

**Land Use Amendment in Ricardo Ranch (Ward 12) at 21209 – 72 Street SE,
LOC2025-0049**

RECOMMENDATIONS:

That Calgary Planning Commission:

1. Forward this report (CPC2025-0372) to the 2025 May 06 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

2. Give three readings to the proposed bylaw for the redesignation of 1.30 hectares \pm (3.21 acres \pm) located at 21209 – 72 Street SE (Portion of NE1/4 Section 10-22-29-4) from Special Purpose – Recreation (S-R) District to Direct Control (DC) District to accommodate a Temporary Sales Centre, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2025 APRIL 10:

That Council give three readings to **Proposed Bylaw 82D2025** for the redesignation of 1.30 hectares \pm (3.21 acres \pm) located at 21209 – 72 Street SE (Portion of NE1/4 Section 10-22-29-4) from Special Purpose – Recreation (S-R) District to Direct Control (DC) District to accommodate a Temporary Sales Centre, with guidelines (Attachment 2). Purpose – Recreation (S-R) District to Direct Control (DC) District to accommodate a Temporary Sales Centre, with guidelines (Attachment 2).

HIGHLIGHTS

- This application seeks to redesignate the subject site to allow for a Direct Control (DC) District based on the Special Purpose – Recreation (S-R) District with an additional use of Temporary Sales Centre.
- The proposal represents an opportunity to provide a high-quality building that can be used as a Temporary Sales Centre before transitioning to its final use as a Community Recreation Facility for the community. 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 application would allow for a building with interim commercial activities that would support the developing community of Ricardo Ranch.
- Why does this matter? The proposal will provide a focal point in the community near a designated Neighbourhood Activity Centre (NAC) to support the developing community. The proposed development is intended to be provided to the local homeowner's association as a Community Recreation Facility following its use as a Temporary Sales Centre.
- A development permit for a Community Recreation Facility and Temporary Sales Centre has been submitted and is under review.
- There is no previous Council direction related to this proposal.

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DISCUSSION

This application in the developing southeast community of Ricardo Ranch, was submitted by B&A Studios on behalf of the landowner, 2311439 Alberta Limited (Jayman Masterbuilt) on 2025 March 07. The site is approximately 1.3 hectares (3.2 acres) in size and is located southeast of 212 Avenue SE and Wild Rose Way SE. It is approximately 400 meters south of 212 Avenue SE and two kilometers southeast of the Seton Town Centre. The parcel is currently undeveloped and has no public access.

A development permit (DP2024-08182) for a single building to be used as a Community Recreation Facility and Temporary Sales Centre was submitted on 2024 November 19 and is under review.

As indicated in the Applicant Submission (Attachment 3), the applicant is proposing a Direct Control (DC) District based on the Special Purpose – Recreation (S-R) District to allow for the additional use of a Temporary Sales Centre. The proposal provides for a Community Recreation Facility as the final use of the permanent building while in the interim allowing for a sales centre for the purposes of residential sales and ancillary commercial activities. The S-R District does not allow for this use. As such, a new use was defined to allow for both residential and commercial sales to occur in the interim in this building as the community develops.

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 land use amendment application, the Applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with the public/interested parties and respected community association was appropriate.

The Applicant undertook outreach as part of the application for the Nostalgia Outline Plan (LOC2023-0207) which was approved in 2024 September. As the base S-R District remains unchanged, no further outreach was identified as necessary beyond the standard notice posting completed by Administration, which was completed in 2025 March. There are presently no residents living in the area. No comments have been at the time of writing this report. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to the public/interested parties, notice posted on-site and published [online](#). Notification letters were also sent to adjacent landowners.

No public comments were received at the time of writing this report.

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There is no community association in this area.

Following Calgary Planning Commission, notification for a Public Hearing of Council for the land use amendment will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The DC District would enable greater awareness of how the community will evolve and contribute towards the overall objectives set out in the Nostalgia Outline Plan. A Temporary Sales Centre will facilitate the delivery of a Community Recreation Facility and associated indoor and outdoor activity spaces that may not be realized without the economic benefits associated with the Temporary Sales Centre use.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The proposed DC District will provide for an additional temporary use that will support the delivery of new residential and commercial units and activities.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
- 2. Proposed Bylaw 82D2025**
3. Applicant Submission
4. Applicant Outreach Summary
- 5. CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform