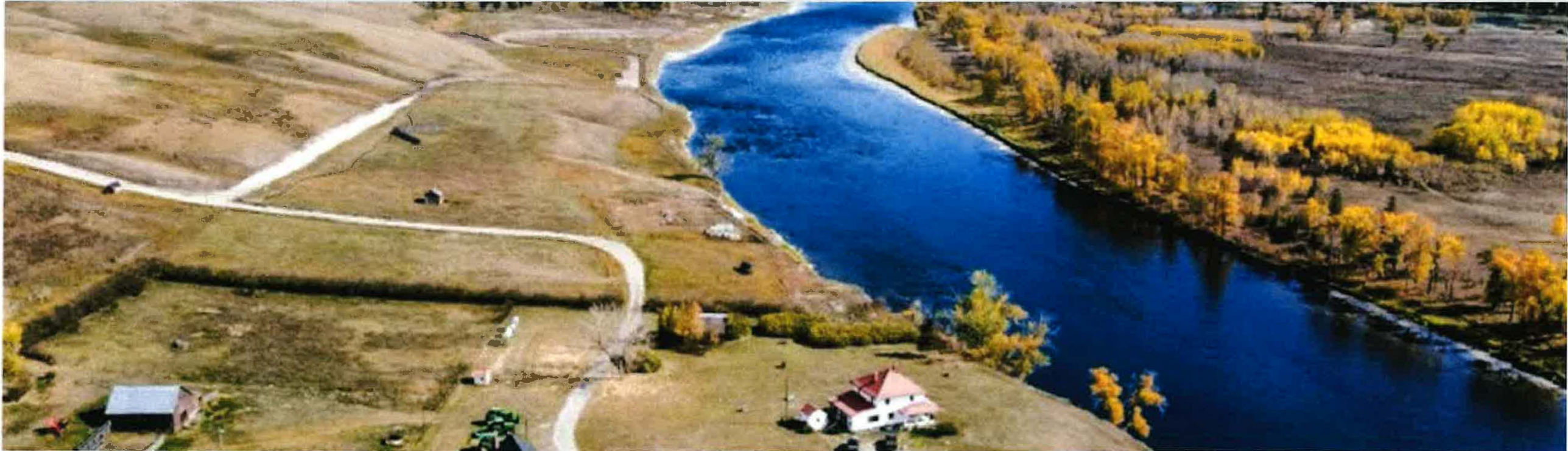




Public Hearing of Council

Agenda Item: 7.2.25



LOC2023-0207 / CPC2024-0835

Road Closure, Policy Amendment, Land Use Amendment & Outline Plan

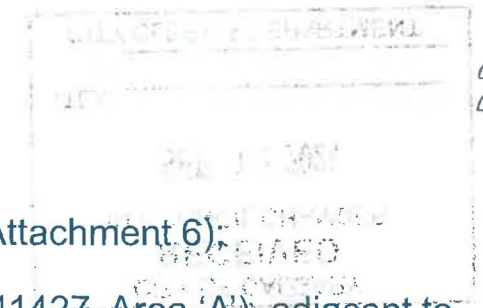
September 10, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 10 2024
ITEM: 7.2.25 CPC2024-0835
Distrib- Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

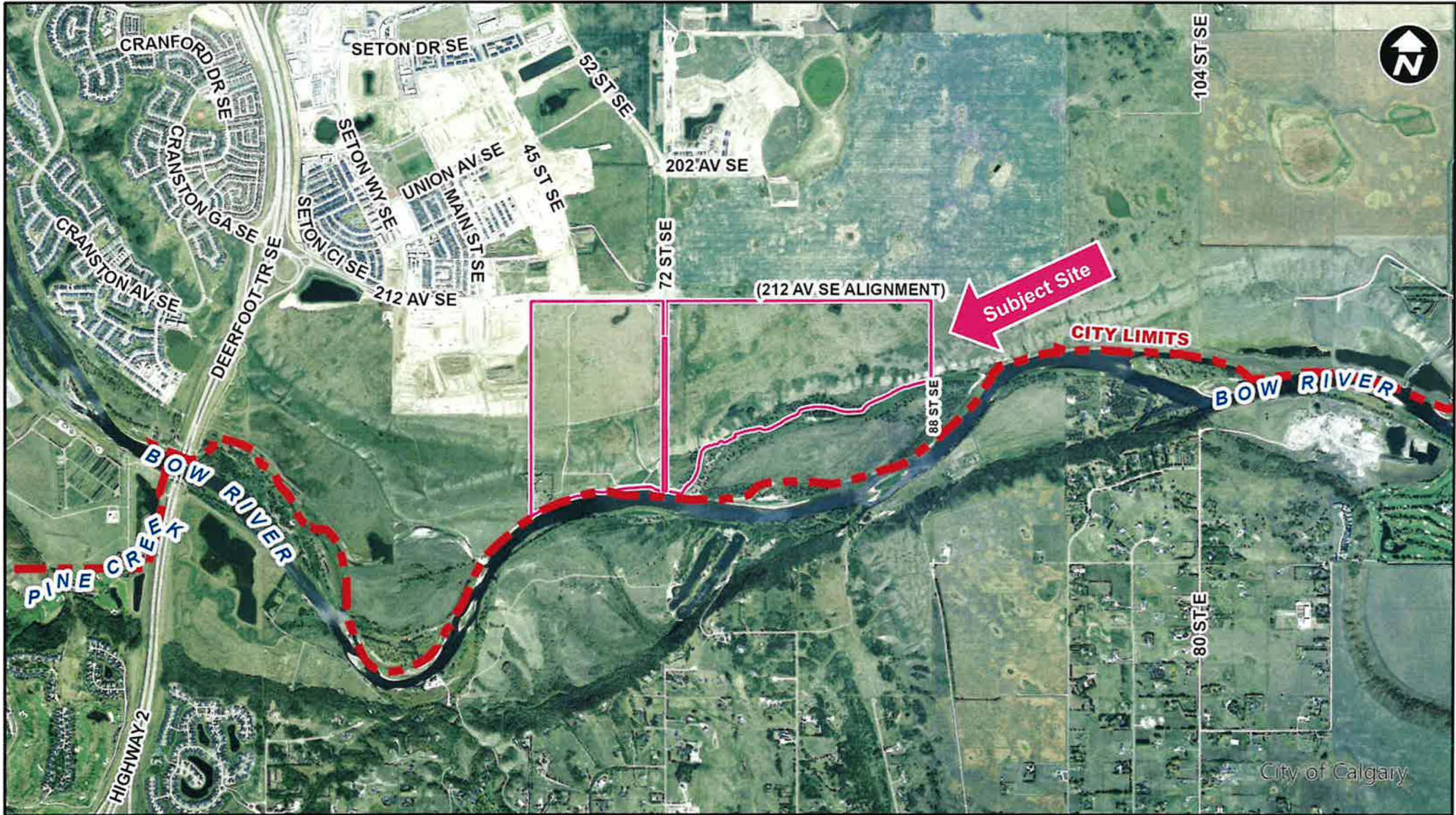
1. Give three readings to **Proposed Bylaw 74P2024** for the amendments to the Ricardo Ranch Area Structure Plan (Attachment 6);
2. Give three readings to **Proposed Bylaw 11C2024** for the closure of 1.80 hectares \pm (4.44 acres \pm) of road (Plan 2411427, Area 'A'), adjacent to 21209, 21210, 21909 and 21910 – 72 Street SE, with conditions (Attachment 3);
3. Give three readings to **Proposed Bylaw 249D2024** 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;
4. Give three readings to **Proposed Bylaw 250D2024** 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);
5. Give three readings to **Proposed Bylaw 251D2024** 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
6. Give three readings to **Proposed Bylaw 252D2024** 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).

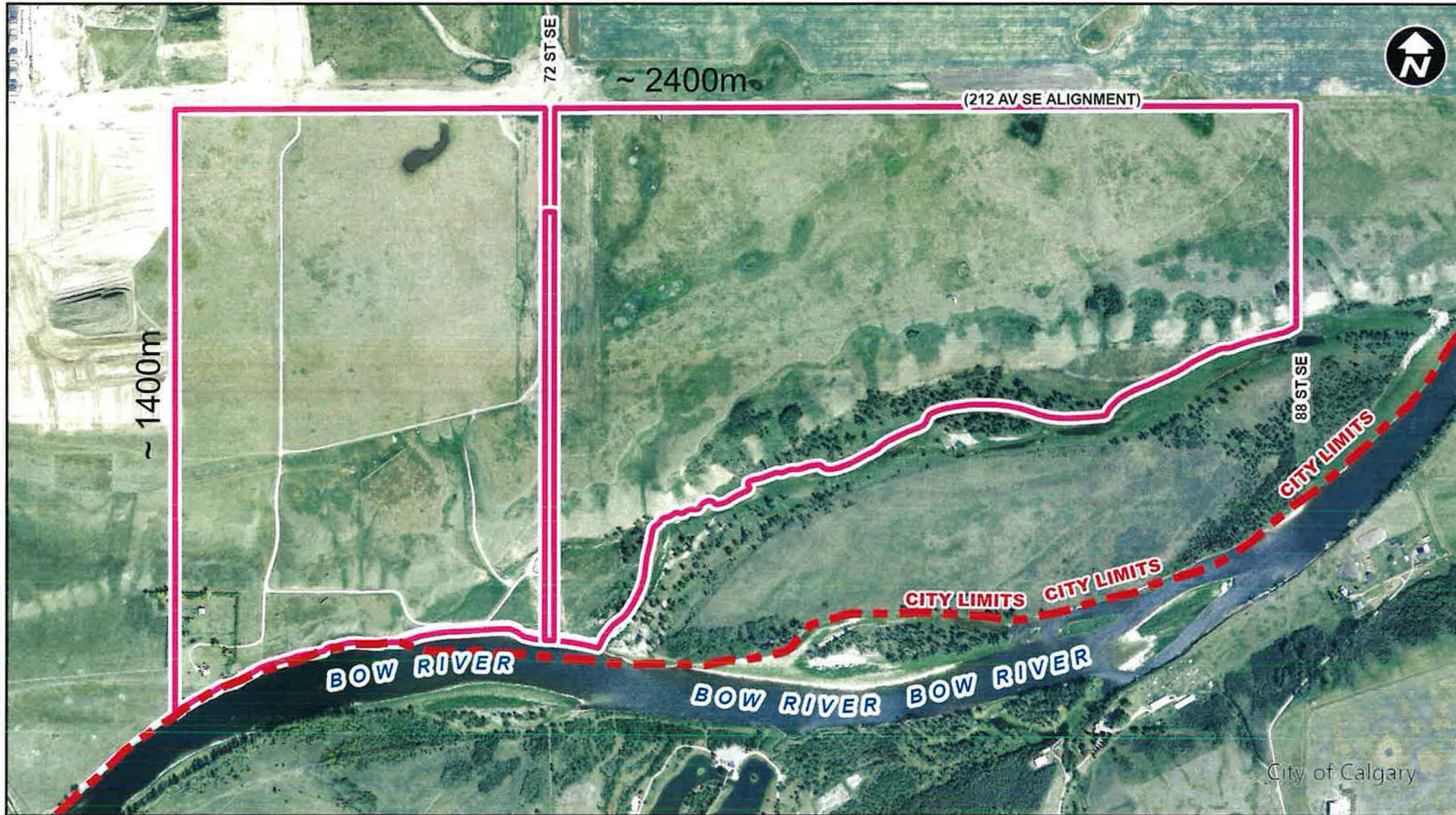




LEGEND

- 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



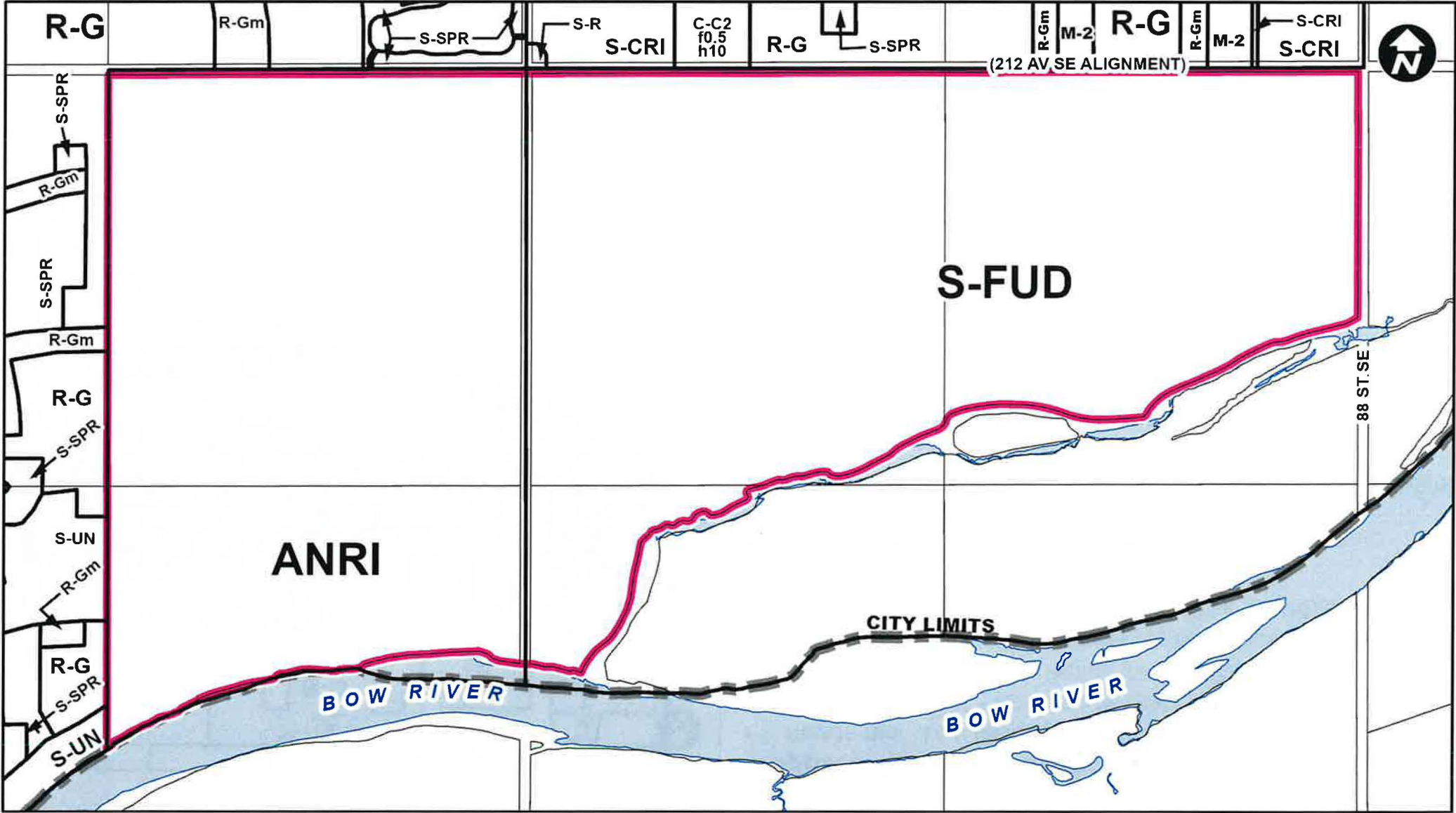


Outline Plan
Size:

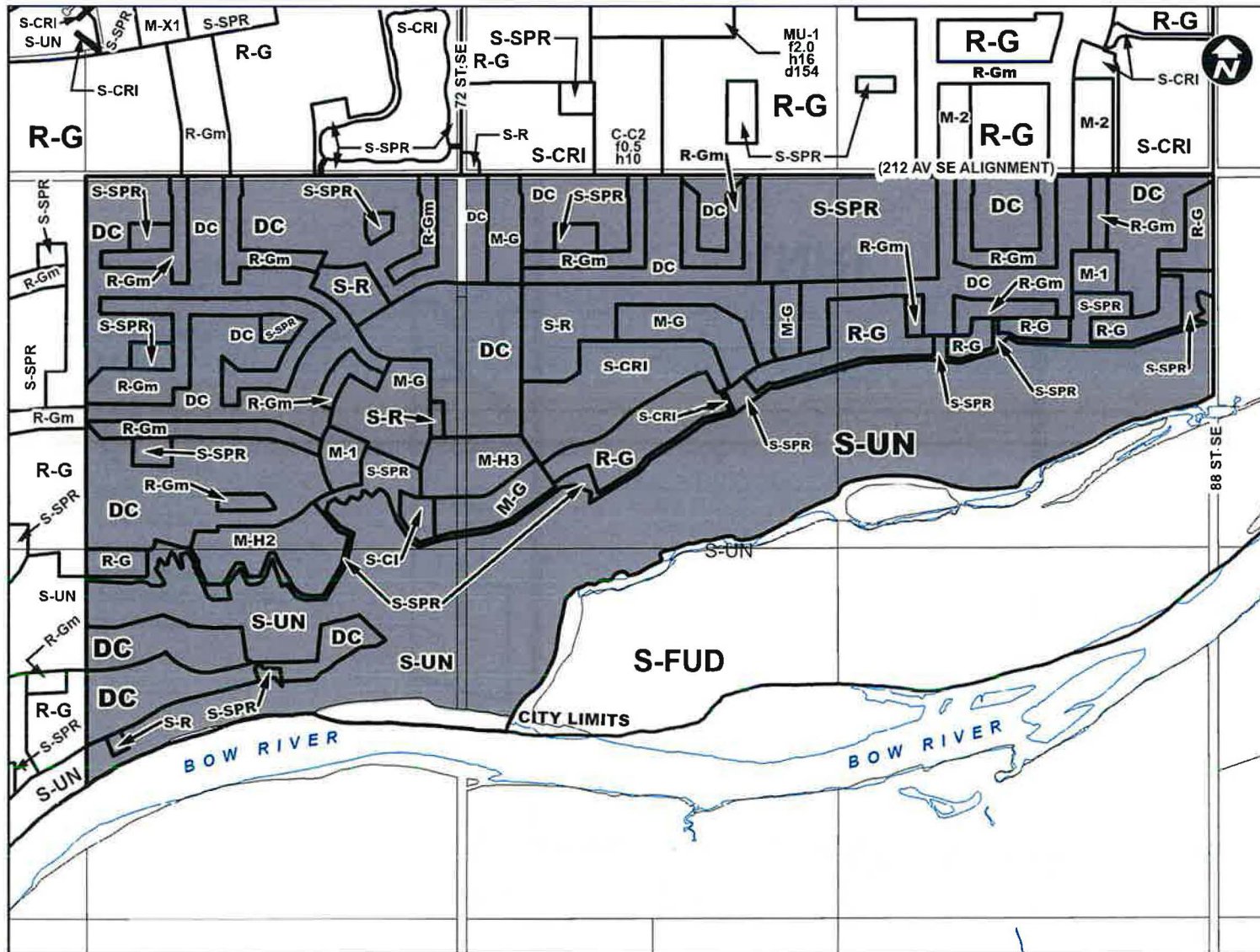
217.62 ha
(537.75 acres)

Existing & Surrounding Land Use

- 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



Proposed Land Use Map



Proposed Residential Districts :

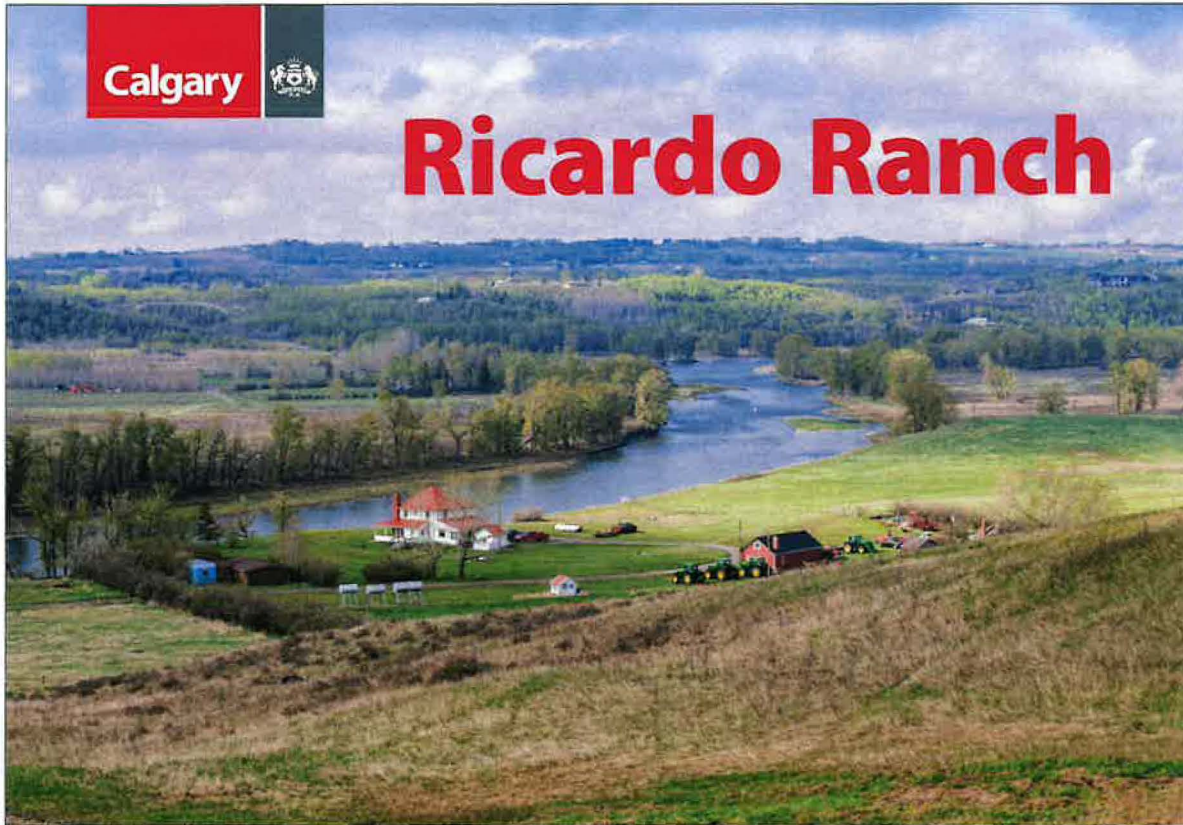
- Residential - Low Density Mixed Housing (R-G) (R-Gm) District
- Multi-Residential – At Grade Housing (M-G) District
- Multi-Residential – Low Profile (M-1) District
- Multi-Residential – High Density Medium Rise (M-H2) District
- Multi-Residential – High Density High Rise (M-H3) District

Proposed Special Purpose Districts

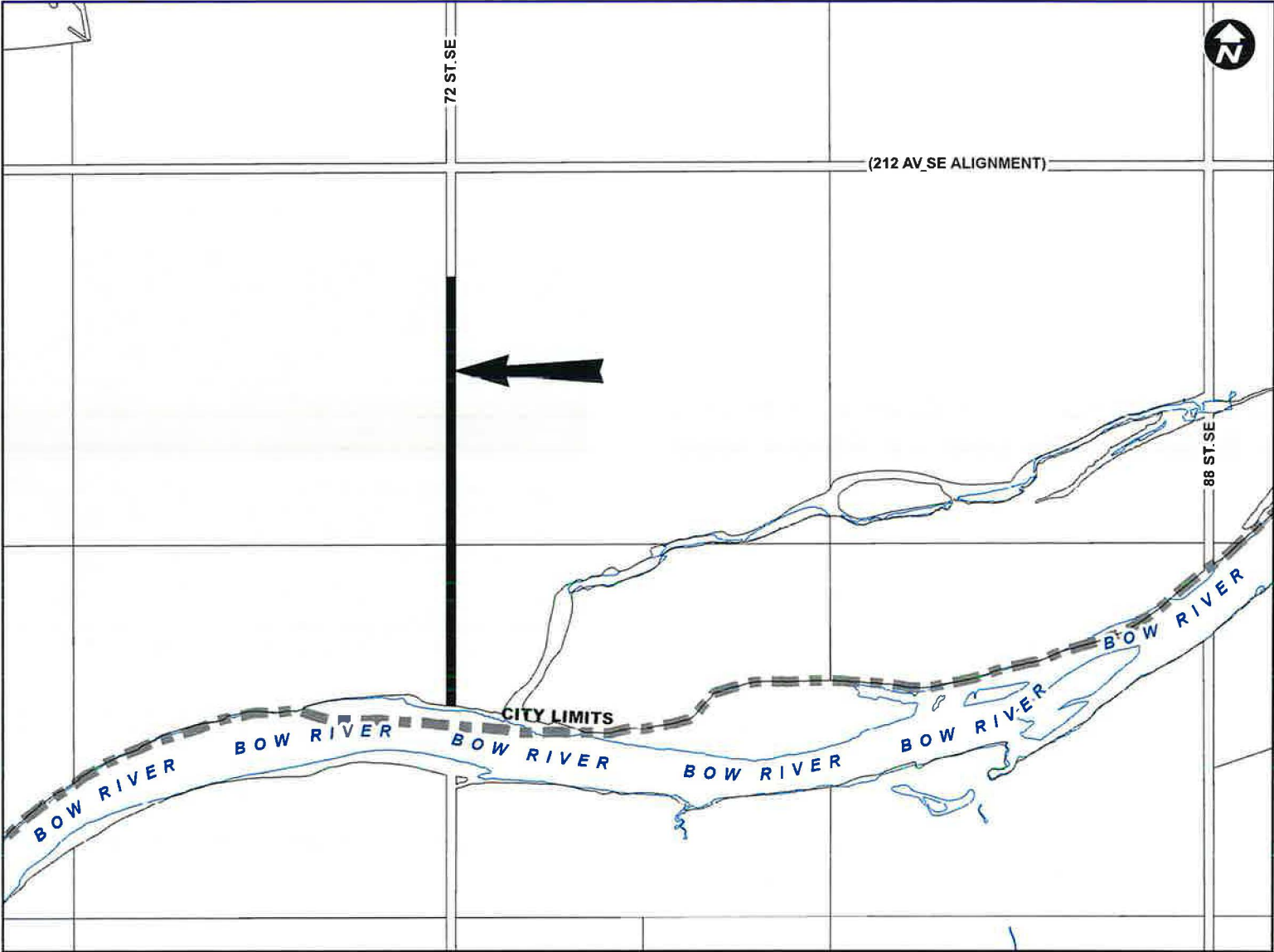
- Special Purpose – Urban Nature (S-UN) District
- Special Purpose – School, Park and Community Reserve (S-SPR) District
- Special Purpose – Recreation (S-R) District
- Special Purpose – Community Institution (S-CI) District
- Special Purpose – City and Regional Infrastructure (S-CRI) District

Proposed Direct Control (DC) Districts based on the following:

- Residential - Low Density Mixed Housing (R-G) District
- Multi-Residential – Medium Profile (M-2) District
- Mixed Use - General (MU-1) District

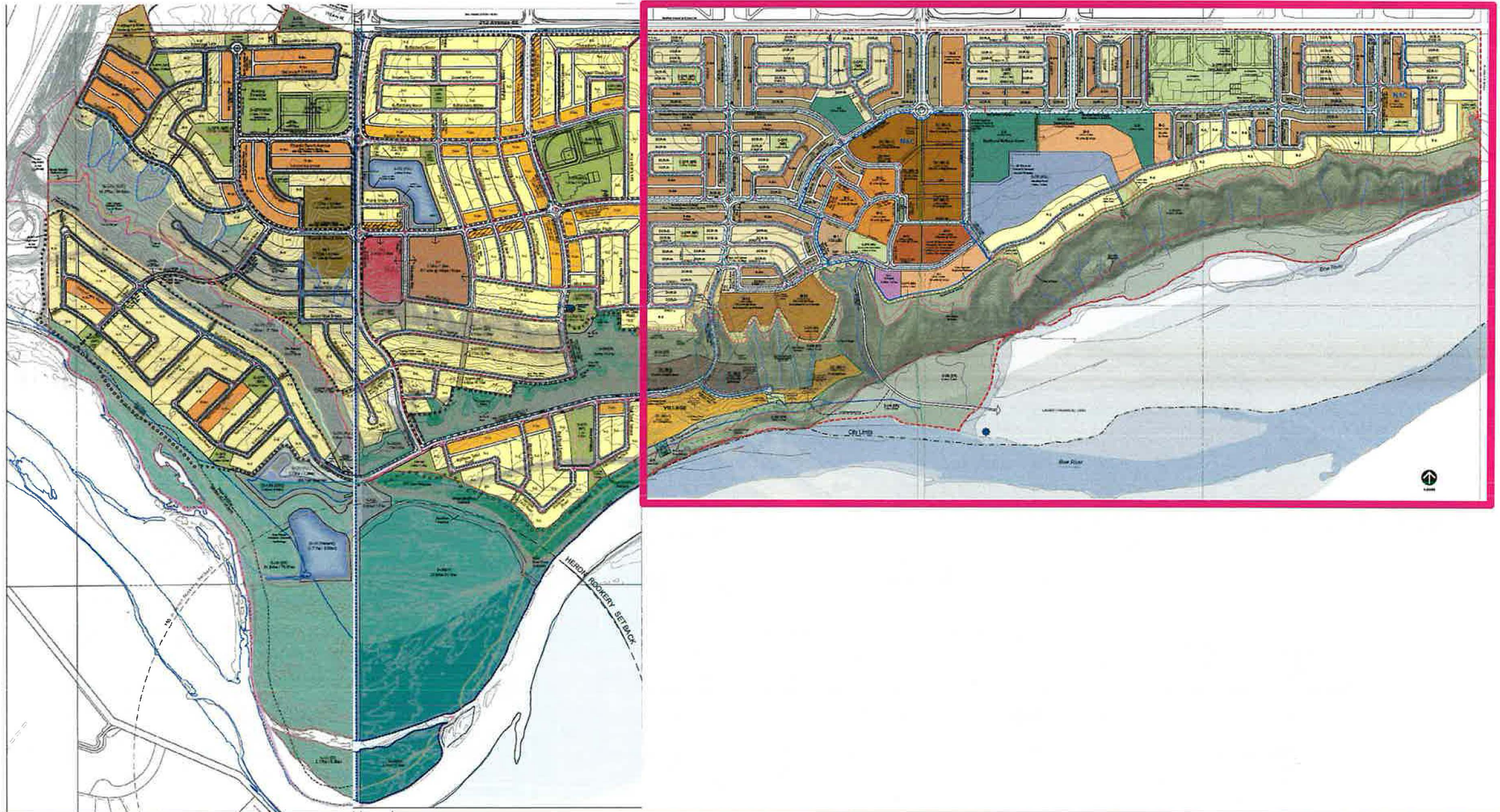


- (a) In Section 3.3 Neighbourhood Activity Centres, delete Policy 6 in its entirety and replace with the following: “6. Parking within a NAC should be provided on-street, underground or at the rear of buildings. However, parking should only be located between a building and a street where appropriate 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.”





Ricardo Ranch - Context with Seton Ridge and Logan Landing 10

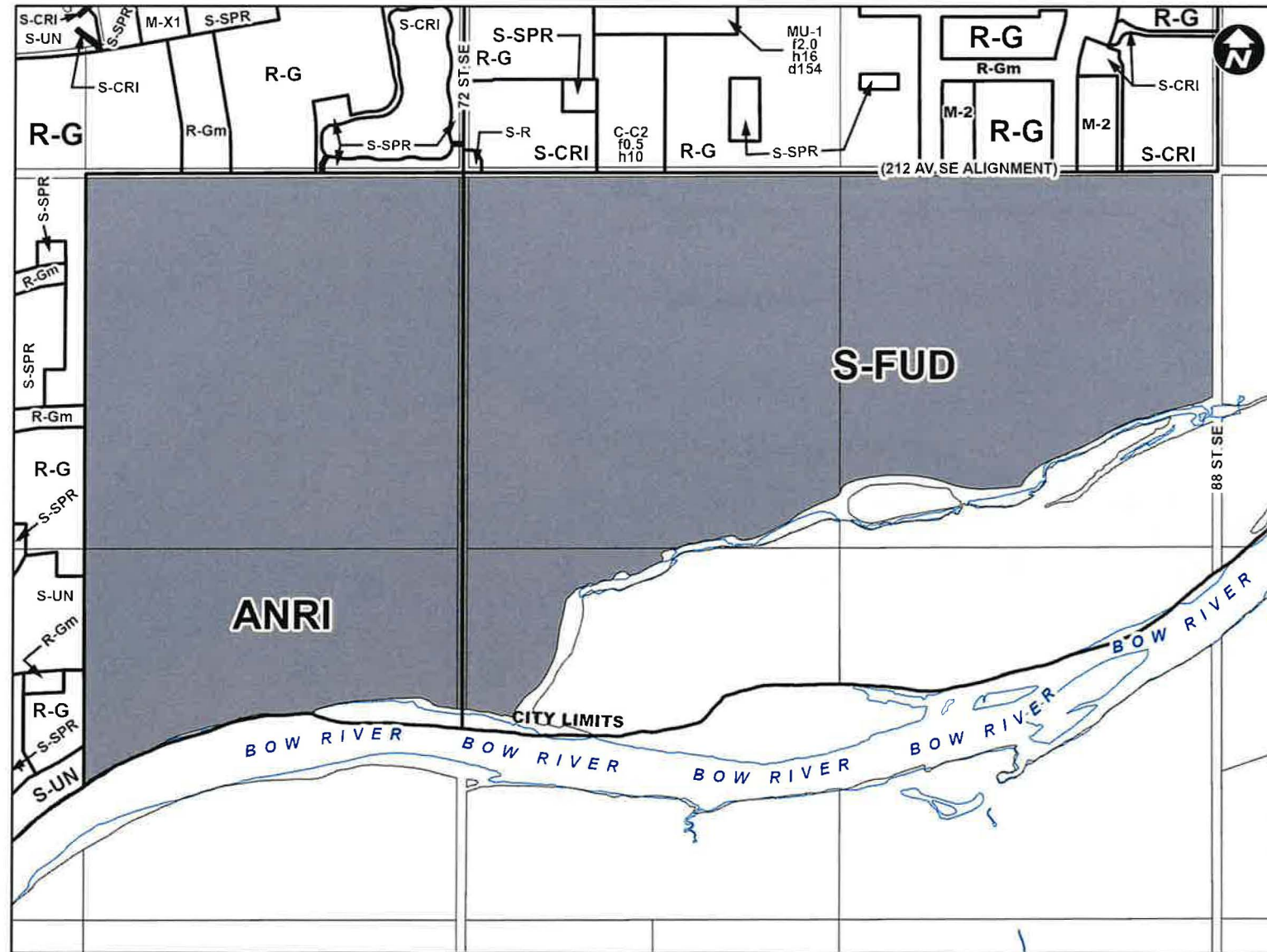


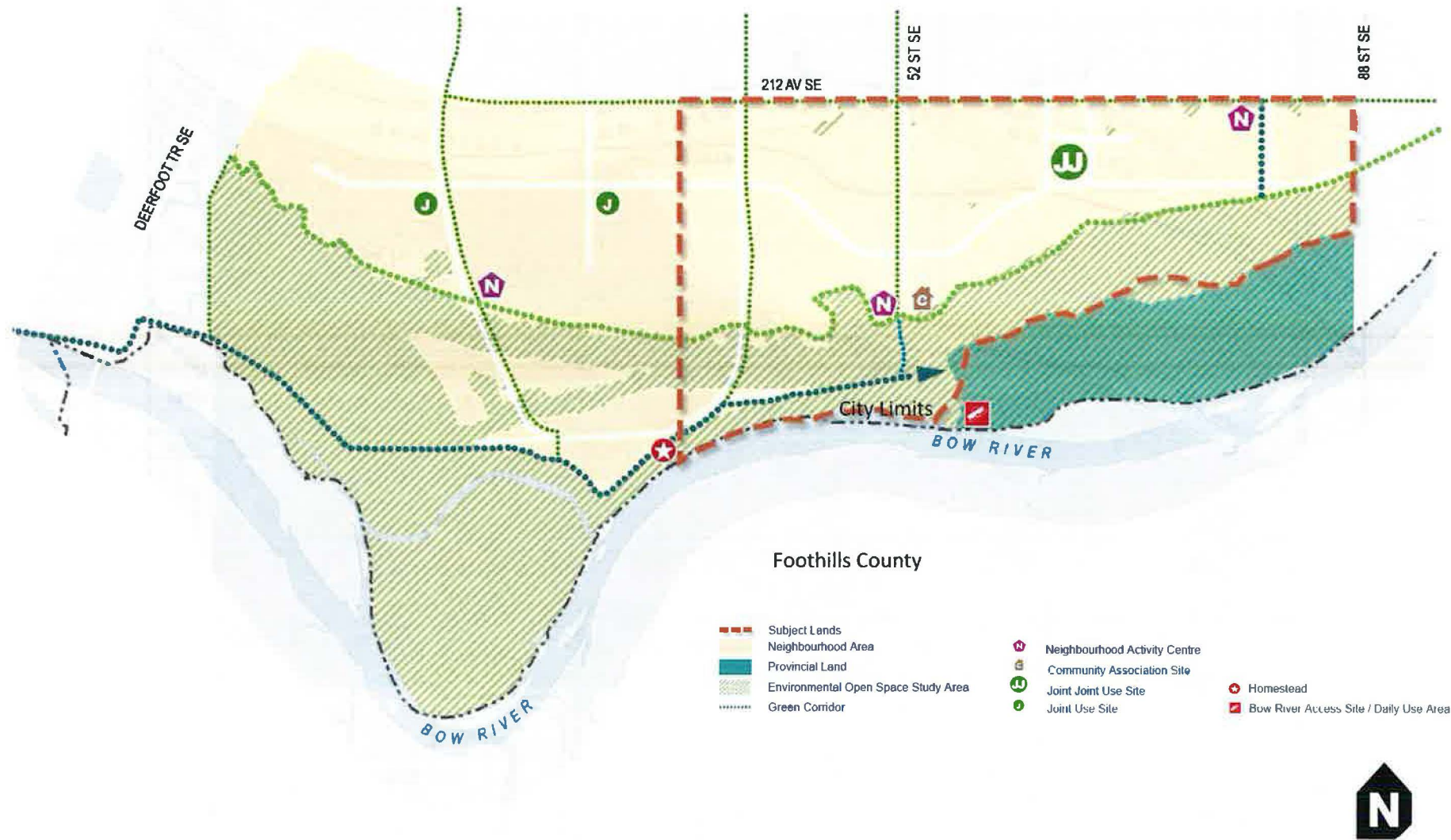
Calgary Planning Commission's Recommendation:

That Council:

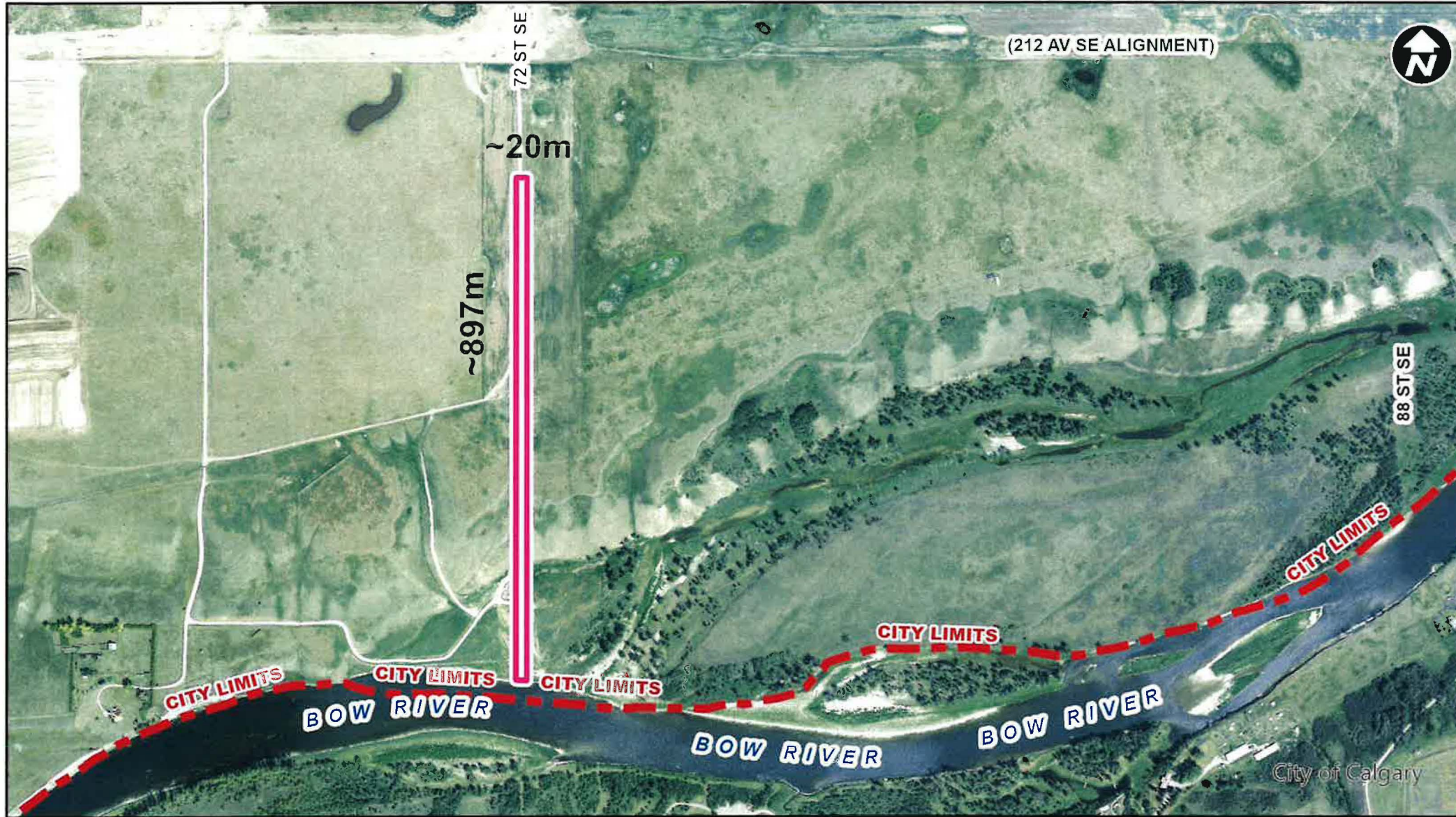
1. Give three readings to **Proposed Bylaw 74P2024** for the amendments to the Ricardo Ranch Area Structure Plan (Attachment 6);
2. Give three readings to **Proposed Bylaw 11C2024** for the closure of 1.80 hectares \pm (4.44 acres \pm) of road (Plan 2411427, Area 'A'), adjacent to 21209, 21210, 21909 and 21910 – 72 Street SE, with conditions (Attachment 3);
3. Give three readings to **Proposed Bylaw 249D2024** 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;
4. Give three readings to **Proposed Bylaw 250D2024** 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);
5. Give three readings to **Proposed Bylaw 251D2024** 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
6. Give three readings to **Proposed Bylaw 252D2024** 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).

Supplementary Slides





Proposed Road Closure Location Map



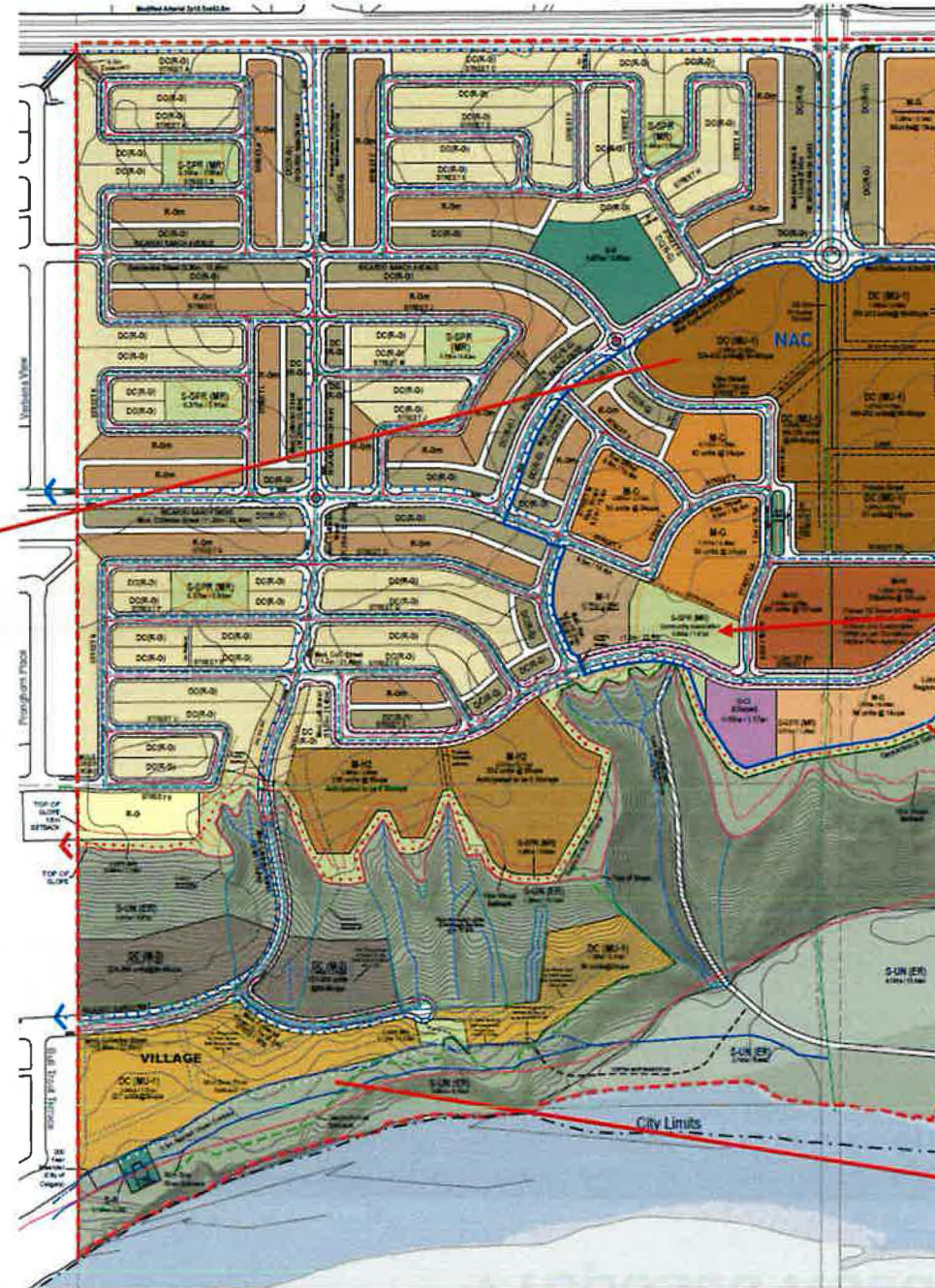
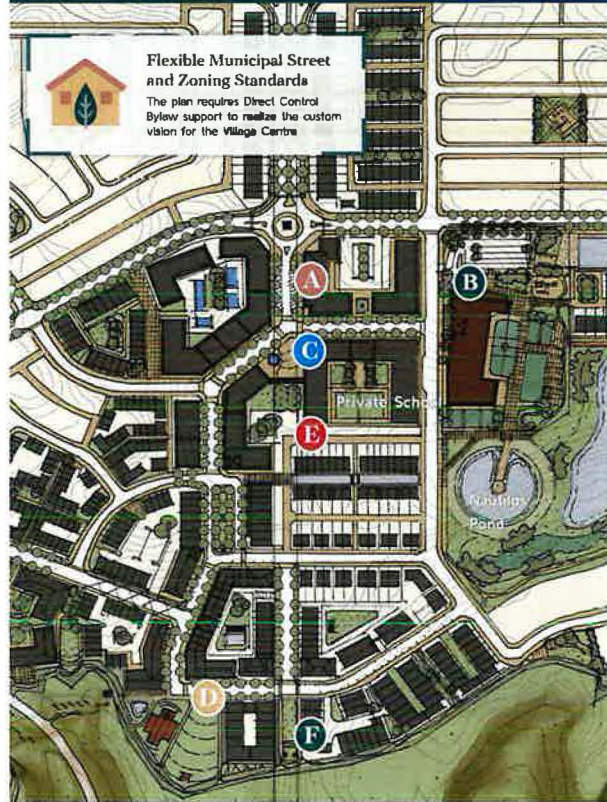
Parcel Size:

1.80 ha
897m x 20m



Neighbourhood Activity Centre (NAC)

FIGURE 15: VILLAGE CENTRE CONCEPT PLAN AND KEY FEATURES

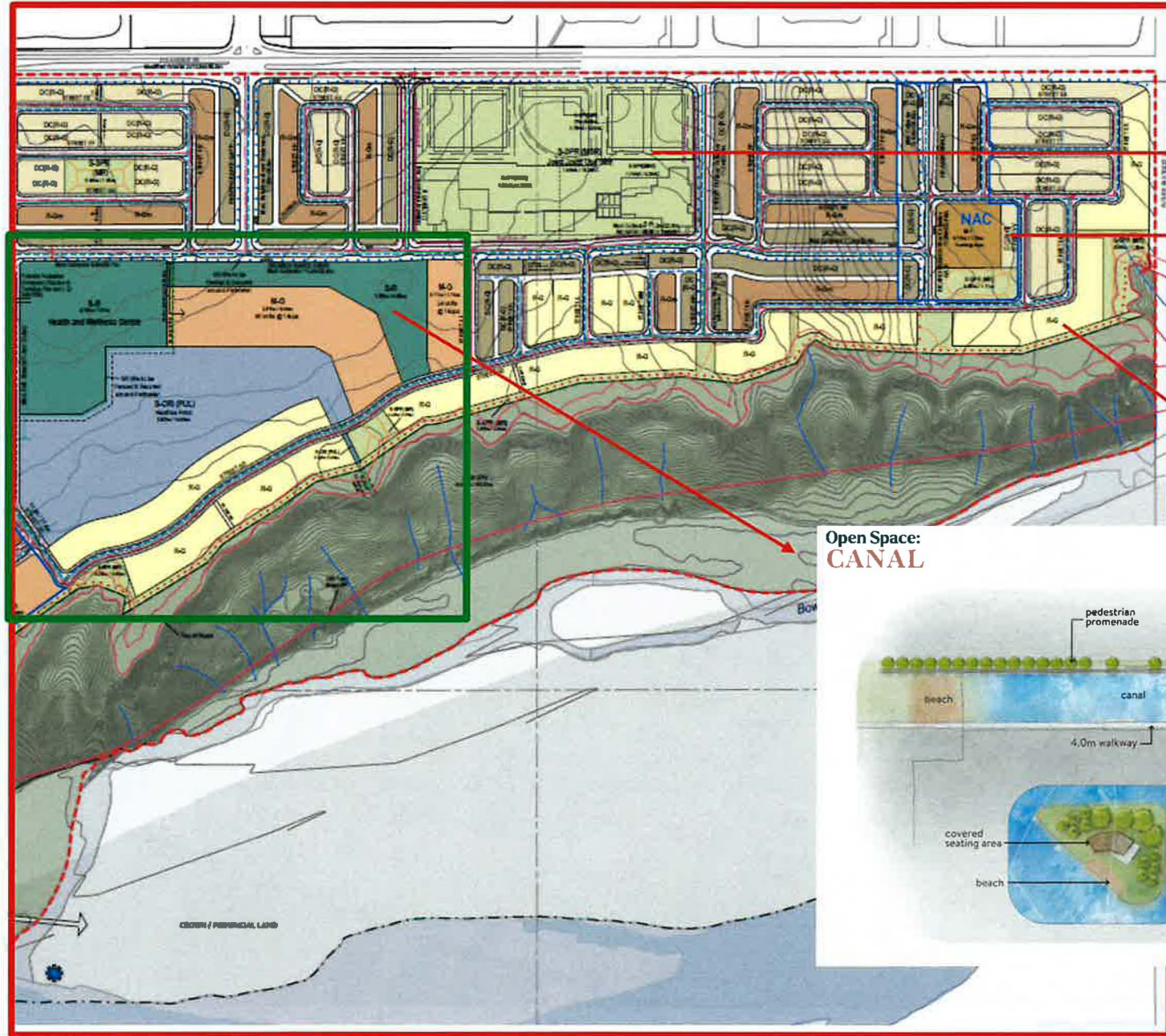


Open Space: COMMUNITY ASSOCIATION



Regional Pathways

Green Corridors

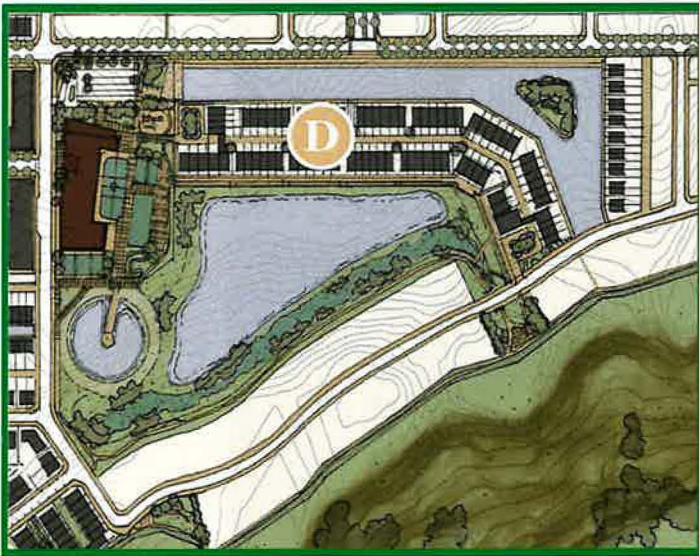
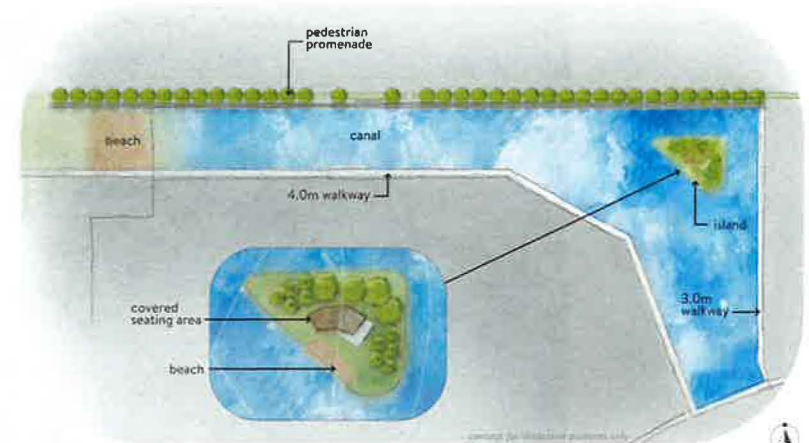


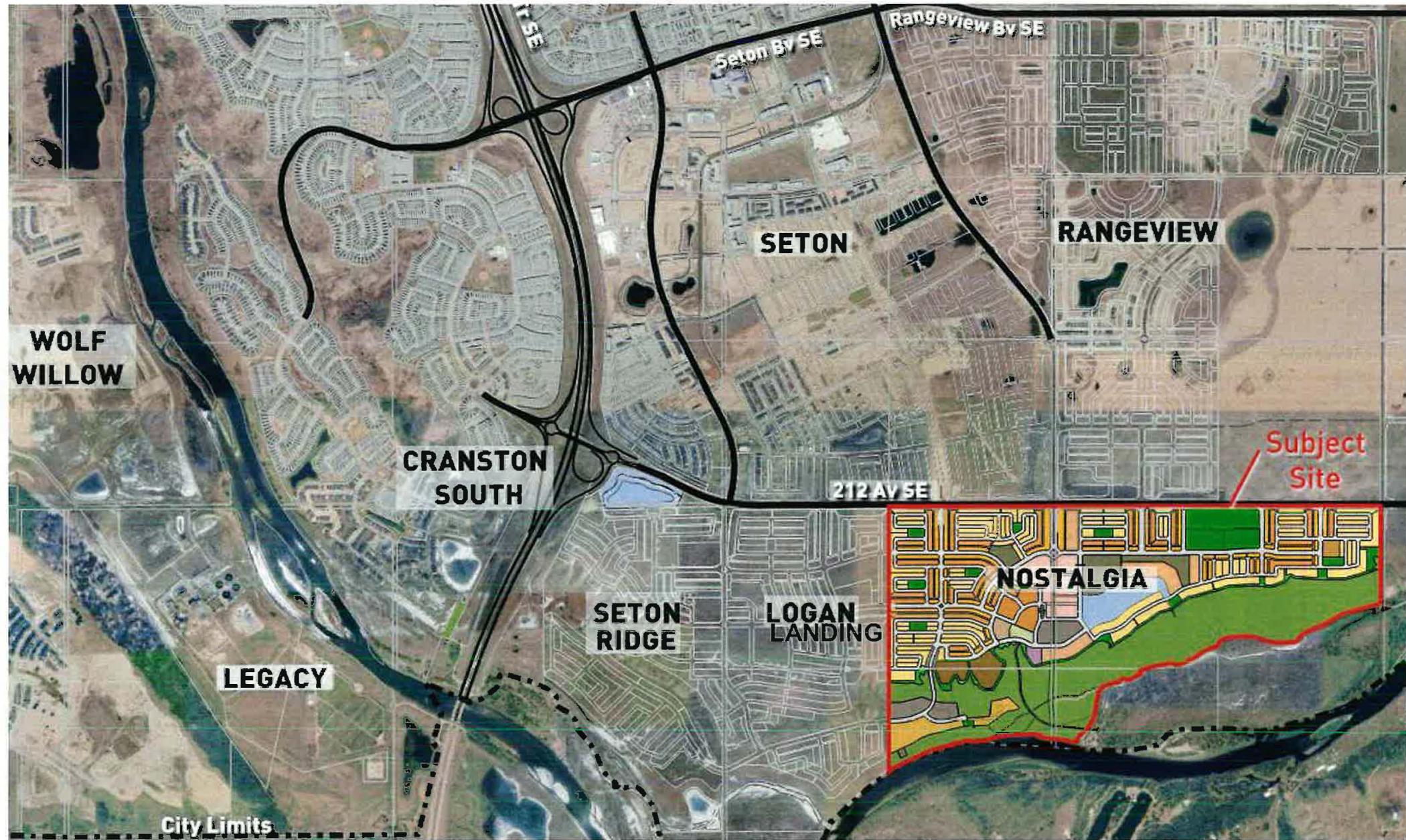
(JJUS)
School Site

Neighbourhood
Activity Centre
(NAC)

Neighbourhood
Residential
Areas

Open Space:
CANAL







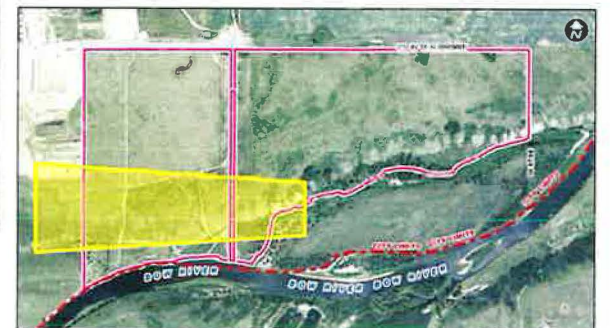
View of existing homestead, Bow River and Crown Land looking east.



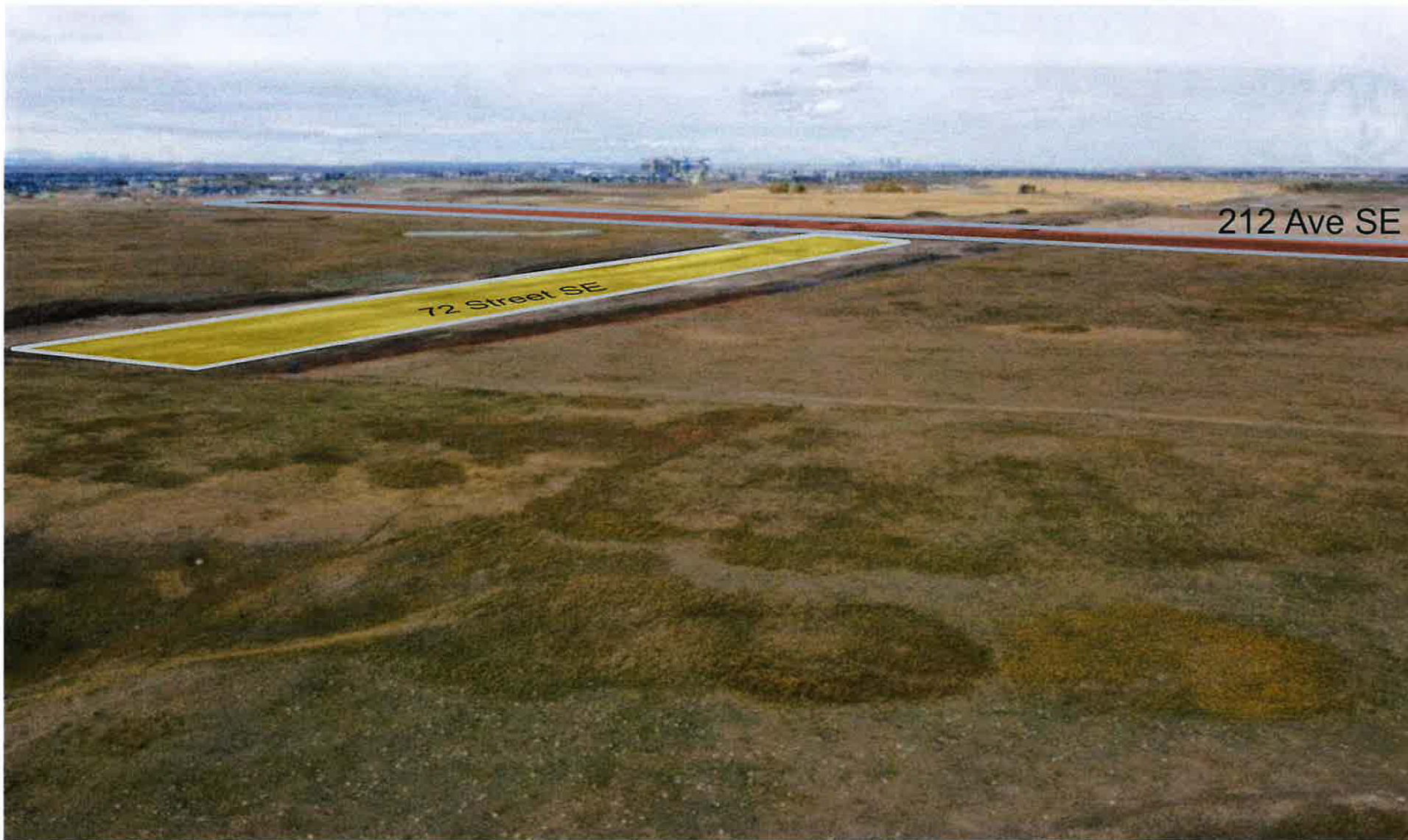
Viewshed



View of the escarpment ridge looking directly west.



Viewshed

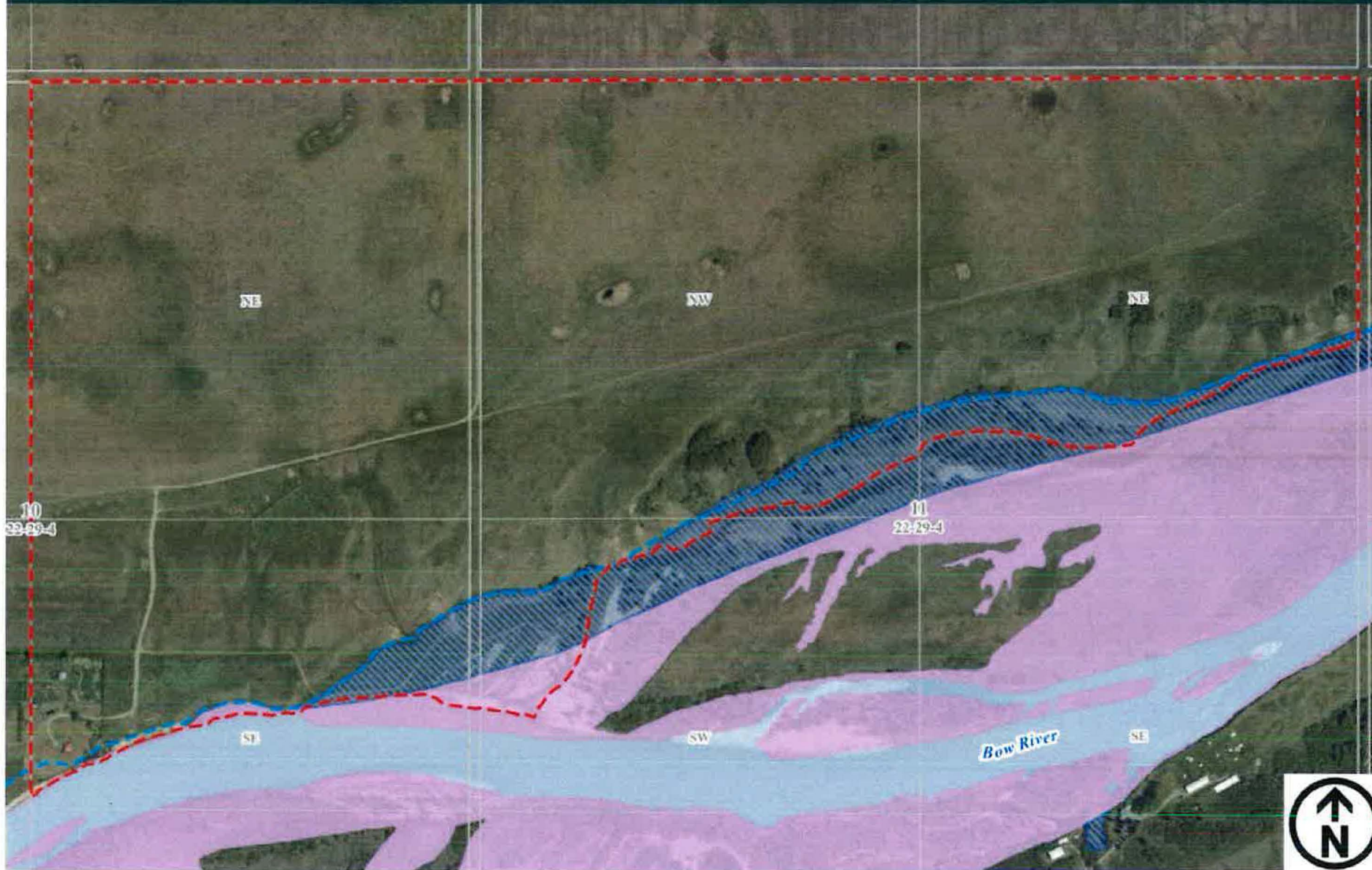


View of looking north towards the Seton Urban District and Hospital from the top of the escarpment.



Viewshed

FIGURE 6: FLOOD MAPPING



Flood Mapping




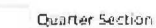


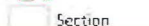
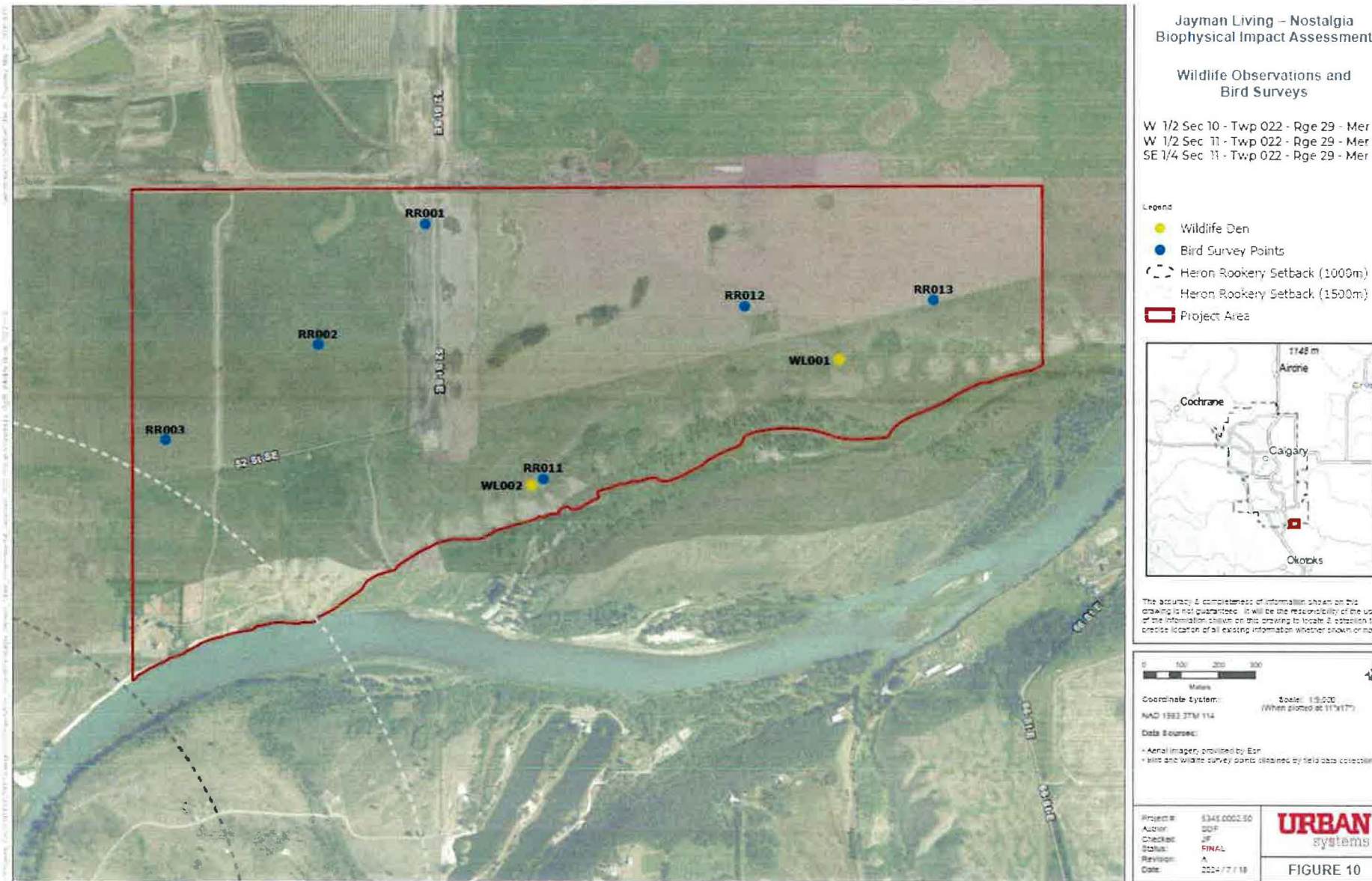
-  Flood Fringe
-  Normal River Channel
-  Subject Site
-  Quarter Section
-  Floodway
-  1:200 Meander Line
-  Section

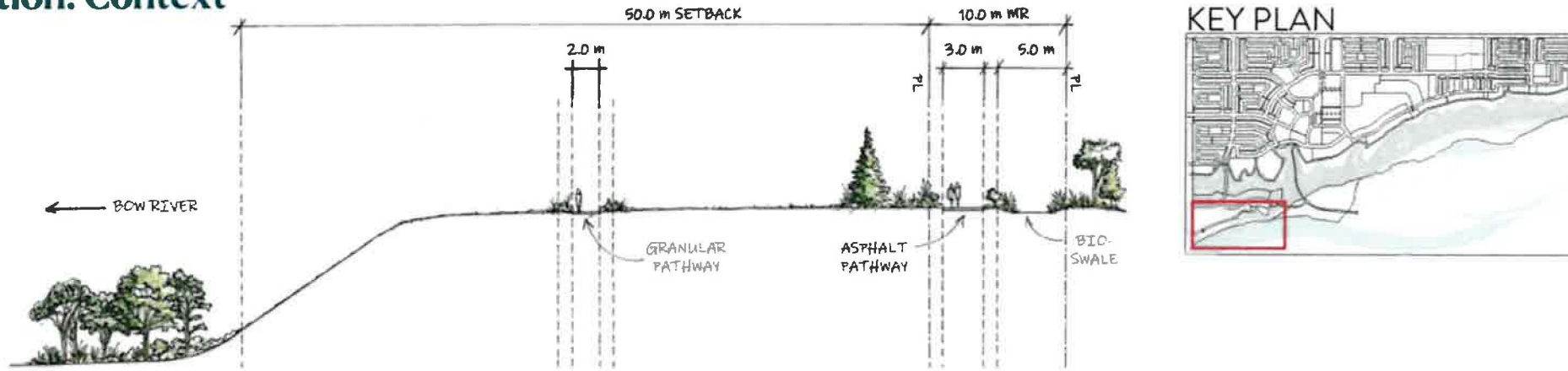
FIGURE 54: CONCEPTUAL PHASING



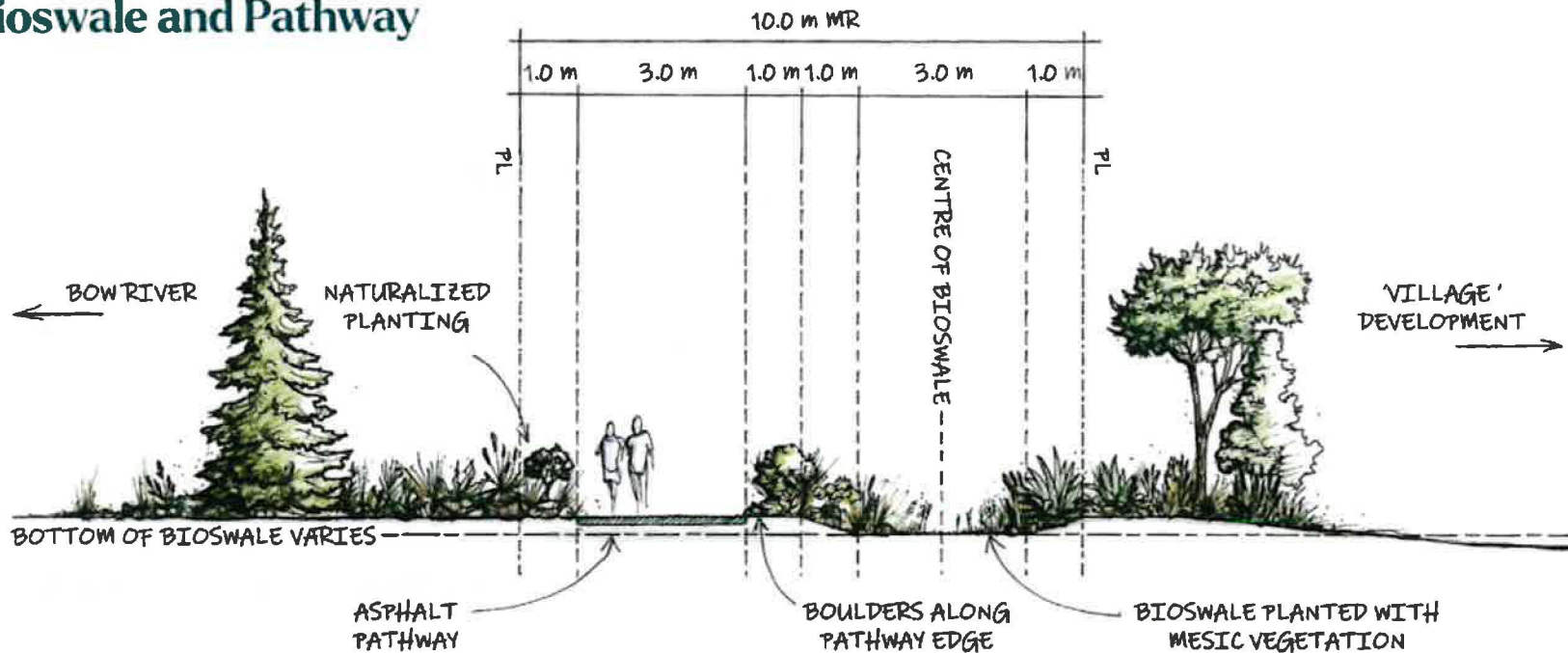
Heron Colony – 1500 metre setback from Rookery 24



Section: Context



Section: Bioswale and Pathway



Environmental Reserve Backsloping

