

Background and Planning Evaluation

Background and Site Context

The subject site is located in the developing southeast community of Ricardo Ranch. The site is within the eastern portion of the *Ricardo Ranch Area Structure Plan* (ASP) and forms part of the Nostalgia Outline Plan, approved in 2024 August. The subject site is approximately 1.3 hectares (3.2 acres) in size with dimensions of approximately 140 metres by 90 metres. The subject site is currently undeveloped, as is the wider area.

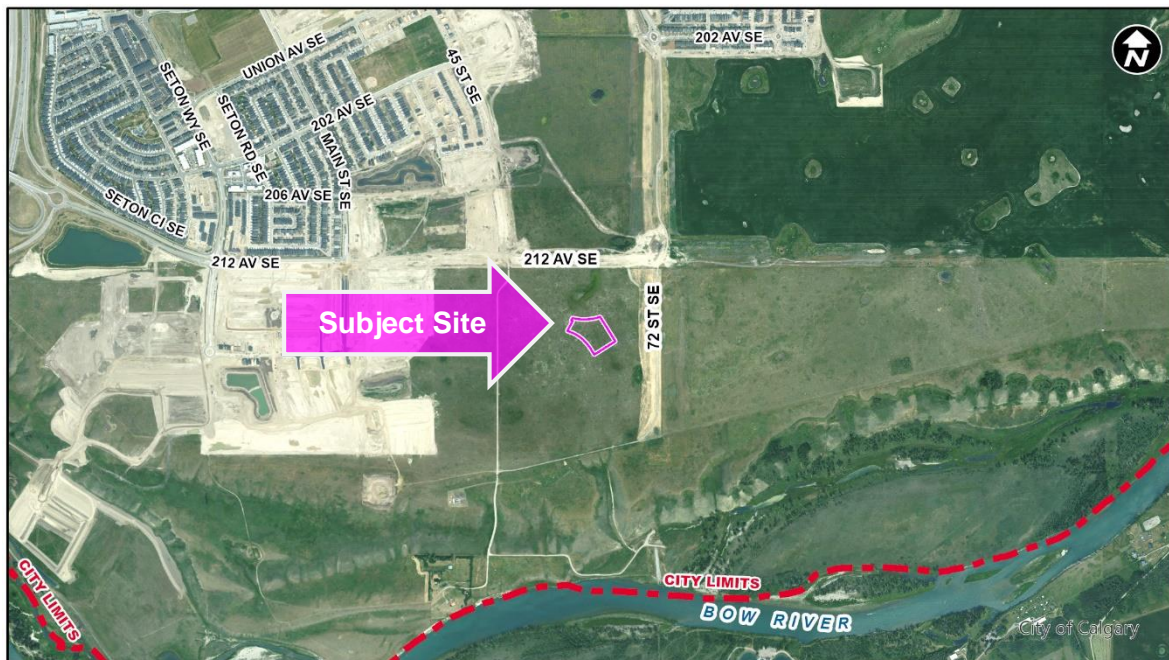
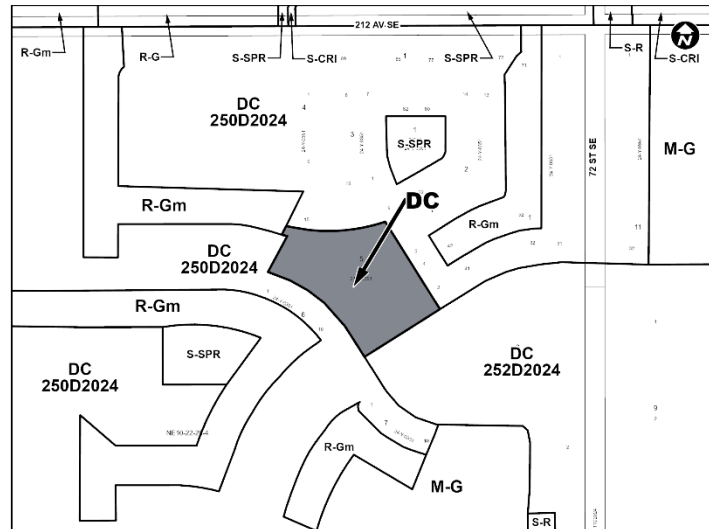
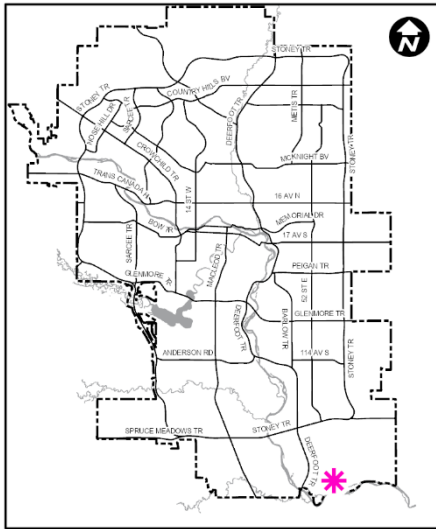
The parcel currently has a land use designation of Special Purpose – Recreation (S-R) District, which is intended to accommodate a range of indoor and outdoor recreation uses. Along the north, west and south fringes parcels are designated as Residential – Low Density Mixed Housing (R-G) District or Direct Control (DC) Districts based on the R-G District. To the south there is a DC District area based on the Mixed Use – General (MU-1) District that forms part of the Neighbourhood Activity Centre (NAC).

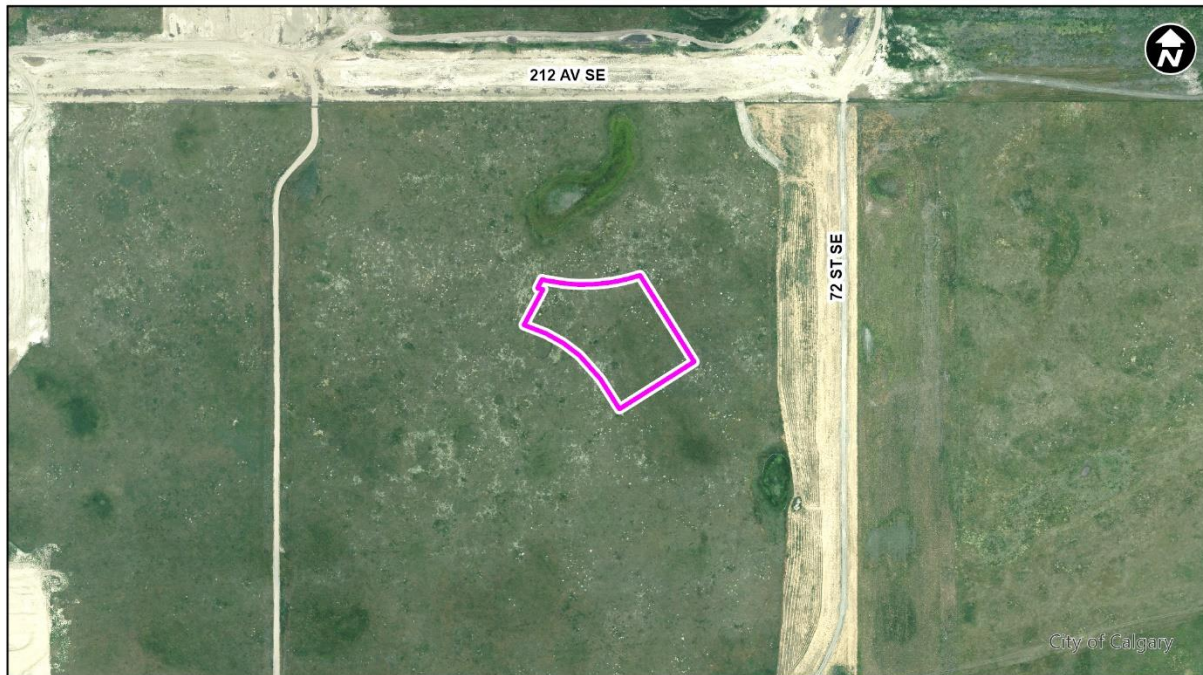
The site and surrounding area have not yet developed and there is presently no public access to the site. Located to the north of the site is 212 Avenue SE and approximately two kilometers to the northwest is the Seton Town Centre, which is a Major Activity Centre and supported by an interim bus rapid transit (BRT) line, Route 302 (BRT Southeast/City Centre).

Community Peak Population Table

Not available because the subject site is located in a developing community.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing land use designation on the site is the S-R District which can accommodate a range of indoor and outdoor recreation uses.

The proposed DC District is based on the S-R District with the additional discretionary use of Temporary Sales Centre. As no sales based uses exist in the S-R District, Temporary Sales Centre is a new defined use specific to this DC District that would accommodate both residential and commercial sales and leasing opportunities. The base requirements set out within the S-R District would remain unchanged.

The DC District will enable the delivery of a new building in an early phase of development of the community that can be used for the sale and lease of units and commercial space. The Temporary Sales Centre is limited to a maximum term of ten years. Once the use of Temporary Sales Centre is no longer required, the building will become a Community Recreation Facility and be required to comply with the requirements set out for the S-R District.

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 due to its innovative ideas and includes a use that does not exist in Land Use Bylaw 1P2007. This proposal allows for a Temporary Sales Centre that allows for the sale or lease of residential or commercial units that will ultimately become to a Community Recreation Facility, while maintaining the S-R

District. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Section 7 of the DC District 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 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.

Development and Site Design

The rules of the proposed DC District, including the S-R District, would provide guidance for the future development of the site including appropriate uses, building height and massing, landscaping and parking. Given the specific context of the site, additional items that will be considered through the development permit process include, but are not limited to:

- design, layout and configuration of the Temporary Sales Centre;
- landscaping;
- access; and
- parking provisions.

Transportation

Pedestrian and vehicular access to the site will be available via Ricardo Ranch Avenue SE and Ricardo Ranch Drive SE. Ricardo Ranch Drive SE is classified as a collector road, while Ricardo Ranch Avenue SE is classified as a Residential Street as per the recently approved Outline Plan. The area is expected to be served by transit in the future via Ricardo Ranch Drive SE, with a potential bus stop within 50 metres of the subject site. Ricardo Ranch Drive SE, adjacent to the site, has a 3.0 metre pathway which provides active modes connections to the rest of the plan area. A Transportation Impact Analysis was not required in support of the land use re designation application.

Environmental Site Considerations

No significant concerns were identified through the Environmental Site Assessment undertaken as part of the Nostalgia Outline Plan approval.

Utilities and Servicing

Water, sanitary and storm mains will be available to service the site through developer constructed infrastructure as part of the overall Nostalgia development. Specific details of site servicing will be reviewed in detail through the development permit application.

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.

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 land use amendment meets the MDP's more specific policy direction, including the New Community Planning Guidebook. This application proposes a use that will support a vibrant new community through the provision of a diversity of uses that will have a legacy for the community as it grows in a complementary location to a Neighbourhood Activity Centre.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged as part of a development permit.

Ricardo Ranch Area Structure Plan (Statutory – 2019)

The subject parcel is located within the [Ricardo Ranch Area Structure Plan](#) (ASP). The ASP identifies the subject lands which include the parcel subject to this application, as predominantly residential with other complementary uses including community uses and green infrastructure. This application aligns with the applicable ASP policies.