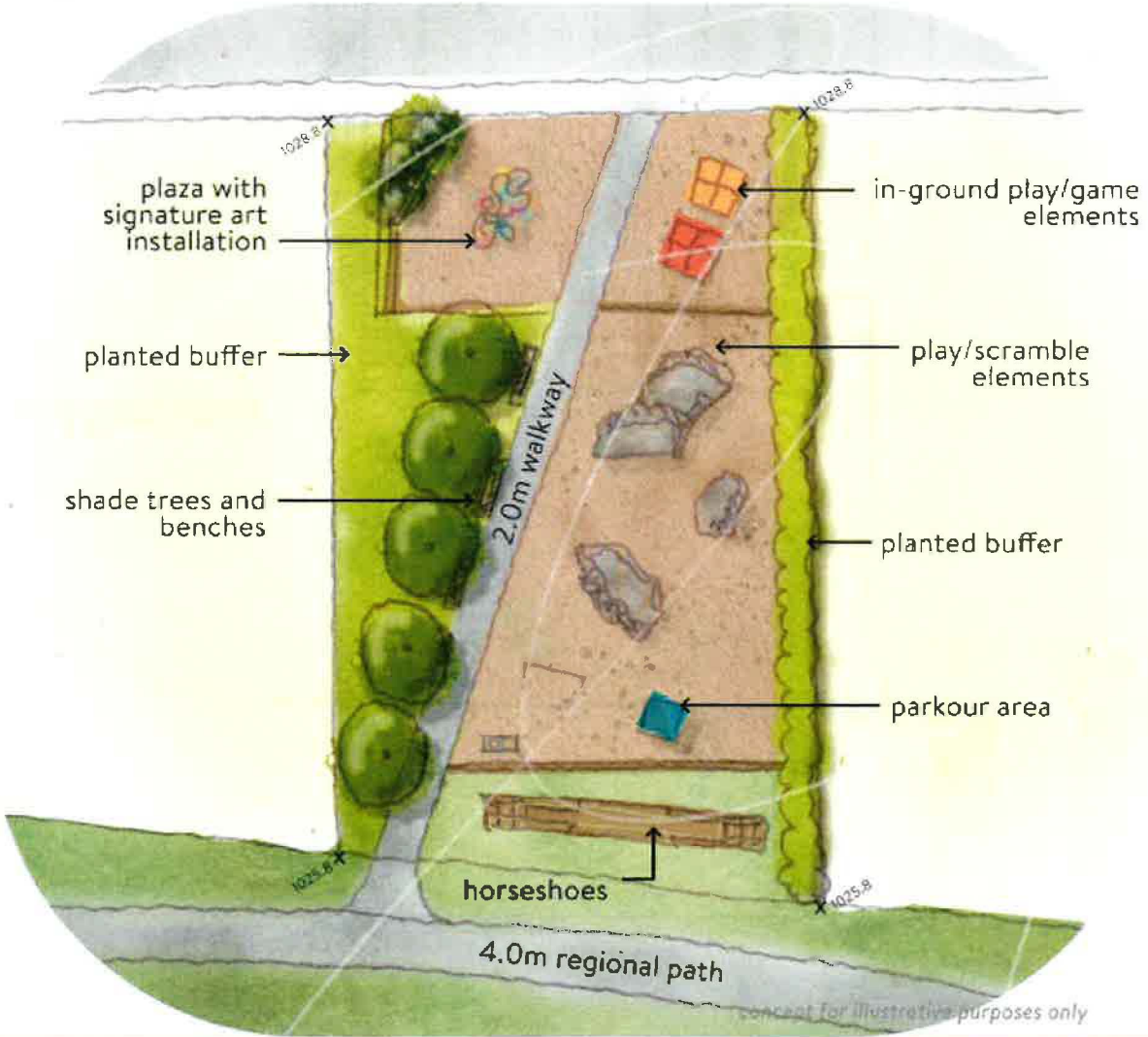


concept for illustrative purposes only

Open Space: TUNNEL TO ESCARPMENT

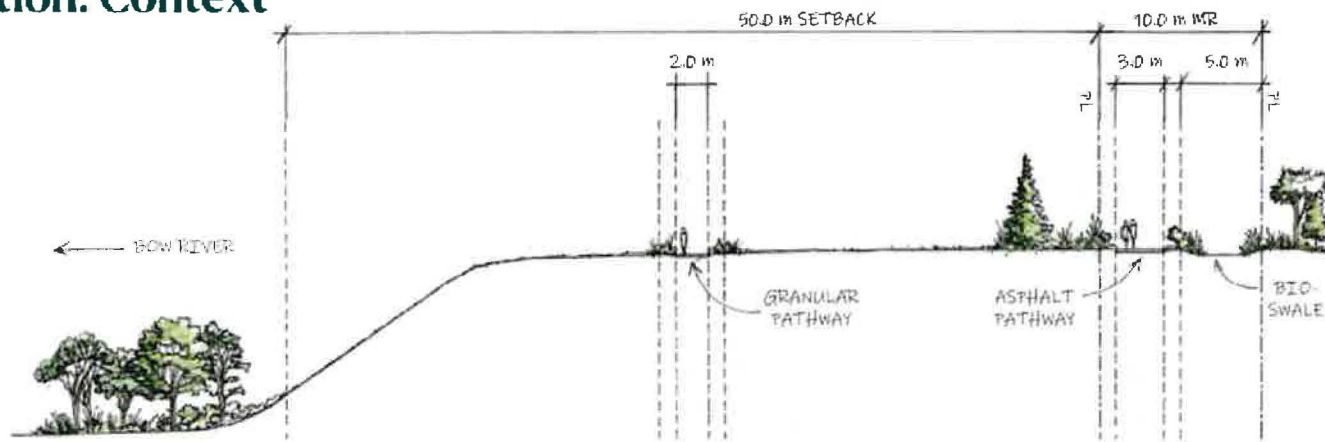


Open Space:
ACTIVE PLAY (ESCARPMENT)



concept for illustrative purposes only

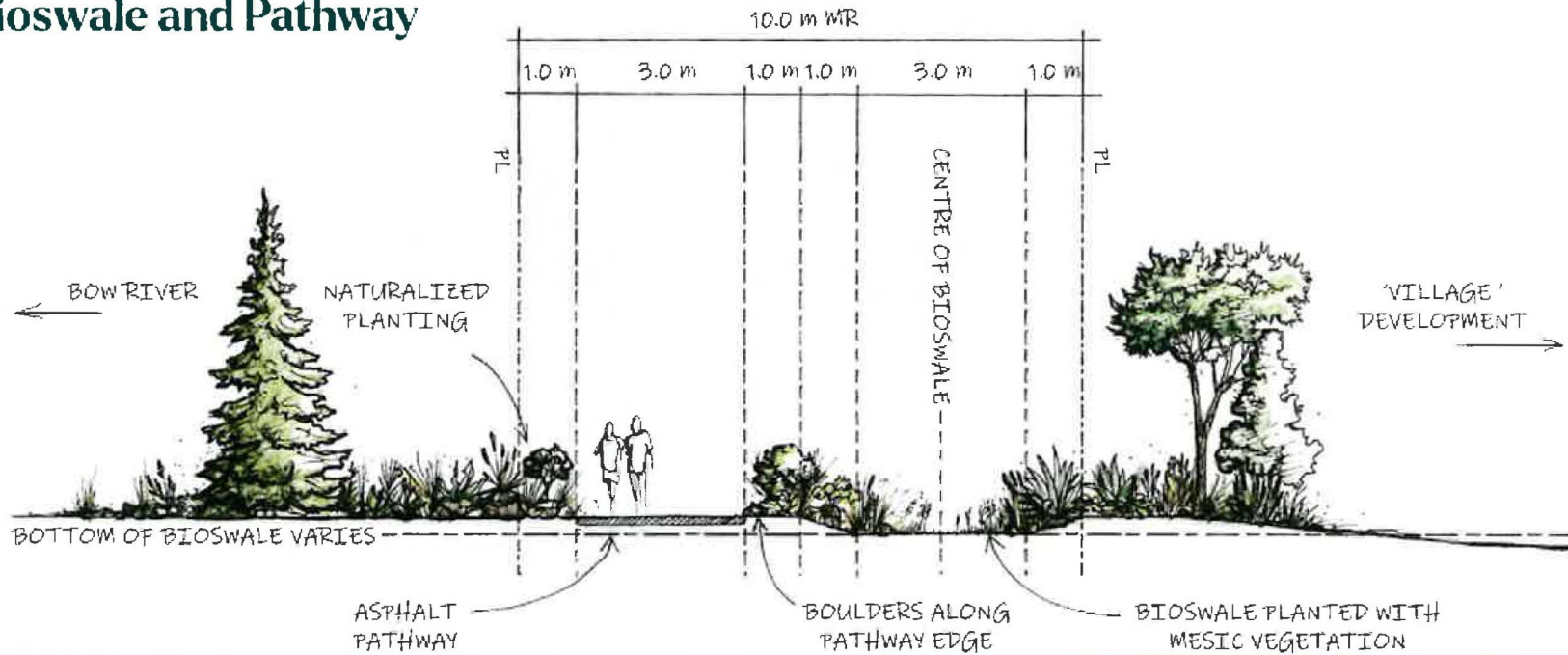
Section: Context



KEY PLAN



Section: Bioswale and Pathway



Environmental Reserve Backsloping



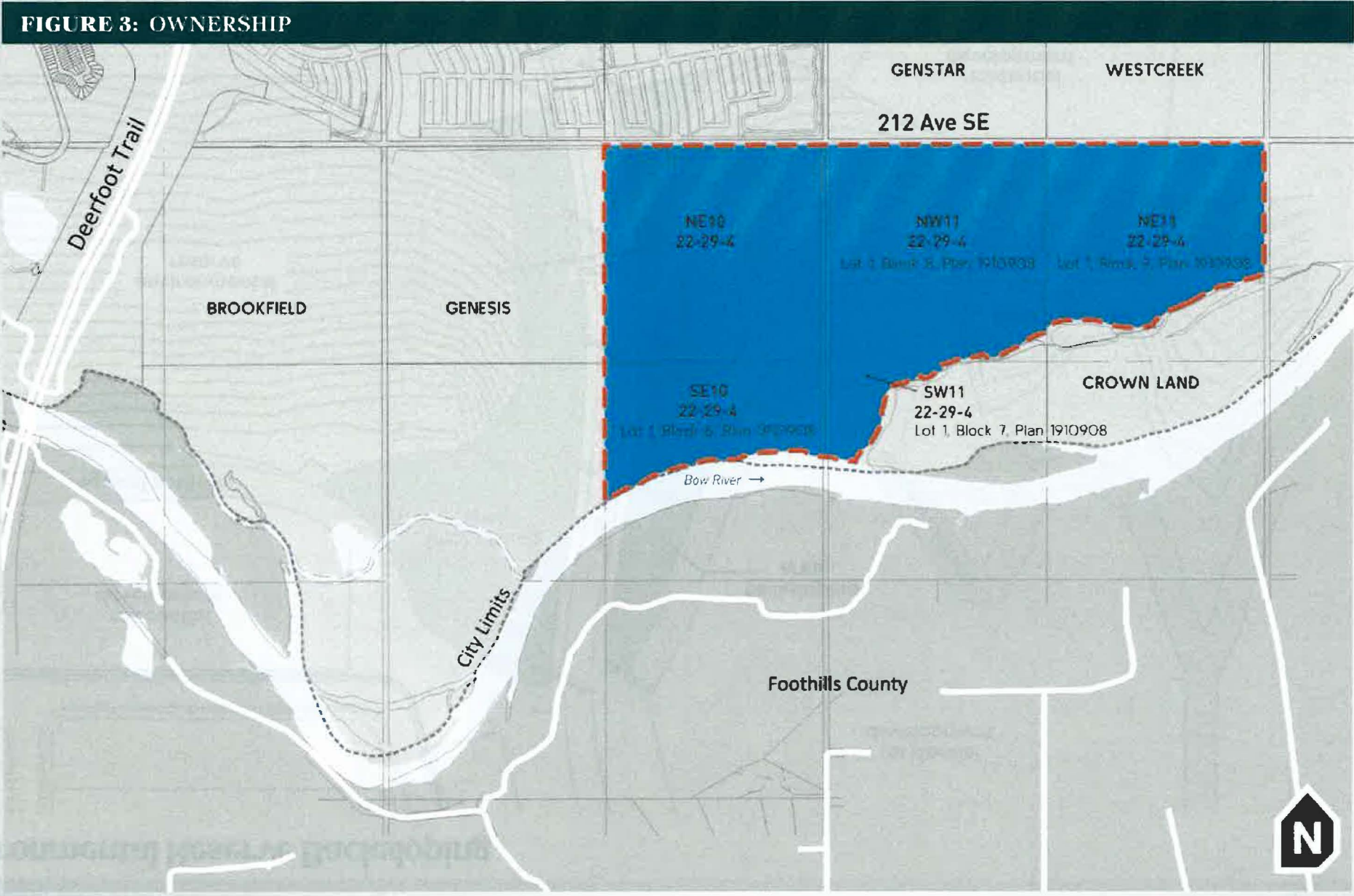
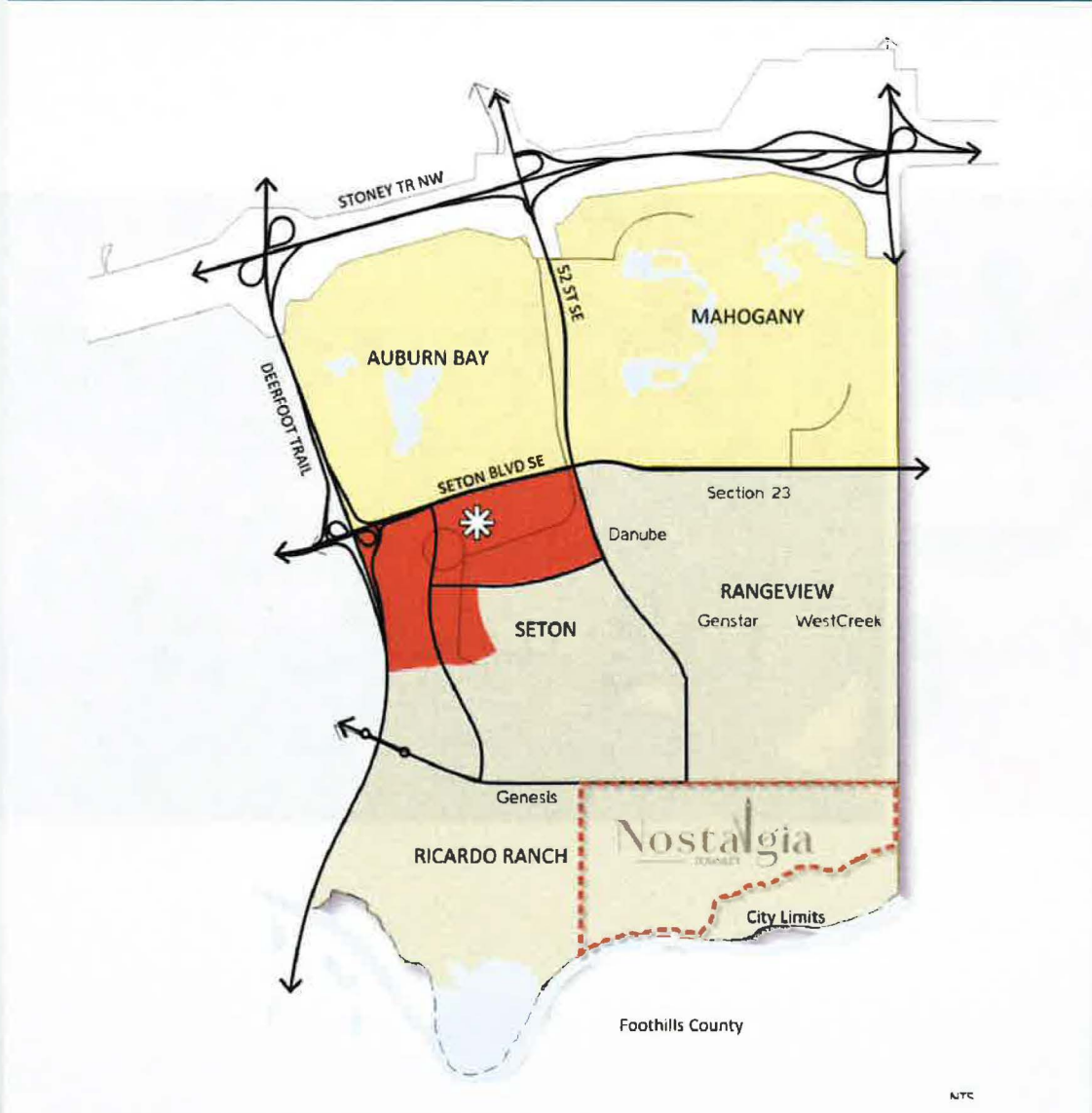


FIGURE 7: MUNICIPAL DEVELOPMENT PLAN



**FIGURE 12:
GATEWAY
ENTRY
TOWNHOME
CONCEPT**



FIGURE 16: VILLAGE CENTRE CONCEPTUAL RENDERINGS

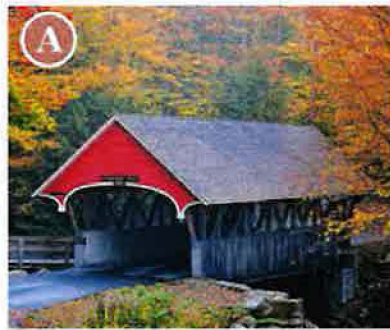


6.2.4 BOAT LAUNCH

An integral component of the 'fishing village' concept is a boat launch and ancillary amenities to be located on crown land fronting the Bow River to the east of the village development. A preliminary design was generated based on the Fish Creek river access and input from meetings/discussions with two fishing groups and the River Users Alliance. An initial program included parking for cars and trailers and a dual launch, washrooms, a covered area for BBQ's, an open space for teaching and demonstrations, a practice area for casting/fly fishing and concrete pads for seasonal businesses.

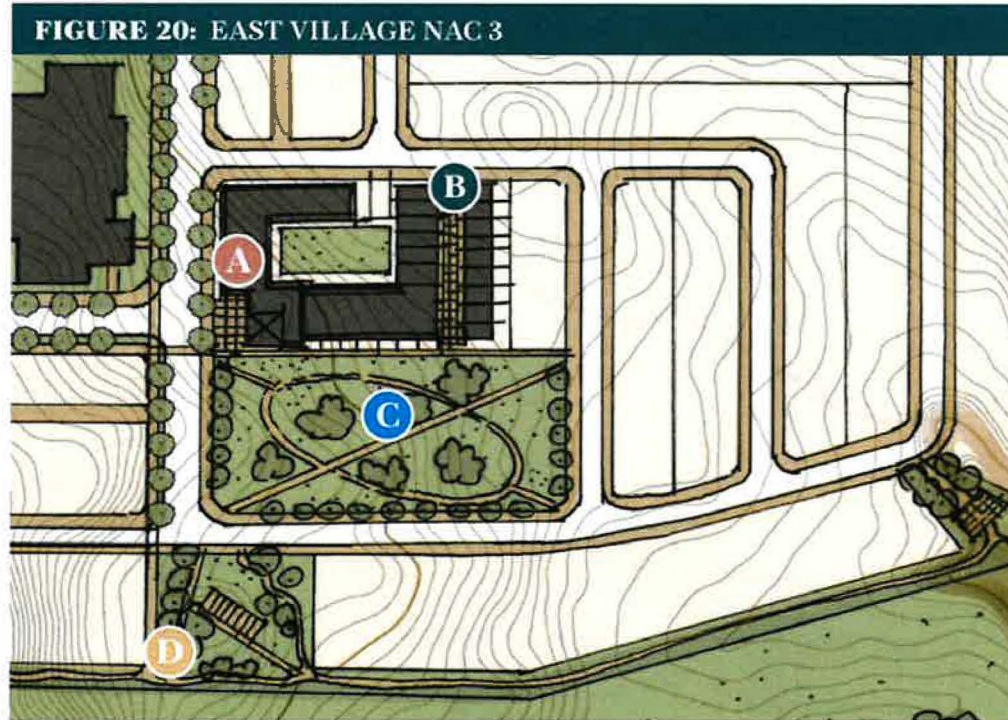


- A** Sense of entry along decorative feature bridge.
- B** Riverfront Cabanas and storage sheds.
- C** Entry feature and main kiosk with food and beverage opportunities.
- D** Seasonal detachable kiosks including canoe/paddle board rentals and glamping tents, and movable furniture to add vibrancy.

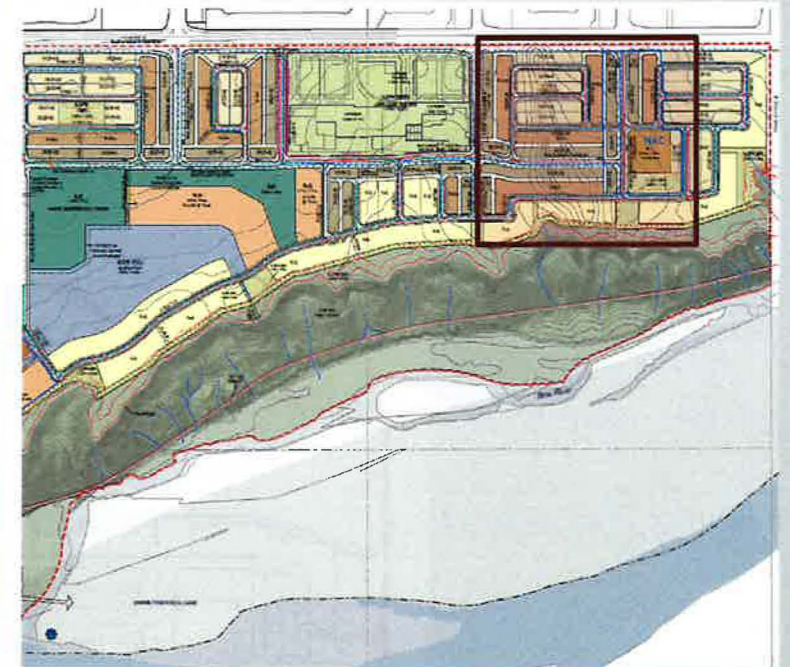


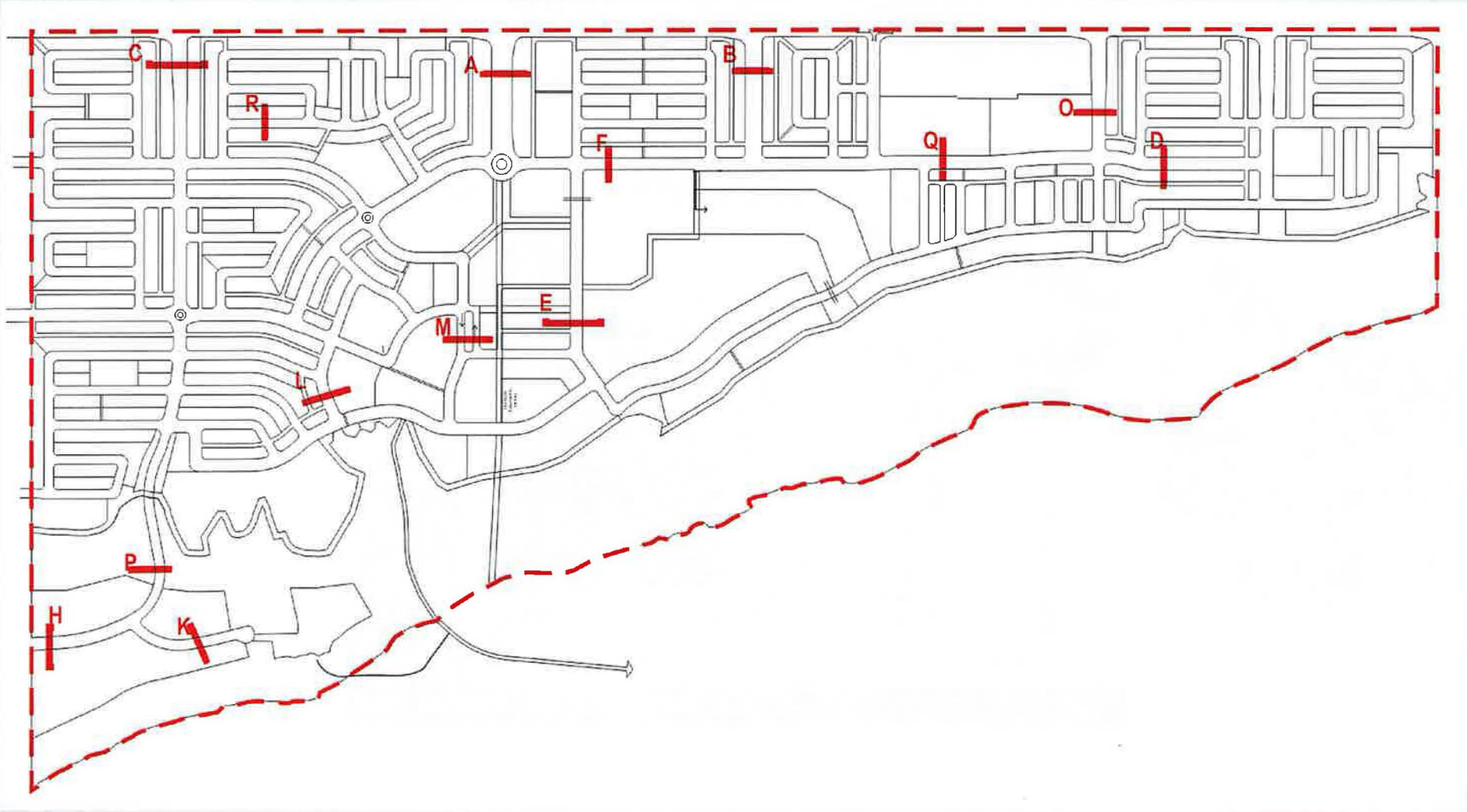
6.2.5 EAST VILLAGE - NAC 3

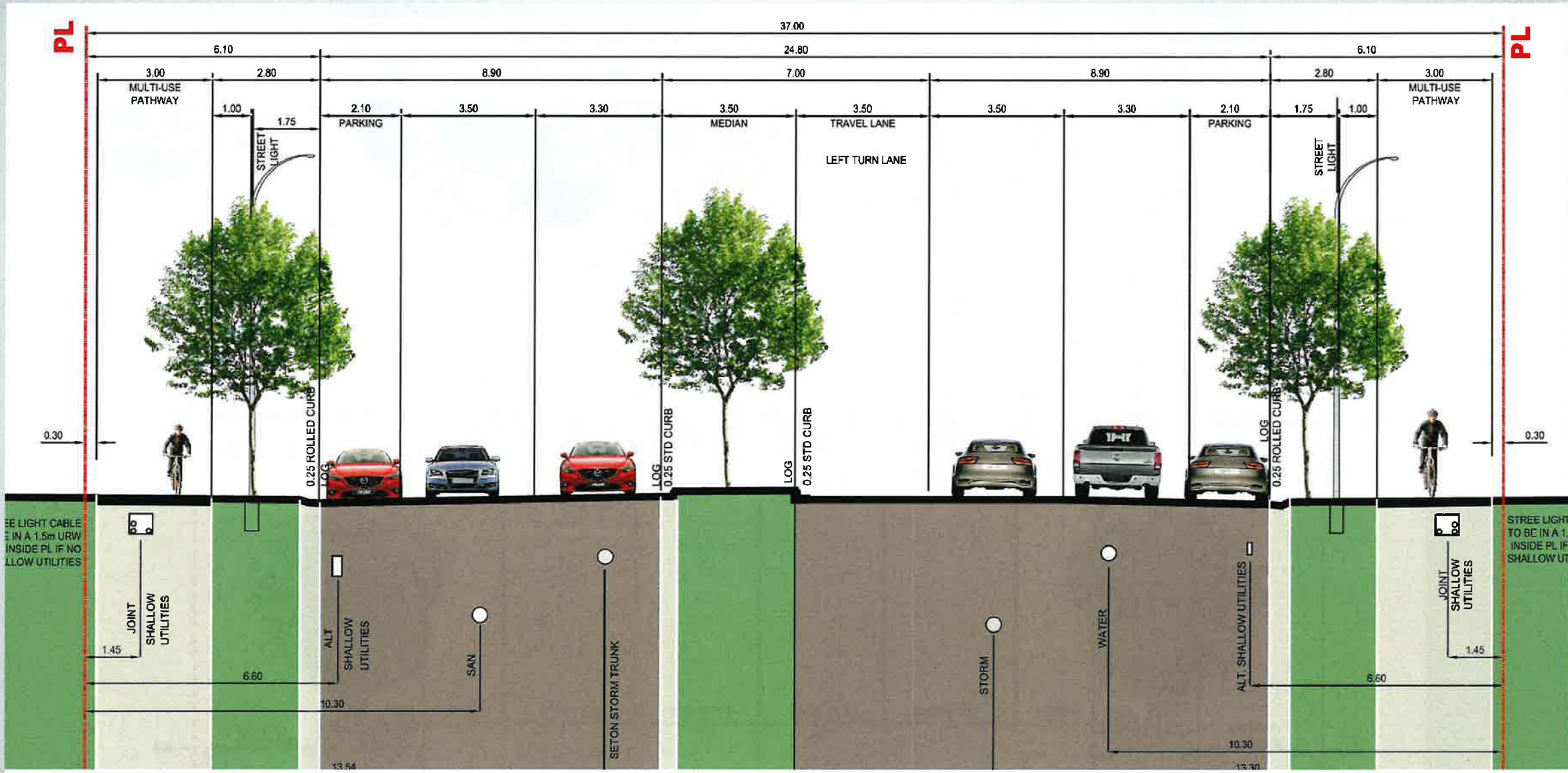
The East Village provides the possibility of including potential retail to support the population in the east portion of Nostalgia Townlet. The NAC includes higher intensity residential uses to provide a diverse housing mix within the east portion of the plan.



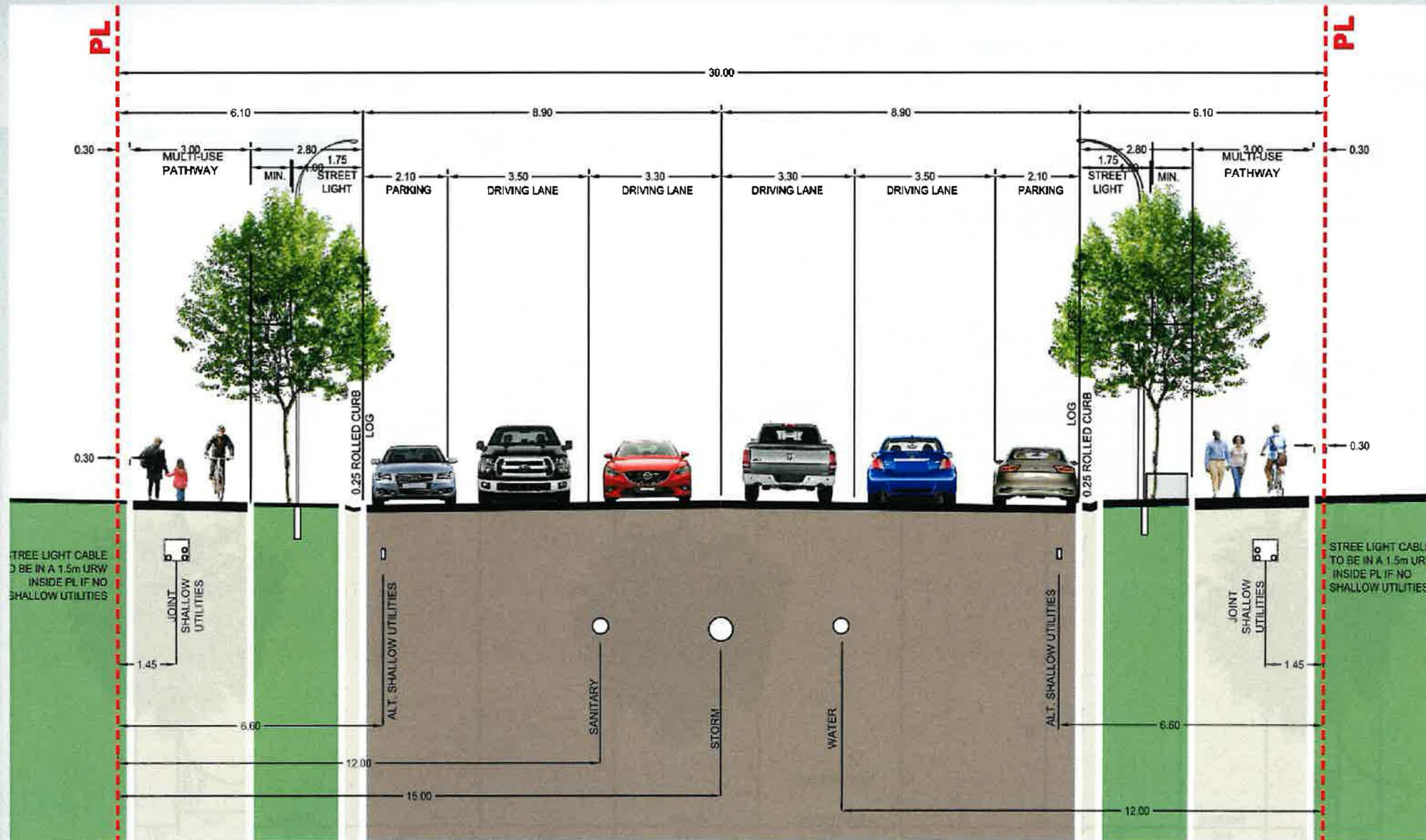
- A** Mid-rise townhomes and the potential for mixed use retail
- B** Street-oriented townhomes, with the potential for interior parking courts and green space
- C** Fenced Dog Park and Playground
- D** View corridor and connection to the escarpment, including regional pathway network.



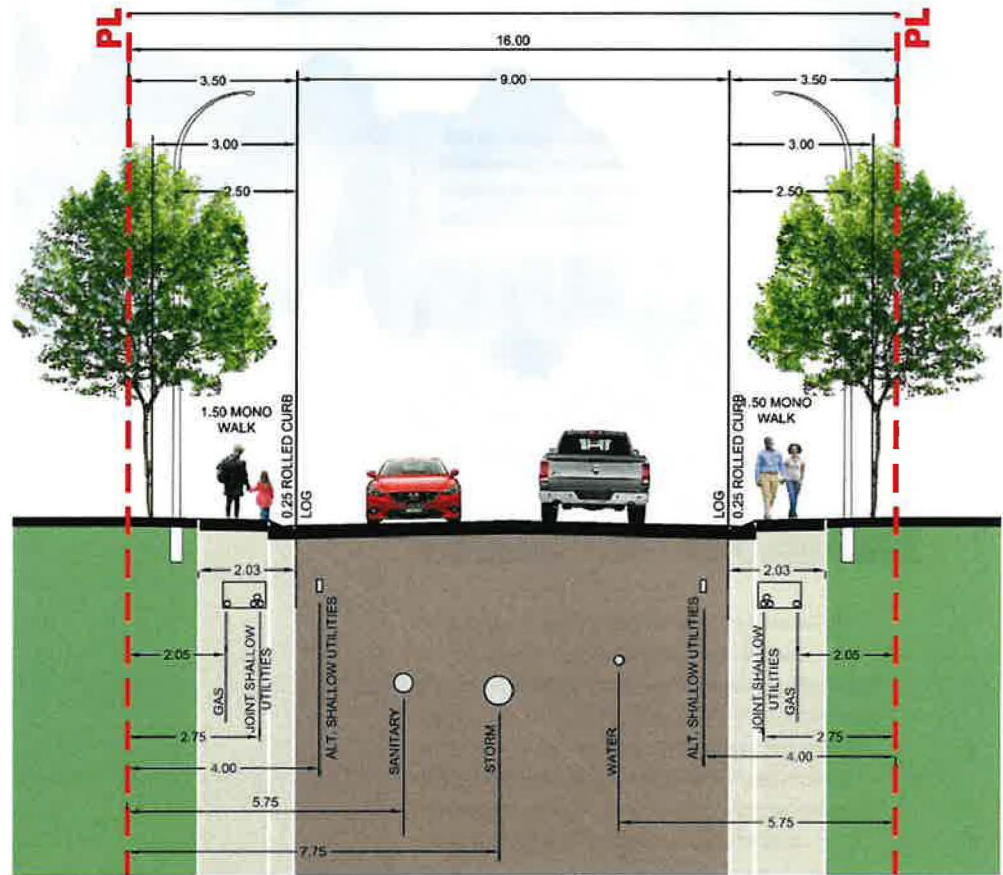




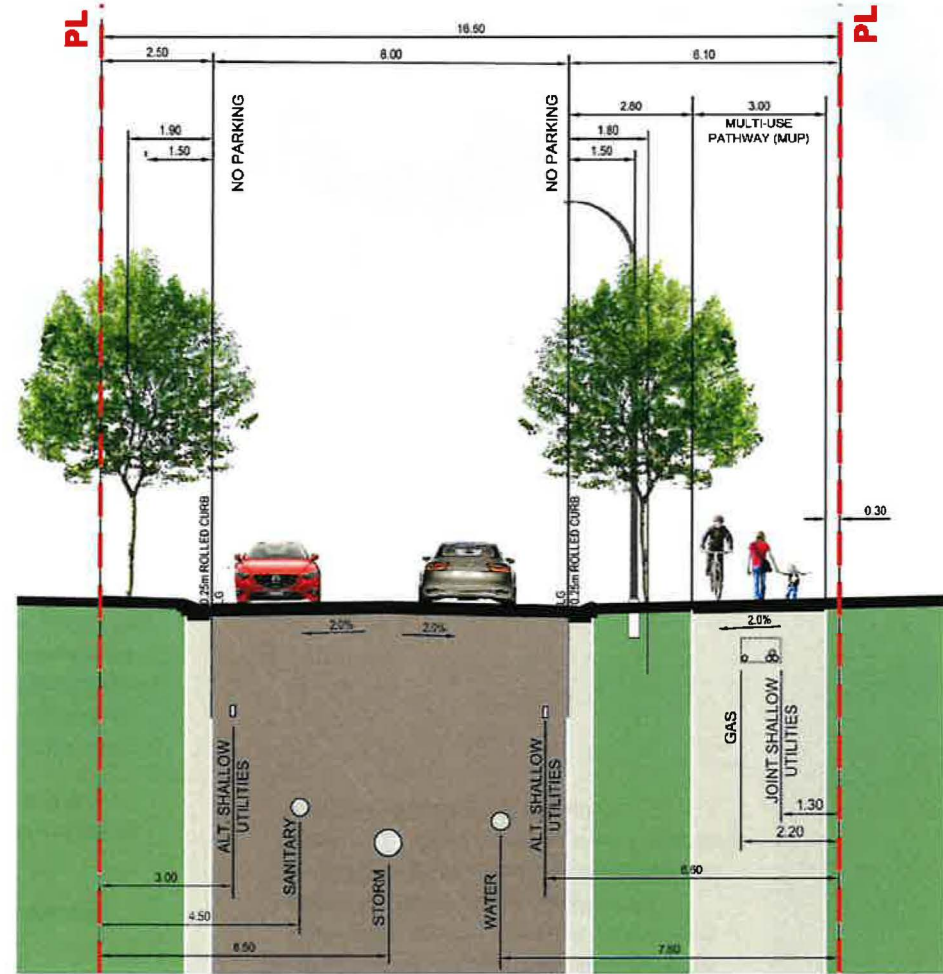
A: Mod. Arterial - (8.9m & 8.9m / 37.0m) 3.0m Multi-Use Pathway Both Sides
 1:200 NOT FOR CONSTRUCTION



B: Modified Neighbourhood Boulevard - (17.8m / 30.0m)
3.0m Multi-Use Pathway Both Sides 1:200 NOT FOR CONSTRUCTION



R: Residential 'M' Street (9.0m / 16.0m ROW)
1:200 NOT FOR CONSTRUCTION



P: Modified Collector Street

3.3 Neighbourhood Activity Centres

Neighbourhood Activity Centres (NACs) are focal points within Neighbourhoods that contain transit supportive residential and non-residential uses. Connected to the surrounding Neighbourhood Area by a network of converging streets, bikeways, and pathways, NACs are designed to have a pedestrian-oriented environment and an active public realm.

Three NACs will be provided within each of Neighbourhoods 1, 2 and 3. NAC 1 will be located directly adjacent to the escarpment. NAC 2/3 will be located at the terminus of 52 Street S.E. directly adjacent to the escarpment. Given its location, NAC 2/3 may straddle the boundary of Neighbourhoods 2 and 3. NAC 3 will be located in the eastern portion of the Plan Area, close to 212 Avenue S.E.



NACs contain residential and non-residential uses with a focus on a pedestrian-oriented environment and the public realm.

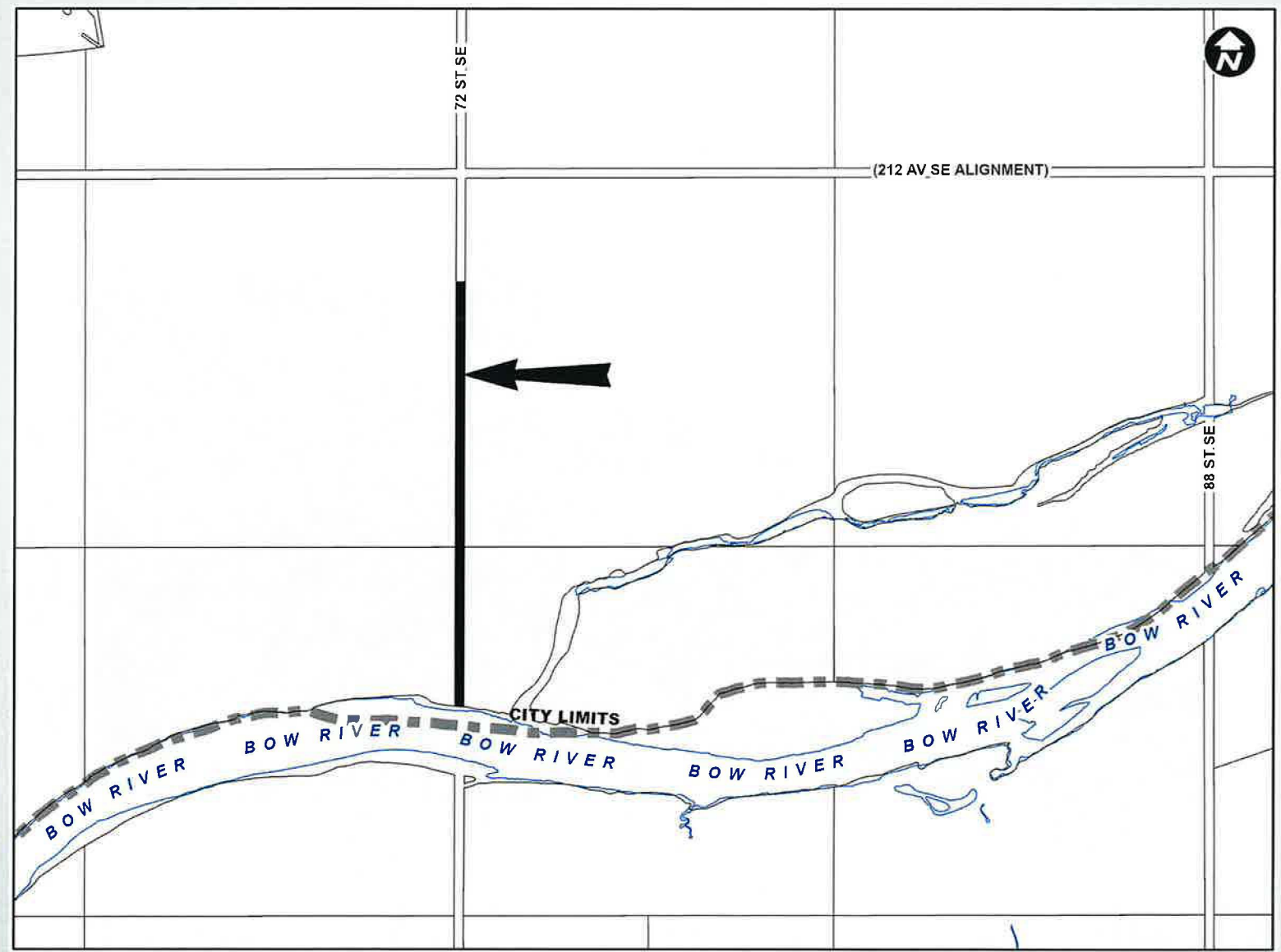
Intent

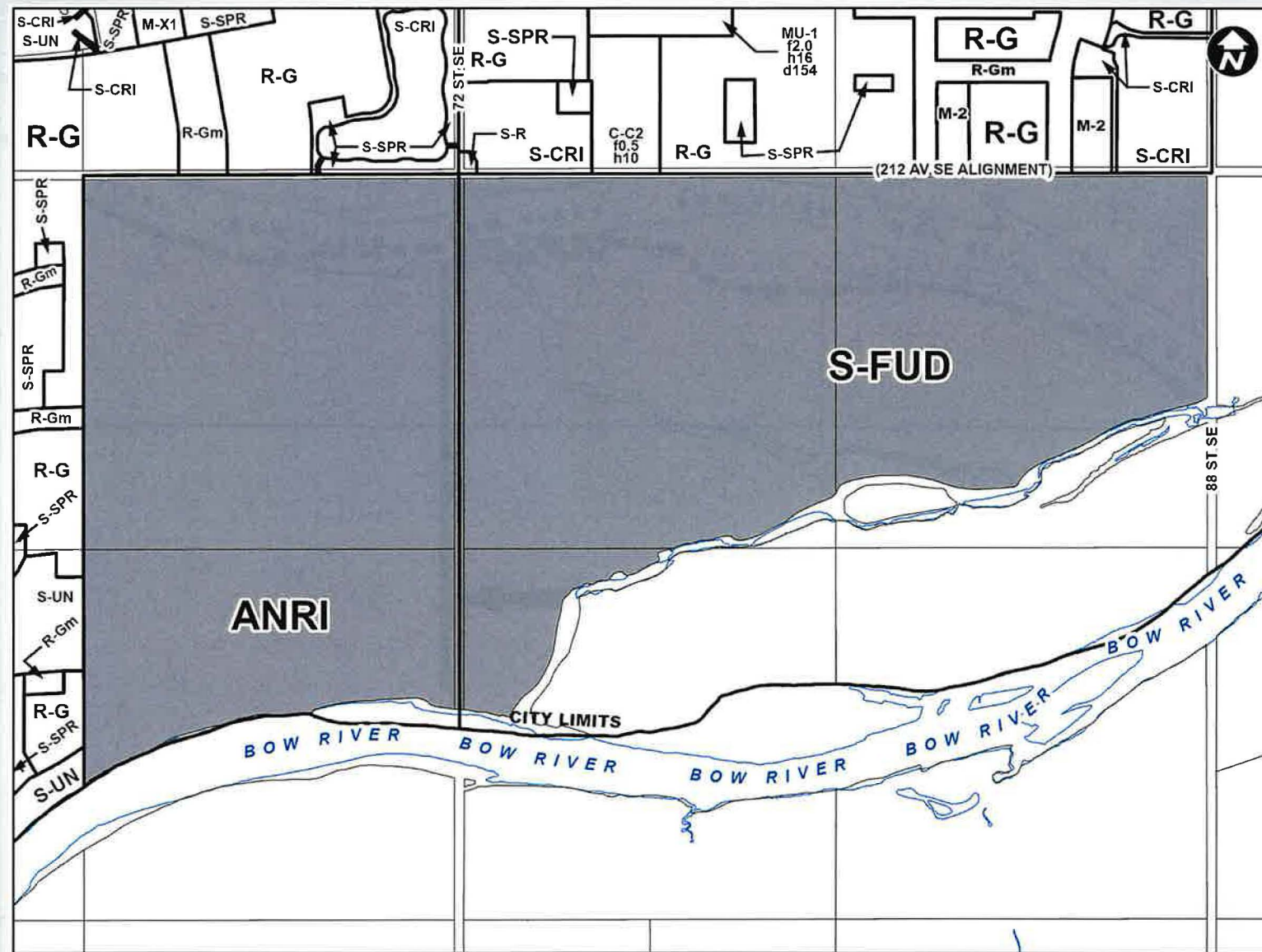
To establish distinct elements and local characteristics of each NAC to ensure they are integrated into the Neighbourhoods and the overall community.

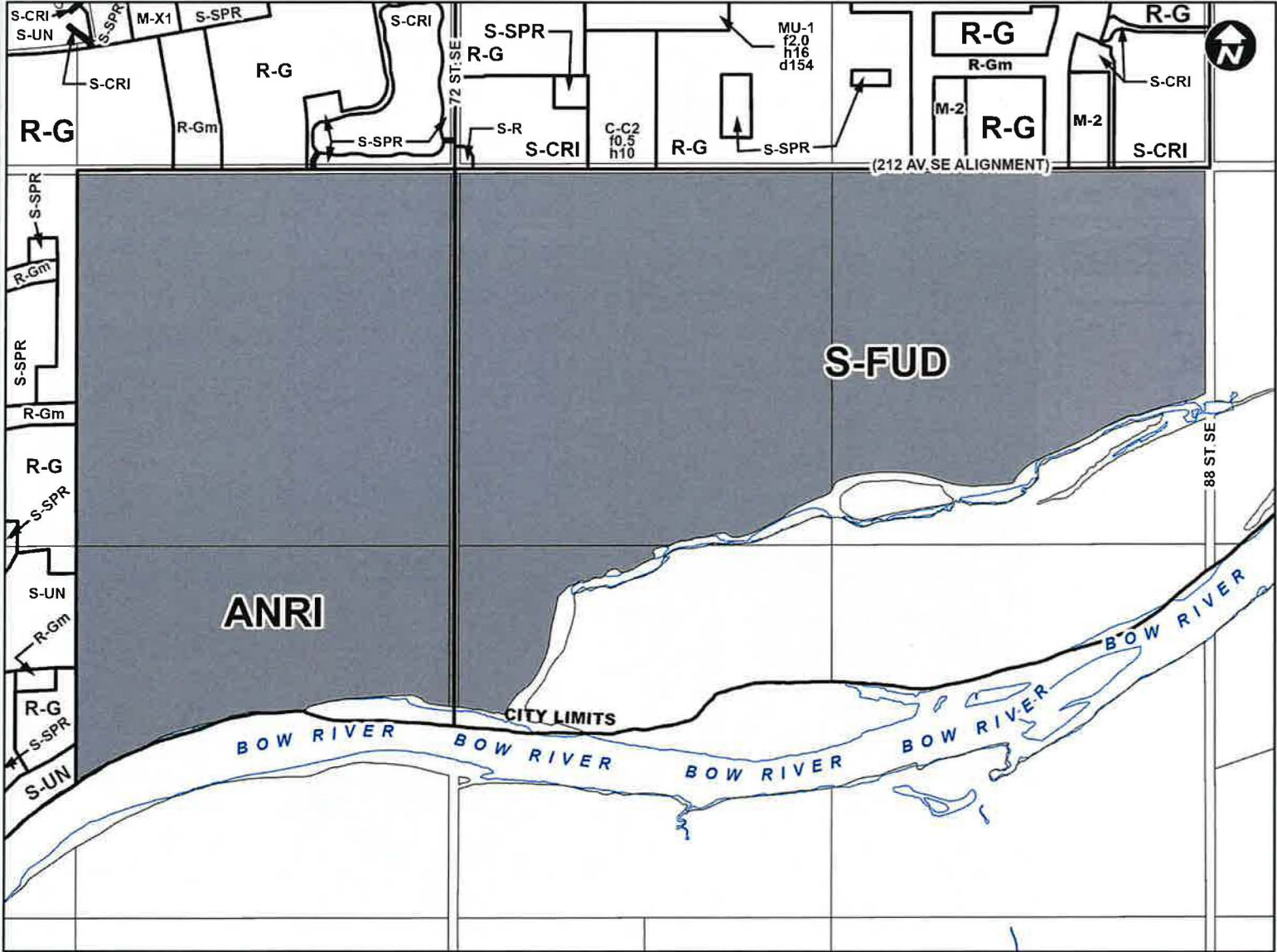
Policies

1. Each NAC should be located as depicted on **Map 4: Land Use Concept**.
2. Drive-thru commercial development should not be permitted within NAC 1 or NAC 2/3.
3. A NAC is optional in Neighbourhood 4 due to environmental constraints and proximity to amenities in other Neighbourhoods. The provision of a NAC in Neighbourhood 4 will be explored in more detail at the Outline Plan/Land Use Amendment application stage.
4. The boundaries of a NAC should not be bisected by an arterial or higher standard road.
5. NACs should be cohesively and comprehensively designed to ensure that strong, attractive pedestrian connections and circulations are provided.
6. [REDACTED]
7. The walking distance of 700 metres from the surrounding Neighbourhood Area to a NAC may be exceeded in cases where the Neighbourhood is larger than the size outlined in the NCPG.
8. The amenity space required for NAC 1 and NAC 2/3 should be integrated with the Escarpment Green Corridor through direct pedestrian and cyclist connections.

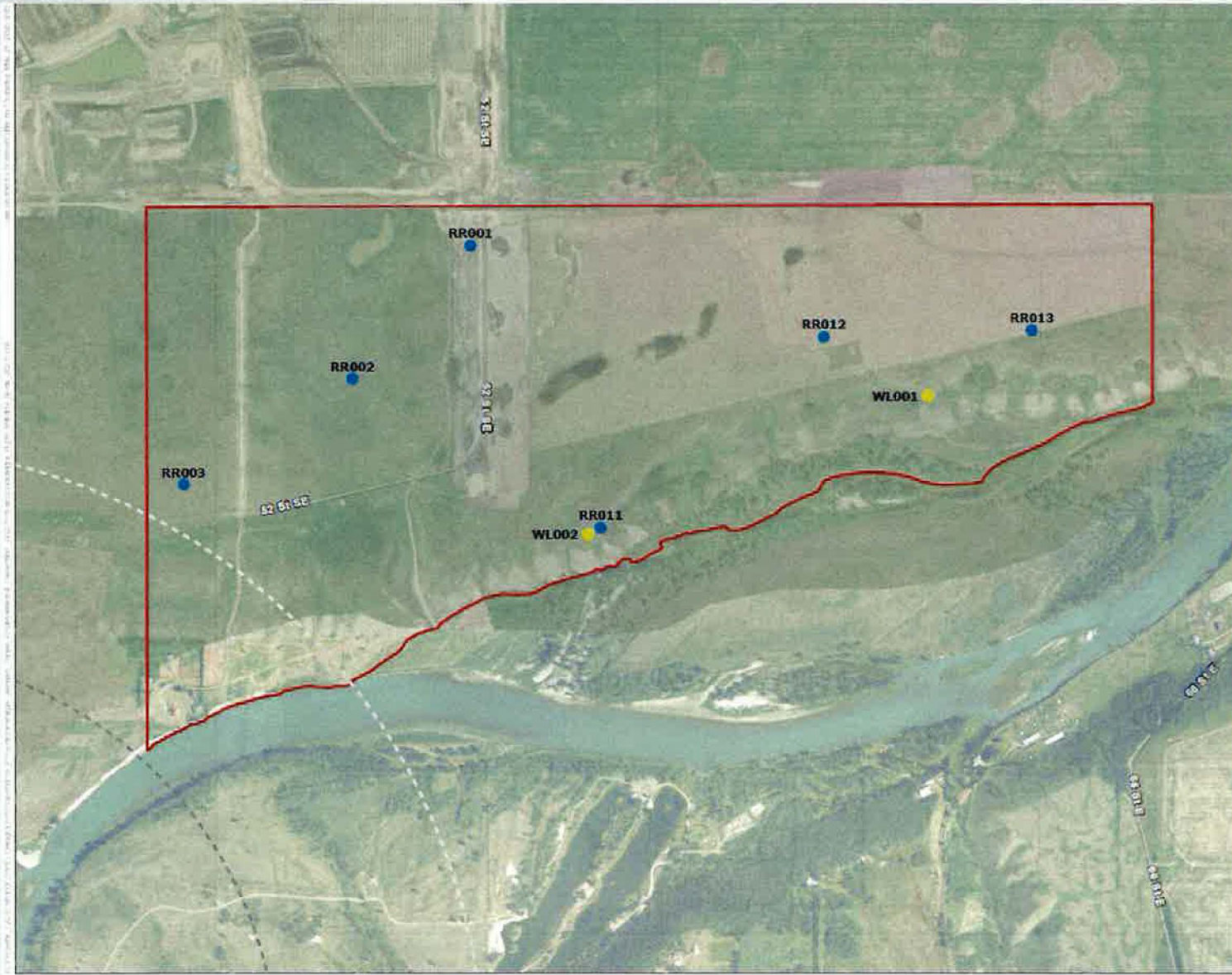
9. The non-residential component of NAC 1 and NAC 2/3 is encouraged to be integrated with the Escarpment Green Corridor to create a vibrant interface between the built and natural environment.
10. A NAC concept plan should be submitted at the Outline Plan/Land Use Amendment application stage. The concept plan shall address the integration of various land uses, the relationship between the buildings and the street, landscaping, amenity space and street character.







Heron Colony – 1500 metre setback from Rookery 46



Jayman Living – Nostalgia Biophysical Impact Assessment

Wildlife Observations and Bird Surveys

W 1/2 Sec 10 - Twp 022 - Rge 29 - Mer 4
 W 1/2 Sec 11 - Twp 022 - Rge 29 - Mer 4
 SE 1/4 Sec 11 - Twp 022 - Rge 29 - Mer 4

Legend

- Wildlife Den
- Bird Survey Points
- Heron Rookery Setback (1000m)
- Heron Rookery Setback (1500m)
- Project Area



The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.



Coordinate System: NAD 1983 BTM 114
 Scale: 1:5,000 (When plotted at 11" x 17")

Data Sources:
 - Aerial Imagery provided by Esri
 - Bird and Wildlife survey points obtained by field data collection

Project#: E2452000-00
 Author: SDF
 Checked: JF
 Status: FINAL
 Revision: A
 Date: 2024/11/18

URBAN
 systems
FIGURE 10