

New Policy: Ricardo Ranch Area Structure Plan (Ward 12)

EXECUTIVE SUMMARY

The purpose of this report is to recommend approval of the *Ricardo Ranch Area Structure Plan* (The Plan), a developer funded statutory policy plan that will guide new development in the Ricardo Ranch plan area. This area is one of the last remaining lands located within the Bow River valley to be comprehensively planned in southeast Calgary. The Plan will be read and implemented in conjunction with the *New Community Planning Guidebook*, contained in Volume 2, Part 1 of the *Municipal Development Plan* (MDP).

Aligned with the MDP, The Plan's policies provide a vision and framework for the long-term future development of approximately 635 hectares (1,570 acres) of greenfield in southeast Calgary. With an anticipated residential population in the range of 16,000 to 20,000 people, this will meet the MDP's overall community intensity target of 60 people/jobs per gross developable hectare. Policies found in The Plan support good planning and urban design principles to create a comprehensive community that integrates with the unique and scenic Bow River valley landscape of Ricardo Ranch.

The Calgary Metropolitan Region Board's (the Board) Interim Regional Evaluation Framework provides member municipalities with criteria to determine when new municipal statutory plans and amendments to existing statutory plans shall be submitted to the Board for approval. As a new statutory policy plan, The Plan must be circulated to the Board for approval following first reading from Council.

ADMINISTRATION RECOMMENDATION:

That the Standing Policy Committee on Planning and Urban Development:

1. Direct Administration to:
 - a. Prepare a bylaw as outlined in the proposed Ricardo Ranch Area Structure Plan in Attachment 1; and
 - b. Forward the proposed bylaw, to accommodate the required advertising, and this report, directly to the 2019 July 29 Combined Meeting of Council.
2. Recommend that Council hold a Public Hearing at the 2019 July 29 Combined Meeting of Council; and
 - a. Give FIRST READING to the proposed bylaw, the proposed Ricardo Ranch Area Structure Plan;
 - b. WITHHOLD second and third readings of the proposed bylaw until Ricardo Ranch Area Structure Plan has been approved by the Calgary Metropolitan Region Board, then return to Council for second and third reading; and
 - c. Direct Administration to submit the proposed Ricardo Ranch Area Structure Plan to the Calgary Metropolitan Region Board for review.

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PREVIOUS COUNCIL DIRECTION / POLICY

The *Ricardo Ranch Area Structure Plan* was included in both the 2018 and 2019 policy workplans approved by Council. The Planning & Development Policy Prioritization Strategy 2018 (PUD2018-0011) was received for information by Council at the 2018 January 15 meeting, and City Planning and Policy Priorities 2019 (PUD2019-0145) was received for information by Council at the 2019 February 06 meeting. These reports set out the framework for the 2018 and 2019 policy workplans, and were included as attachments to both the PUD2018-0011 and PUD2019-0145 reports.

On 2017 March 13, at the Combined Meeting of Council, Council directed Administration (NM2017-05) to include a developer funded Area Structure Plan into the 2018 workplan on the lands identified as Cell 'E' in the Southeast Planning Area Regional Policy Plan (2004).

BACKGROUND

In 2018 July, Council approved new communities through the New Community Growth Strategy (C2018-0900), supporting new community growth in the One Calgary 2019-2022 service plan and budget. Identified as one of the fastest growing communities in the southeast quadrant of the city, Rangeview was included in the new communities approved. Given its adjacency, Administration recognized that the Ricardo Ranch plan area (the Plan Area) would benefit from the capital infrastructure already approved by the One Calgary budget associated with the adjacent communities in Rangeview.

Site Context

The Plan Area is located at the southeast edge of Calgary. It is bound by 212 Avenue SE with the community of Seton to the north, Deerfoot Trail SE to the west, the Bow River to the south, and 88 Street SE to the east. The Foothills County jurisdictional boundary is adjacent to the Plan Area to the south (refer to the Location Map in Attachment 2). Ricardo Ranch was the name of the working cattle ranch within the Plan Area, which was homesteaded by William Crawley Ricardo in 1888. The name "Ricardo Ranch" has endured for 130 years, even as ownership of the lands changed to Senator Patrick Burns, businessperson and co-founder of the Calgary Stampede, and ultimately to the Soutzo family.

The Plan Area is approximately 635 hectares (1570 acres) of undeveloped greenfield, and it is one of last remaining lands situated along the Bow River. Terrain consists of flat to undulating topography in the northern portion of the Plan Area. Separated by an escarpment with impressive view sheds, the southern portion of the Plan Area includes the Bow River valley comprising floodway, flood fringe and associated meander belt (shifting water course resultant of the 2013 flood). The Bow River valley has regional significance, accommodating a natural wildlife corridor and providing unique opportunities for public amenities and recreational activities.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The Plan refines and implements the strategic objectives and policies of higher level plans. Further information on how this proposal aligns with applicable policies is found in the Strategic Alignment section of this report.

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The creation of the policy document will guide new development in the Plan Area. The Plan will be read and implemented in conjunction with the *New Community Planning Guidebook* (the Guidebook), contained in Volume 2, Part 1 of the MDP.

Planning Considerations

Policy Overview

The Plan's policies provide a vision and framework for the long-term future development of approximately 635 hectares (1,570 acres) of greenfield in southeast Calgary. Policies found in The Plan support sensitive planning and urban design best practices to create a comprehensive community that integrates with the unique, scenic Bow River valley landscape of the Plan Area.

With an anticipated residential population in the range of 16,000 to 20,000 people, located in one community with four distinct neighbourhoods, the MDP's overall community intensity target of 60 people/jobs per gross developable hectare will be met. The community will incorporate public facilities and amenities within walking distance for all residents. Pedestrian connections, public transportation, and cycling facilities will provide access to parks, employment, retail, leisure, and cultural destinations. Conservation of natural environments within the Bow River valley will enable residents, workers, and visitors to enjoy a healthy, active lifestyle and protect biodiversity in the city.

Administration worked collaboratively with the landowner group, stakeholders, and the public to create a guiding, long-range planning document for the Plan Area that prioritizes planning best practices and protects the public interest, while balancing private landowner considerations. In an effort to build consensus, three proposed policy issues remain: (i) escarpment green corridor, (ii) multi-residential policies and (iii) neighbourhood areas.

Escarpment Green Corridor

During the policy development process, a new Scenic Escarpment Street typology was created to reinforce the MDP environmental open space policy, which highlights locating single loaded residential roads parallel to portions of natural areas to optimize public visibility and access to these areas. This MDP policy, to date, has been difficult to implement in other new communities throughout the city. Following numerous iterations of this policy requiring single loaded streets along the Plan Area's Bow River valley escarpment edge (e.g. from 70%, 50%, 40%, 35%), Administration considered input from Calgary Planning Commission and the landowner group, and has written policy to include creative and flexible options for the landowners to achieve a high-quality, public, green corridor interface. The policies in The Plan (Section 4.3) now reflect a target of 35 percent public access provision that can be achieved through the application of a variety of elements such as single loaded residential roads, public entry points, publicly accessible at-grade commercial retail uses, and public parks. At the time of Outline Plan/land Use Amendment application, supporting rationale must be provided demonstrating how the target may or may not be achieved.

To each of the options presented throughout the planning process, the landowner group has indicated that the policies are too restrictive and prescriptive, and that any policy exceeding a 25 percent requirement would not be achievable based on their financial analysis.

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Multi-Residential Policies

Smaller parcel sizes inherently facilitate greater visual and physical connectivity both internally within the site and throughout the overall neighbourhood. It also limits car-oriented internal street networks, with an emphasis on pedestrian and cycling mobility and street-oriented building forms. In the absence of more robust policies in the MDP to guide implementation of good planning and urban design principles for multi-residential developments, specific policies were included in The Plan (Section 3.4) for these sites. As per The Plan, multi-residential sites exceeding 1.5 hectares (3.7 acres) are required to submit a concept plan to demonstrate quality multi-residential development.

The landowner group requested removal of the multi-residential section from The Plan. They indicated that the multi-residential policies are too prescriptive, do not address current market demands and are not applied consistently throughout all new communities in the city. They indicated that comprehensive engagement with BILD should be undertaken prior to any policies being created and included in The Plan. Furthermore, the landowner group feels that policies should be embedded into the city-wide policies of the MDP's Guidebook, rather than in individual Area Structure Plan (ASP) documents. In the absence of supportive implementation policies in the Guidebook, Administration considers the proposed multi-residential policies appropriate in the ASP context to ensure adherence to good quality urban design and planning principles.

Administration will be undertaking updates to the MDP's Guidebook in their overall work plan as early as 2020. This process will include comprehensive review of the city-wide multi-residential development policies with engagement with industry stakeholders. The Plan will be aligned, where appropriate, with any revisions forthcoming in the city-wide Guidebook policies.

Neighbourhood Areas

Policies proposed in The Plan (Section 3.2) are aligned with Section 2.0 Community Framework policies of the MDP. Council's city-wide MDP policies regarding density targets stipulate that each neighborhood should achieve a minimum density of 20 units per gross developable residential hectare (eight units per gross developable residential acre). Should topographical or technical constraints exist in one neighbourhood, density averaging with another neighbourhood in the same community may occur. This minimum density target is intended to facilitate the feasibility for diversity of land uses and built form, street connectivity and attractive streetscapes.

The landowner group requested removal of the minimum neighbourhood density target to be replaced instead with a minimum community density target in order to allow for lower densities of 15 units per gross developable hectare (six units per gross developable residential acre), particularly for Neighbourhoods 1 and 4. Preference for single dwelling development, influenced by current market conditions, was cited as the reasons for the request.

To address the landowner group's concerns, Administration has modified the density policies in Neighbourhood 4 (given its location in the Flood Fringe area of the Plan Area) to accommodate a minimum density of 15 units per gross developable hectare (six units per gross developable residential acre), with densities averaged across a maximum of three neighbourhoods in total. However, policies relating to Neighbourhood 1 will continue to align with the MDP's Guidebook

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minimum density targets to ensure that the City’s objectives for creating high quality neighbourhoods for people to live, work, and recreate is achieved.

Land Use

Development in the Plan Area will include a broad range of residential, commercial, retail, parks and open spaces, with higher intensity uses located around three neighbourhood focal points. This will be underpinned by an efficient transportation network, strengthened by pedestrian and cycling connections facilitated along green corridors.

Buildings blocks found within The Plan are based on those established in the Guidebook. Each building block has a range of land use districts that can be applied at the land use amendment stage, depending on site context, attributes and development desires. Policies within The Plan provide direction as to appropriate land use and built form.

The following building blocks are found in The Plan:

Proposed Use of Land	Reason(s)
Neighbourhood Area	Provides a degree of flexibility for a variety of residential densities and non-residential supportive uses.
Neighbourhood Activity Centre (NAC)	MDP prescribed – To have a NAC located in each Neighbourhood with multi-residential, non-residential and open space components.
Joint Use Site (JUS)	Provides a location for an elementary or junior/middle school as well as playfields.
Joint-Joint Use Site (JJUS)	Provides a combined location for an elementary or junior/middle school and a Francophone school, with shared playfields.
Community Associate (CA) Site	Provides a location for Community Association uses.
Environmental Open Space (EOS) Study Area	Identifies natural areas in the Plan Area that may be environmentally significant. Further study of these lands is required to determine preservation or developability of the lands.
Green Corridor	Connects natural areas through a variety of ecological corridors and is enhanced through the provision of pedestrian and cycling facilities.
Escarpment Green Corridor	Provides a contiguous, natural open space corridor along the entire top of the escarpment feature within the Plan Area.

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Proposed Use of Land	Reason(s)
Regional Pathway	Provides pedestrian and cycling connections within the Plan Area and to surrounding communities.
Escarpment Pedestrian Connection	Provides pedestrian connections via Regional Pathway, local pathway or trail, between the Neighbourhood 2/3 NAC and the Green Corridor and Provincial Land
Homestead	Identifies an existing residence and outbuildings associated with the existing residence, and its potential for preservation.
Bow River Access Site/Day Use Area	Provides opportunities for easy, safe, legal and environmentally sustainable river access for watercraft launch and egress.
Utilities	Provides sustainable, cost-effective infrastructure and services for water, sanitary and stormwater management.
Streets	Provides an efficient transportation network, which accommodates multi-modal transportation and an enhanced public realm environment.

Transportation Networks

Specific mobility considerations impact this Plan Area. The Plan proposes a hierarchy of streets including Arterials, Liveable and Collector Streets aligned to create an Adaptive Grid network. An Adaptive Grid network is a street grid network that responds to natural topography and community features; is adaptable in orientation and block pattern; supports a diversity of land uses, housing types and neighbourhood character; and provides high connectivity and legibility for all modes of transportation.

The Arterial Street of 212 Avenue SE is located along the northern boundary of the Plan Area and provides the main connection for the Plan Area to the new interchange at Deerfoot Trail SE. An east-west collector runs midway along the northern section of the Plan Area, providing the back bone to an Adaptive Grid network. The east-west collector dips towards the planned Neighbourhood Activity Centre to provide easy access and visibility to the Neighbourhood Activity Centre. A collector roadway is planned to provide connection to the neighbourhood at the bottom of the escarpment to the rest of the Plan Area. North-south connections align with previously approved roadways north of 212 Avenue SE. Both 52 Street SE and 88 Street SE provide connections from the Plan Area to Stoney Trail SE.

Liveable Streets are a street type that accommodates all modes of transportation in a quality environment, with active modes taking precedence to enable social interaction. A Liveable

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Street is planned along 52 Street SE continuing from the Urban Boulevard north of 212 Avenue SE. This Liveable Street is to provide an active connection to the planned Neighbourhood Activity Centre at the terminus of 52 Street SE to celebrate the escarpment.

The street network has been modeled by the Transportation Department to ensure its effectiveness. Further analysis will be undertaken at the Outline Plan/Land Use Amendment Stage.

Utilities and Servicing

The Plan will require the installation of a capital-sized feedermain, sanitary trunk, and stormwater trunk, as well as two stormwater outfalls into the Bow River. This capital infrastructure is currently funded as part of the Rangeview business case through the 2018 New Community Growth Strategy and will service both Rangeview and Ricardo Ranch Plan Areas.

The Plan has two water pressure zones, Ogden and Glenmore, and will be serviced by the Ogden Feedermain. The sanitary trunks required to service the Plan Area will convey sewage to the Pine Creek Wastewater Treatment Plant. Stormwater management will be achieved through the construction of future stormwater ponds and trunks, which will ultimately discharge to the Bow River. Stormwater ponds and constructed wetlands will utilize pre-development drainage courses, where possible, to maintain the viability of Environmental Open Space and to enhance local amenities.

Costs associated with local water distribution, sanitary collection, and stormwater conveyance/treatment, will be borne by the developer.

Public Facilities and Open Space Network

There are three Joint Use Sites (JUS) within the Plan Area which will provide for four schools on three sites in the community. There is one in Neighbourhood 1, one in Neighbourhood 2, and one shared Joint-Joint Use Site (JJUS) in Neighbourhood 3.

The Plan Area includes Environmental Open Space Study Area lands including the escarpment, lands adjacent to the river (including those in the floodway and flood fringe), and wetlands that are environmentally significant. Green Corridors are proposed to bring users into proximity of these unique natural features both atop the escarpment and adjacent to the Bow River.

The heart of the regional pathway network in the community is a component of the River Pathway System and will run within the Green Corridor adjacent to the Bow River and the Escarpment Green Corridor along the top of the Bow River escarpment. These pathways will provide a recreational amenity for local residents and Calgarians at large. Additional regional pathways are proposed to connect to adjacent communities to the north and future communities to the east and to provide connections within the Plan Area.

As per the Calgary River Access Strategy and the draft Bow River Access Strategy, a boat launch facility has been identified within the Plan Area. It is envisioned this facility will be located on Provincial lands on the eastern side of the Plan Area and that the boat launch and all adjacent Provincial lands will be developed and managed as a Natural Environment Park. Negotiations to this affect are preliminary only at this stage.

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Growth Management

Administration reviewed the anticipated capital and operating costs for the proposed Plan. As stated above in the Utilities and Servicing section, the capital infrastructure required to facilitate the development of Ricardo Ranch is included in the One Calgary 2019-2022 Service Plans and Budgets as part of the 2018 New Community Growth Strategy budget in the Rangeview business case (located immediately to the north). A financial analysis completed for Ricardo Ranch in February 2019, included in Table 1 below, indicates that Ricardo Ranch is not expected to incur any new directly incremental operating costs during the One Calgary 2019-2022 budget cycle.

Table 1 – Directly Incremental Operating Costs (\$000s)

Operating (\$000s)	One Calgary (2019-2022)				Total 2019- 2022	Incremental Addition (2023+)	Total Final Year
	2019	2020	2021	2022			
Direct Incremental Operating Cost	0	0	0	0	0	6,568	6,568
Community- based Revenue Share (see note below)	0	0	0	166	166	10,495	10,662
Revenue (Shortfall)	0	0	0	166	166	3,897	4,064

In 2018 July, Council approved the new communities through the New Community Growth Strategy (C2018-0900). At that time, a city-wide greenfield market demand was identified; the anticipated market demand has not increased. Instead, it is anticipated that additional supply would impact the distribution of growth across all the new communities, but is unlikely to result in net new growth. With no additional new growth, The City’s overall property tax revenue would not increase. Considered in the context of the overall 2018 New Community Growth Strategy, Ricardo Ranch is not anticipated to incur any direct incremental operating costs or net new revenue (represented as “Community-based Revenue Share” above) in the One Calgary 2019-2022 budget cycle. The Total Final Year column refers to at the end of the developer’s buildout.

As part of report C2018-0900, Council also directed Administration to bring forward the next recommendations for new community growth decisions no later than 2020 March in coordination with the One Calgary mid-cycle budget adjustment process. This process allows for evaluation using the key factors of MDP/CTP Alignment, Market Demand, and Fiscal Impact. As was done in 2018, this will provide Council the ability to make comprehensive growth decisions (including decisions on ongoing budget implications and Growth Management Overlay removals) during the mid-cycle budget review, considering The Plan area alongside other growth candidates

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citywide. For these reasons, Administration has included a Growth Management Overlay covering all of the developable lands in the Plan Area.

Calgary Planning Commission Review

On 2019 April 18, Administration presented The Plan, for information and input, to Calgary Planning Commission (CPC). Administration requested feedback from CPC members on four key policy areas with outstanding issues, which were identified by both Administration and the landowners: scenic escarpment streets, multi-residential policies and parcel size, Environmental Open Space policies, and growth management overlay. CPC, while generally supportive of The Plan's policies, had questions and comments regarding its consistency with other ASP policies.

As a result of CPC's input, Administration revised the scenic escarpment streets and multi-residential parcel size policies. While no discussion specifically occurred at CPC, the Environmental Open Space policies were amended to address several of the landowners' concerns. Balancing both public and private interests, Administration's policy revisions appropriately took into consideration the Plan Area's local and unique context, while ensuring consistent ASP policies where it was logical. A summary of the comments and suggestions from CPC members, along with Administration's follow-up to each item is included in Attachment 3 of this report.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, key stakeholders were engaged throughout the development of The Plan. A project page for The Plan, located on The City's Engage Portal, was available throughout the planning process.

Landowners, along with internal and external stakeholders were collaboratively engaged through regular on-going meetings, an open house and online engagement throughout the project.

In 2018 February, Administration hosted a visioning workshop attended by landowners and key internal and external stakeholders with the intent of generating the plan vision and several options guiding the development of a land use concept for the Plan Area.

A public open house was held in 2018 June to gather feedback on three proposed land use concepts. Online engagement was also conducted to solicit input on the draft land use concepts. General themes that emerged from the in-person and online public engagement was that citizens expressed a strong value for the Plan Area's natural beauty and habitat, opposed to development in the lower bench areas, a desire for a regional day use area similar to Fish Creek Park, and support for pathway networks and pedestrian connectivity. Overall, public engagement response has been minimal. Attachment 4 provides a summary of the engagement that occurred during the planning process.

At the request of the landowners, and supported by Administration, voluntary Indigenous engagement was undertaken and facilitated by Calgary Neighbourhoods. The Indigenous engagement is aligned with the Indigenous Policy and Indigenous Policy Framework approved by City Council in 2017 April. The Policy and Framework provide guidance for The City's efforts to improve relations with Indigenous communities and to undertake municipal planning decision-making with collaborative input. The Indigenous engagement included five meetings with the

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Elders from the Treaty 7 First Nations and the Metis Nation of Alberta, Region 3. During these sessions, both Administration and the landowners had the opportunity to listen, understand and learn about the Indigenous history, world views and traditional practices associated with the Bow River valley. Attachment 5 provides a summary of the Indigenous Engagement.

A letter of support for the proposed Plan was issued by Foothills County and is included as Attachment 6 of this report.

The SPC on Planning and Urban Development's recommendation and the date of the Public hearing will be advertised.

Strategic Alignment

The Plan is to be read in conjunction with the Guidebook, the Calgary Transportation Plan, the South Saskatchewan Regional Plan, and other City of Calgary policy and guiding documents.

Land within The Plan will be aligned with the Comprehensive Citywide Growth Strategy, which considers the municipal budgeting process for new community growth.

South Saskatchewan Regional Plan (Statutory, 2014)

The sites are located within the 'City, Town' area as identified on Schedule C: South Saskatchewan Regional Plan Map in the South Saskatchewan Regional Plan (SSRP). While the SSRP makes no specific reference to these sites, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory, 2009)

The Plan Area is identified as a Future Greenfield on Map 1: Urban Structure in the MDP. The MDP provides guidance for the development of new communities through the policies found in Volume 2, Part 1: New Community Planning Guidebook. The MDP's overall Community typology sets a minimum density target of 20 units per developable hectare and an intensity target of 60 people/jobs per gross developable hectare. Communities should have distinct neighbourhoods that are developed to provide opportunities for people to live, work, and recreate focussing on the following MDP objectives (Section 3.6.2):

- providing a diversity of land uses and housing types;
- including Neighbourhood Activity Centres;
- locating multi-residential developments near transit and open spaces;
- implementing a grid-based subdivision design pattern;
- providing multi modal connectivity for pedestrians, cyclists and transit riders; and
- protecting and integrating significant ecological elements into the plan.

Southeast Planning Area Regional Policy Plan (2004)

The regional policy plan directs lands within its plan area to be planned and developed through the creation of ASPs that refine The City's broader policy objectives to ensure the development of comprehensively planned residential communities. The regional policy plan also recognizes the Bow River valley as a unique natural amenity with regional significance and directs that both the escarpment and river areas should be conserved while integrating it appropriately with the urban context.

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Interim Growth Plan (2018)

The Calgary Metropolitan Region Board (the Board) is a provincially legislated entity comprised of elected officials representing The City of Calgary and nine surrounding municipalities. The Board has prepared the Interim Growth Plan and the Interim Regional Evaluation Framework; these documents were approved by Ministerial Order on 2018 December 13 and enable the Board to approve or refuse new statutory plans or plan amendments. The Interim Growth Plan provides planning direction and guidance on certain areas of regional significance related to population and employment growth, land use, infrastructure and services. The recommendation aligns with the policy direction of the Interim Growth Plan. The Plan builds on the principles of the Interim Growth Plan by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

The Interim Regional Evaluation Framework provides member municipalities with criteria to determine when new municipal statutory plans and amendments to existing statutory plans shall be submitted to the Board for approval. As a new statutory policy plan, The Plan must be circulated to the Board for approval following first reading from Council. The anticipated timeline for review and decision by the Board is approximately two months which has been reflected in the project schedule and communicated to the landowner group. After a decision is rendered by the Board, The Plan will return to Council for second and third readings.

Social, Environmental, Economic (External)

The proposed Plan will guide development in the Plan Area towards the creation of a new community that provides housing diversity organized around compact activity centres and corridors that are well connected, serviced and sustainable.

Social

The Plan aims to create a diverse, inclusive, and comprehensively designed community with opportunities for all people to live, work and recreate.

Economic

The Plan provides long term policy direction that is aligned with The City's New Community Growth Strategy, which seeks to enable strategic growth in new community areas by aligning planning policy, market demand, infrastructure and servicing needs, and City capital and operating budgets.

Environmental

Lands to the north and east of the Plan Area are underlain by identified sour gas reserves and there is a history of sour gas extraction in these areas. In addition, Alberta Energy Regulator records indicate that there is an abandoned oil well head within the Plan Area. Policies within The Plan address the potential risks associated with these facilities. An Oil and Gas Review and Risk Assessment will be required for any future affected development. The City will use the risk assessment information to determine if mitigation measures are necessary.

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The Plan Area is characterized by the Bow River valley dividing the Plan Area into three distinct portions:

1. the relatively flat uplands in the northern portion that are dominated by pasture and agricultural activities;
2. the sloped escarpment of the Bow River valley; and
3. the bottomlands in southern portion within the river valley.

The areas of highest environmental significance include the valley slopes which make up a regionally unique landscape feature, and the riparian areas adjacent to the Bow River. Other environmentally significant areas within the Plan Area include groundwater fed sloped wetlands, prairie pothole wetlands, a great blue heron colony, and bank swallow colonies. The lands within the Bow River valley are considered to be a Key Wildlife and Biodiversity Zone by Alberta Environment and Parks as they provide critical habitat and connectivity for many species of plants and animals, particularly during winter months on the south facing slopes.

These features are contained within the Environmental Open Space Study Area overlay on all pertinent maps. Some of these features will be retained through dedication of Environmental Reserve or other means at the Outline Plan / Land Use Amendment stage, while others will be removed through development. A Biophysical Impact Assessment and other studies will be utilized to determine lands that qualify as Environmental Reserve and mitigation measures for other affected areas.

Financial Capacity

Current and Future Operating Budget

There are no impacts to the current and future operating budget as a result of this report if the Growth Management Overlay is not removed. There will be impacts to future operating budgets as development progresses; these impacts will be brought forward to Council as part of the comprehensive growth strategy and budget process.

If the Growth Management Overlay is removed from The Plan at this time, future operating budget impacts are anticipated beginning in 2023, as directly incremental operating costs are triggered by development and the maintenance periods for new infrastructure expire.

Current and Future Capital Budget

There are no impacts to the current and future capital budget as a result of this report. The capital infrastructure required to support development in the Plan Area is either existing or has been included in the One Calgary 2019-2022 Service Plans and Budgets as part of the 2018 New Community Growth Strategy in the Rangeview business case.

Risk Assessment

There are no known risks associated with the adoption of The Plan as recommended.

If the Growth Management Overlay is removed from The Plan at this time, it may impact the speed at which The City will see a return on investment from all the approved new communities. It would also not allow Council to consider this growth decision comprehensively alongside other growth candidates city-wide.

Planning & Development Report to
SPC on Planning and Urban Development
2019 July 03

ISC: UNRESTRICTED
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If the Growth Management Overlay is removed, and development happens faster than anticipated, operating costs may be accelerated within the One Calgary budget cycle.

Subsequent stages of the approvals process will address mitigation of any risks that may arise at that time.

REASON(S) FOR RECOMMENDATION(S):

The proposed Ricardo Ranch Area Structure Plan responds to direction from Council to create a new policy document, in alignment with the Municipal Development Plan, to facilitate the creation of a new planned community.

The Ricardo Ranch Area Structure Plan will provide statutory policy guidance for the development of a comprehensive community, focussing on efficient land uses, multi-modal connectivity, provision of public facilities and services, and an open space network that integrates natural area protection and conservation with recreational opportunities.

ATTACHMENT(S)

1. Proposed Ricardo Ranch Area Structure Plan
2. Location Map of Ricardo Ranch Plan Area
3. Calgary Planning Commission Comments and Administration Follow-up
4. Engagement Summary Report
5. Indigenous Engagement Summary Report
6. Letter of Support – Foothills County