

April 4, 2019  
Members of Calgary Planning Commission



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**RE: Ricardo Ranch Area Structure Plan Landowner Comments – Calgary Planning Commission**

On behalf of Genesis, Brookfield and the Soutzo Family we would like to thank Administration for all their hard work and dedication on the Ricardo Ranch ASP. This ASP was started in Jan 2018 and will likely be finalized in Q3/Q4 of this year. Unlike previous ASP's approved in Calgary, Administration has decided to embark in a new process for the review and approval of Area Structure Plans (ASPs). A decision was made, at the general manager level, to utilize Calgary Planning Commission as a "stakeholder to review and give opinion on policy" instead of act as an "approval body". The dialogue has suggested that CPC has the opportunity to resolve disputes between the Administration and other stakeholders before the document is finalized and sent on to PUD and Council. Administration will be providing the Ricardo Ranch ASP to CPC on April 4, 2019 and having an in-camera session with members on April 18, 2019. **The landowners wish there was an opportunity to be present during this in-camera session as they feel it isn't transparent having a process that excludes them, especially given the significance of the ASP.**

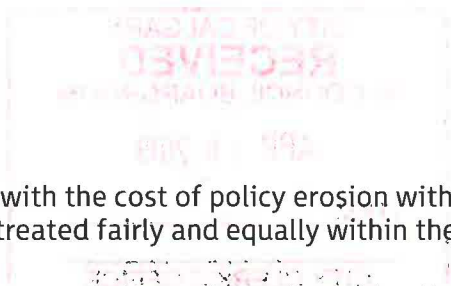
In most part the landowner group can accept the policies of the latest draft, received on March 15, however, there are some components that they cannot support nor agree with either because of the serious financial implication for the City, Developer/future resident or because policies are too prescriptive/restrictive (in comparison to City wide policy or lack of policy).

The main landowner concerns are:

1. Request for 50% single loaded escarpment road
2. Removal of Growth Management Overlay
3. Multi-Residential Policy + Size of Parcel
4. EOS Study Area Policy

The landowners are preparing a formal package that addresses these 4 areas and will be providing this to CPC members in advance of April 18<sup>th</sup>. The landowners remain committed to work with Administration and finalize the ASP. It is also the desire of the landowner group to submit Land Use/Outline Plan applications by the end of this year.

It is incredibly important that this area celebrate the Bow River from both its upper and lower lands. It is also imperative that the land maximizes opportunity to enable affordability and accessibility.



It remains vital, with the cost of policy erosion within the New Community Guidebook, that landowners are treated fairly and equally within the City of Calgary.

Should you have any questions please do not hesitate to reach out to me directly at 403.692.4532 or [koberg@bapg.ca](mailto:koberg@bapg.ca)

Sincerely,

Kathy Oberg  
B&A Planning Group

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