



Report Number: EC2025-0523

Meeting: Executive Committee

Meeting Date: 2025 May 13

NOTICE OF MOTION

RE: REQUEST TO ENSURE INNOVATION IN THE APPROVED NEIGHBOURHOOD OF NOSTALGIA

Sponsoring Member(s) of Council: Gian-Carlo Carra

WHEREAS The Nostalgia Outline Plan and Land Use Amendment was approved by Council on September 10, 2024 (LOC2023-0207 / CPC2024-0835);

AND WHEREAS the Subject Site is comprised of 217.62 hectares within the Ricard Ranch ASP area;

AND WHEREAS the plan is an excellent example of suburban innovation by providing unique housing forms, a high-density town centre, designing more compact streets, a fishing village adjacent to the Bow River and an anticipated density of 15.2 upa (5825 residential units), almost double a typical suburban community;

AND WHEREAS the plan proposes a number of distinctive design elements which foster a great neighborhood, including 9 housing forms to meet all lifecycle needs including Rental apartments, Entry level town homes, Semi-Detached homes, Executive townhomes, Single detached homes, Estate homes, Apartment condos, Adult only, and Seniors to Memory Care, a 12,000 sq ft HOA facility, a high density mixed use village centre containing over 70,000 sq ft of commercial space, a \$6.5M public art / clock tower, a public square for community activities and gatherings, enhanced street aesthetics including the use of pavers in roadways and extended sidewalks for an greater pedestrian experience, a 400,000 sq ft sport and social centre, sustainable and innovative infrastructure that mitigates the impacts of climate change including solar on every built form, Nautilus Pond, Net-Zero home options, a fishing village, slope adaptive homes, slope adaptive commercial uses and open pedestrian tunnels, comprehensive pedestrian pathway system;

AND WHEREAS the neighborhood specifically proposes a new and unique wide shallow housing form, through custom Direct Control, that accommodates a housing product (approximately 700 homes, and +/- 30% of the development area) with reduced front setbacks and driveway lengths that shift houses closer to the streets, within 0.6 metres of the street;

AND WHEREAS in accomplishing this design element, requires an adjustment to the typical 16.0 metre residential cross-section to relocate shallow utilities from the private property easement to under the sidewalk for all phases with wide-shallow detached homes, including surface features (such as pull boxes or vault access points);

NOW THEREFORE BE IT RESOLVED that Council direct Administration to permit the accommodate of shallow utilities under the sidewalk as per Residential "M" Street (Cross-section R) on the approved Outline Plan (LOC2023-0207 / CPC2024-0835) including surface features (such as pull boxes or vault access points) throughout the entire neighborhood. And that Administration work with the Developer on future neighborhood elements that may require relaxations to our standards to ensure the vision is fulfilled.

Attachment:

1. Notice of Motion Checklist