

Ricardo Ranch AREA STRUCTURE PLAN LANDOWNER CONCERNS

PLANNING AND URBAN DEVELOPMENT COMMITTEE MEETING - JULY 3, 2019

The City of Calgary has embarked on a new process for the review and approval of Area Structure Plans (ASPs). Within this new process, CPC and PUD act as stakeholders prior to the item being heard at Council for approval. In most part the landowner group can accept the policies of the latest draft, received on May 31, however, there are some components that we cannot support nor agree with either because of the serious financial implication for the City, Developer/future resident or because through analysis we predict that a different set of outcomes will arise. **We kindly request your consideration in hearing the position of the landowners as you prepare for your review.**

CONCERN 1

REQUEST FOR 35% ESCARPMENT GREEN CORRIDOR EXPOSURE

- The landowners recognize and appreciate that providing access to the escarpment enables community building, however, **feel that 35% is beyond excessive and costly.**
- **Landowners feel that a dictated percentage, contained within the ASP, is much too prescriptive and is not consistent with other approved ASPs.**

CONCERN 2

REMOVAL OF GROWTH MANAGEMENT OVERLAY

- In 2018 the Administration identified **Ricardo Ranch will benefit from the approved Rangeview infrastructure.**
- **Administration confirmed NO capital infrastructure is required, NO fire coverage is required for 95% of the area, and Ricardo is operating positive - or neutral.**

CONCERN 3

DENSITY SHARING BETWEEN LANDOWNERS

- Given the intensity of the Seton Community to the north and the location of these lands next to the Foothills County, discussion has occurred between the landowners for density sharing. The goal is to enable increased densities around the NAC's to enable critical mass for longterm NAC success and meet market conditions.

REQUEST 1 The landowners feel strongly that they should be treated with the same consistency as the Bow River Valley lands within the West View ASP, other Recently approved communities, and as outlined within the New Community Guidebook.

Option 1 Delete 4.3.7 and 4.3.8: "Single-loaded roads and/or pedestrian connections should be located adjacent to retained EOS, along some stretches, to enable public views." This policy is already located within the New Community Guidebook therefore no additional policy is needed within the ASP.

Option 2 - Delete 4.3.7 and 4.3.8, Add West View Policies 5.6 To ensure Policies are consistent with other ASPs with Natural Features (such as the Bow River): Revise policies to maintain consistency with other ASPs such as the West View ASP.

REQUEST 2 The landowners would like to see the Growth Management Overlay removed from the Ricardo Ranch Area Structure Plan or updated as per Administration confirmation.

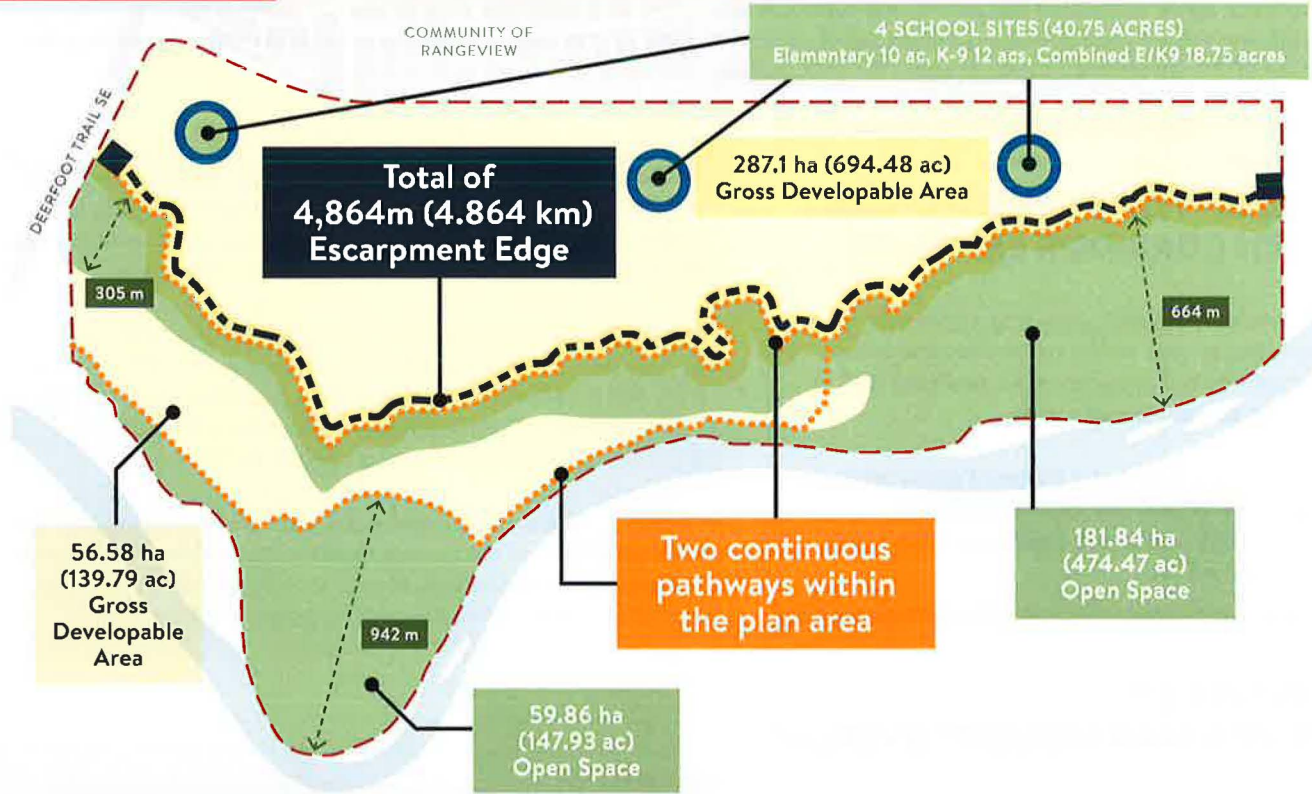
REQUEST 3 The landowners would like to delete Policy 3.2.1.6 and add in Policy 3.2.5 to the RRASP.

Delete Policy 3.2.1.6 and Add Policy 3.2.5:

In accordance with the NCPG, each Neighbourhood within the Plan Area should achieve a minimum density of 8 units per gross developable residential acre, if possible. However, given potential access considerations, topographical constraints, presence of ESAs, policies listed under Section 3.2.1, and the desire to intensify near the NACs, a lower density, to a minimum of 6 units per gross developable residential acre, may be permitted. Under this scenario, another Neighbourhood in the Plan Area must accept higher densities so the density of Ricardo Ranch Community averages 8 units per gross developable residential acre.

Ricardo Ranch PLAN AREA

TOTAL PLAN AREA (including Crown Land)	545 ha / 1350 acs
Potential Environmental Reserve	204 ha / 504 acs
Gross Developable Area	341 ha / 846 acs
10% Reserves	24.1 ha / 84.6 acs
Potential PUL (4%)	13.6 ha / 33.8 acs
TOTAL ER/MR/PUL	241.7ha / 622.4acs
PLAN AREA AS OPEN SPACE:	46% OPEN SPACE



35% SCENIC ESCARPMENT STREET REQUEST is: 1.702m

LOST REVENUE @ 35% EXPOSURE

⬇️ \$148M IN REVENUE ⬇️ \$543K IN CITY TAXES

The ASP landowners are VERY concerned that too much attention and MR dedication is focused in one area and there will not be enough reserves for within the Neighbourhoods to create meaningful spaces for residents.

Landowner	Total Area (acres)	GDA (as per Landowner Constraints Map) - acres	10% Reserve Owing (acres)	Projected Schools, CA, NACS - acres	Linear Escarpment Park (acres) 10m along edge Calculated	Remainder Distributed in Plan along escarpment and interior to plan (acres) - Upper and Lower Benches
Brookfield	342.04	224.24	22.42	10.00	7.33	5.09
Genesis	349.55	249.37	24.94	12.50	5.78	7.16
Soutzo	530.12	373.68	37.37	22.75	11.55	3.06
TOTAL	1221.71	847.29	84.73	45.25	24.66	15.31 acs

MR remaining for distribution around the neighbourhoods

WESTVIEW ASP POLICY

5.6 Interface with Environmental Open Space

EOS are areas within the EOS Study Area that are preserved at the land use amendment and outline plan stage. Environmental Open Space should become an identifying feature of the neighbourhood and a place for Calgarians to enjoy passive recreational pursuits.



Intent

To provide outstanding social benefit of natural areas by ensuring public access and views into them and celebrate the existing natural areas.

Policies

1. Developments adjacent to EOS should consider the following design principles:
 - a. use visually permeable fencing to increase the perceived amount of space, such as but not limited to, chain-link, post and cable, and wrought iron, or vegetation (e.g. hedges);
 - b. connect internal pathways of multi-residential developments to nearby Regional Pathways and Green Corridors;
 - c. design public access into sites around coulees, ravines, streams, escarpments and other retained features, to allow for the buffering of habitat wildlife within and along these retained features;
 - d. integrate multi-residential sites with adjacent EOS by incorporating design elements that provide Calgarians access and views to the natural areas;
 - e. locate private amenity spaces near EOS in order to capitalize on the natural characteristics of The Plan Area;
 - f. provide access and views from Neighbourhood Areas by establishing a permeable block design that allows for green pockets to open onto adjacent EOS; and
 - g. include appropriate native plantings and natural landscaping.

CITY OF CALGARY
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IN COUNCIL CHAMBER

JUL 03 2019

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Distribution

CITY CLERK'S DEPARTMENT