

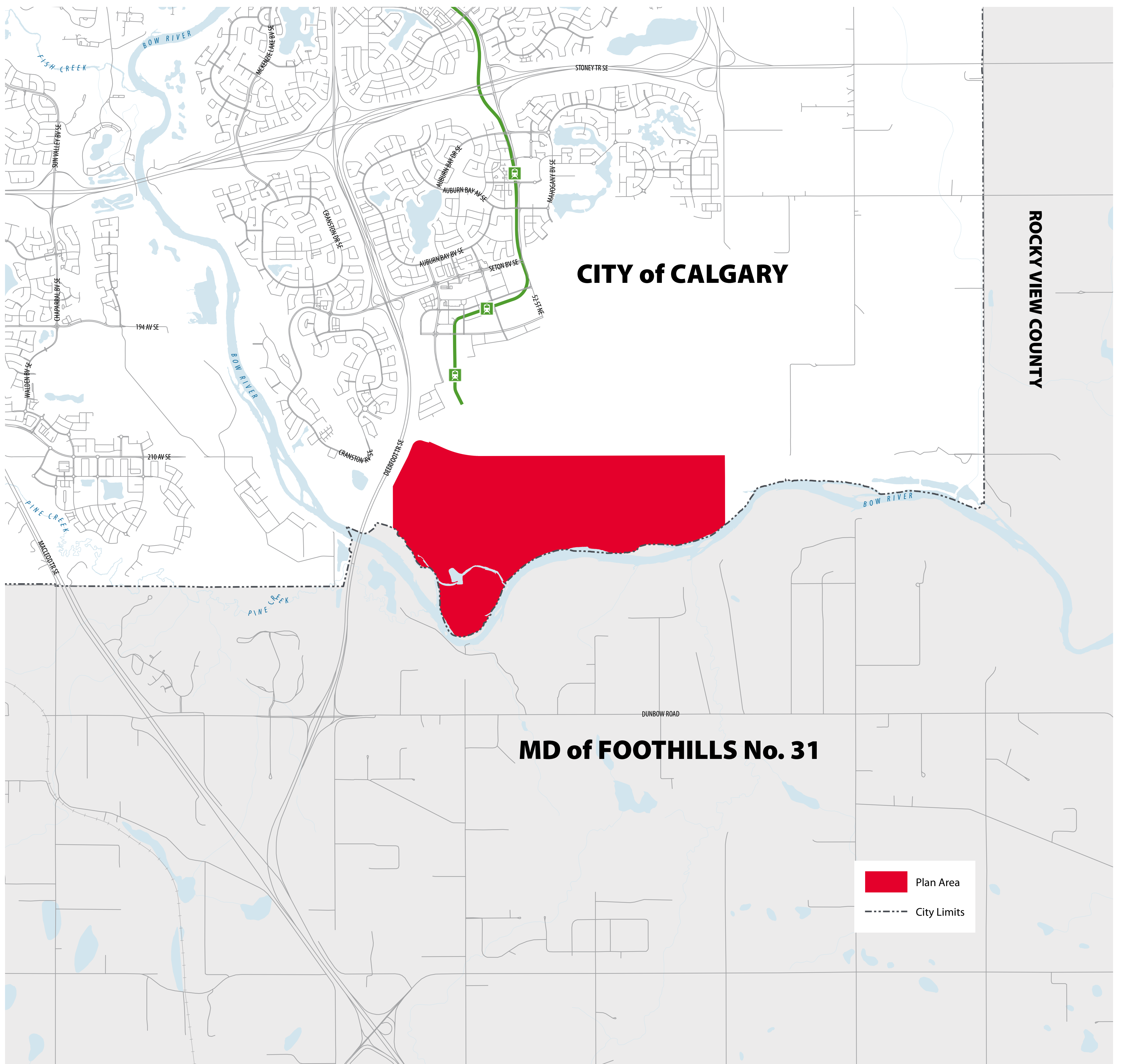
# Welcome

The City of Calgary is drafting an Area Structure Plan (ASP), a guiding policy document, for the lands historically known as the Ricardo Ranch.

The Ricardo Ranch ASP will provide a vision for the development of a 570 hectare (1,400 acre) area located in southeast Calgary.

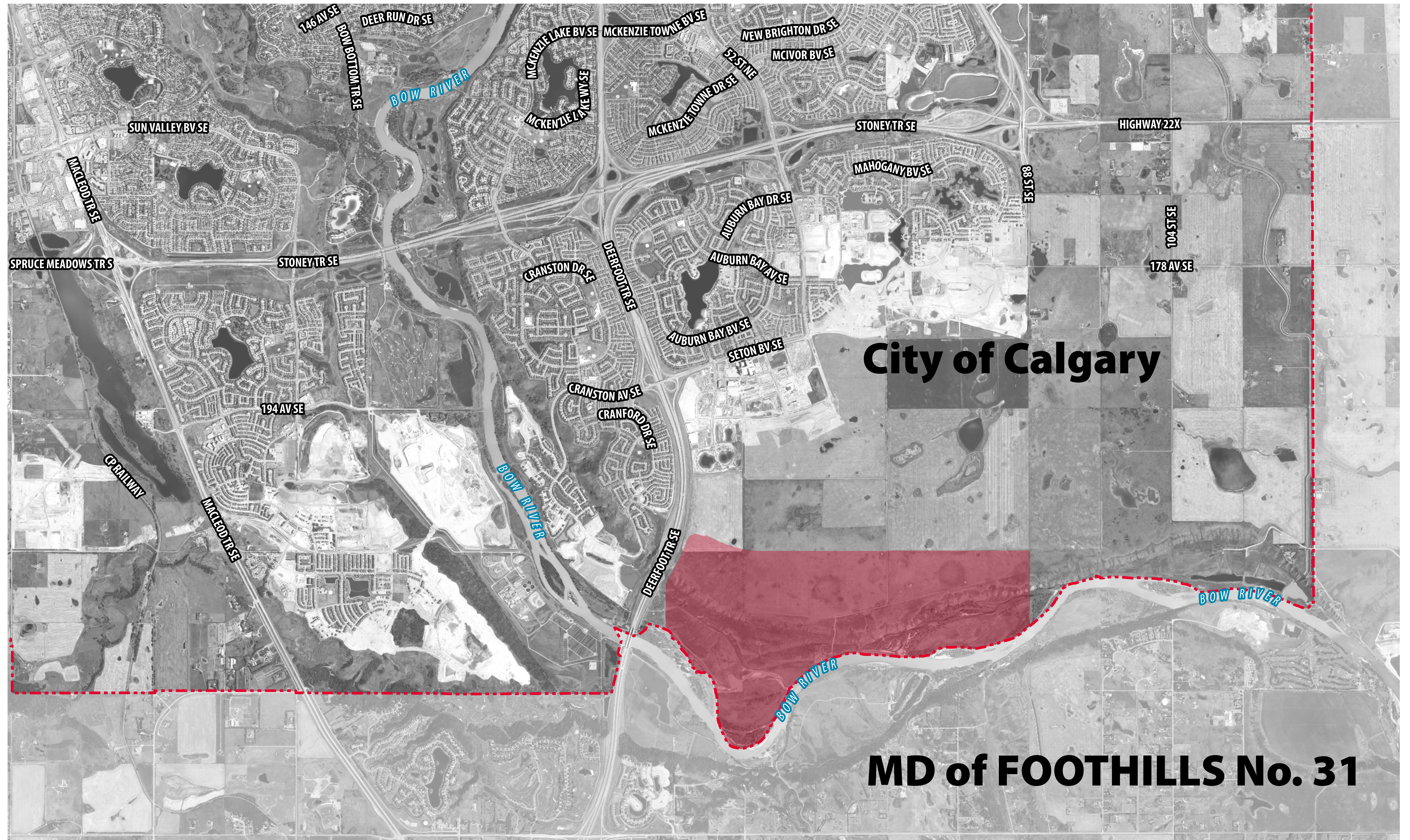
At this session you can:

- Learn how an ASP is created.
- Share your thoughts about the area and ask City staff questions.
- Learn about next steps and how to be involved in the process.





# Where do you live?





# What is an Area Structure Plan (ASP)?

An Area Structure Plan (ASP) is a long-term planning document that sets a vision for a community. An ASP contains policies that work towards achieving that vision.

The purpose of an ASP is to:

- Implement the objectives and policies of the City of Calgary's Municipal Development Plan.
- Promote logical, compatible, and sustainable development.
- Guide transportation, land use, subdivision and development decisions.
- Set a vision for the design, density, and framework for development of the plan area.
- Determine locations of streets, regional pathways, activity centres, future school sites, and community association sites





# How does an ASP fit into the planning process?



## Intermunicipal Development Plan

Policy to facilitate ongoing communication and collaboration between the MD of Foothills and The City of Calgary Administrations.



## Municipal Development Plan and Calgary Transportation Plan

Contains policy that will shape how Calgary develops over the next 30-60 years. Provides guidance for long-term growth to create a more compact and sustainable city.



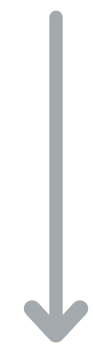
## New Community Planning Guidebook

Provides policy to be used with new community Area Structure Plans, outlines the basic building blocks for new development and describes how those building blocks are arranged.



## Southeast Planning Area Regional Policy Plan

A non-statutory plan to refine and implement The City's planning objectives in the area; identify key land use, transportation, utility servicing, municipal facilities and environmental components; and establish a plan to ensure that growth proceeds logically and efficiently.



## Area Structure Plan (we are here)

A local plan, approved by Council, which provides policy and direction for a specific area or community of the city.



## Land Use Bylaw

An implementation tool that outlines the rules and regulations for development and the decision making process for development permit applications.



## Land Use Amendment

Changes the existing land use designation to accommodate a certain type of development.



## Outline Plan

Addresses infrastructure needs, the location and size of roads, the distribution of parks and open spaces, and the location of various land use districts.



## Development Permit



## Development Construction



# Why are we creating a new ASP?

In 2009, City Council approved the Municipal Development Plan (MDP). The MDP provides guidance for long-term growth and development to create a more compact and sustainable city.

Through the process of creating a new ASP, we will work to achieve the priorities of the MDP outlined below.



Providing diverse housing choices for all residents in all communities.



Making Calgary a liveable, attractive and memorable city recognizing its unique setting and dynamic urban setting.



Encouraging more walking, bicycling and transit use in the city.



Strengthening our existing business and commercial districts.



Using our resources wisely, making the most efficient use of public investment, now and in the future.



Retaining the character of established neighbourhoods, while keeping them stable and vibrant by encouraging modest growth, including multi-residential housing at low densities, in the right locations.



# Guiding principles

The following principles will guide the planning and development of the Ricardo Ranch:

- Designing the community informed by the landforms;
- Respecting the natural environment;
- Fostering a sense of place;
- Providing a range of housing types;
- Providing recreational amenities;
- Creating a connected transportation network;;
- Establishing a complete community; and
- Achieving a high quality of life.





# Environment

The floodway includes the channel of a river and, in some places, the land next to the river. The floodway carries the bulk of the floodwater downstream. Flow is usually fastest and deepest in the floodway. No new buildings are allowed in the floodway.

The flood fringe includes lands adjacent to the floodway that are flooded in a 1:100 year event. Water in the flood fringe is generally shallower and flows more slowly than in the floodway. Buildings are only allowed in the flood fringe if they are designed to be flood-resistant.

Environmentally Significant Areas are natural areas that have been inventoried prior to potential development and which, because of its features or characteristics, is significant to Calgary from an environmental perspective and has the potential to remain viable in an urban environment.

**Environmentally Significant Areas** include features such as wetlands, glacial features, rivers, floodways, and steep slopes.

The **Environmental Open Space Study Area** includes the Environmentally Significant Areas, as well as lands that may not be developable due to one or more of the following reasons:

- a swamp, gully, ravine, coulee or natural drainage course;
- land that is subject to flooding or is, in the opinion of the Subdivision Authority, unstable; and/or
- a strip of land, not less than six (6) metres in width, abutting the bed and shore of any body of water.

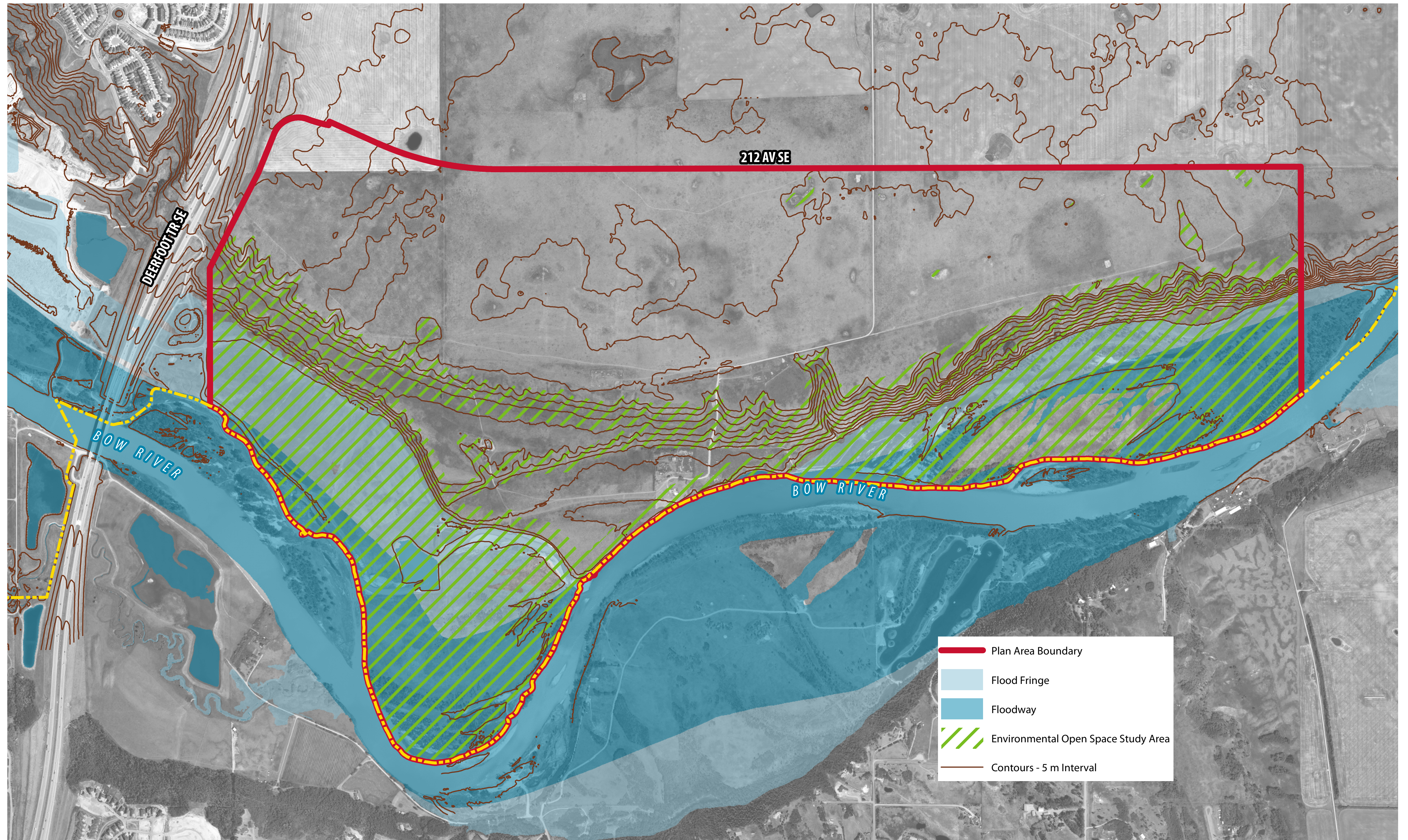
Further analysis of the Environmental Open Space Study Areas will occur during the review of outline plan applications in the Ricardo Ranch Area Structure Plan area to determine whether the lands:

- qualify as Environmental Reserve;
- should be dedicated as Municipal Reserve or acquired by the City through other means (i.e. ecological gifting, donation, purchase); or
- may be developed.





# Environment map





# Land use concept elements



## Neighbourhood Activity Centre

Neighbourhood Activity Centres (NAC) are the focal point of neighbourhoods and will feature higher density multi-residential housing, a central amenity area, a transit stop and non-residential uses.



## Neighbourhood Area

Surrounding the activity centres, Neighbourhood Areas allow for an appropriate mix of residential and non-residential uses.



## Joint Use Site

Joint Use Sites (JUS) provide locations for an elementary or junior/middle school as well as public recreation and community uses.



## Community Retail Centre

Community Retail Centres provide local goods and services to serve one or more communities and provide an area for future intensification.



## Community Association Site

A Community Association (CA) Site provides a location for Community Association uses.



## Environmental Open Space

The Environmental Open Space (EOS) Study Area identifies environmentally significant areas. Where land does not qualify as Environmental Reserve, development may occur.



## Regional Pathway

The Regional Pathway system provides cycling and walking connections with the plan area and surrounding communities.

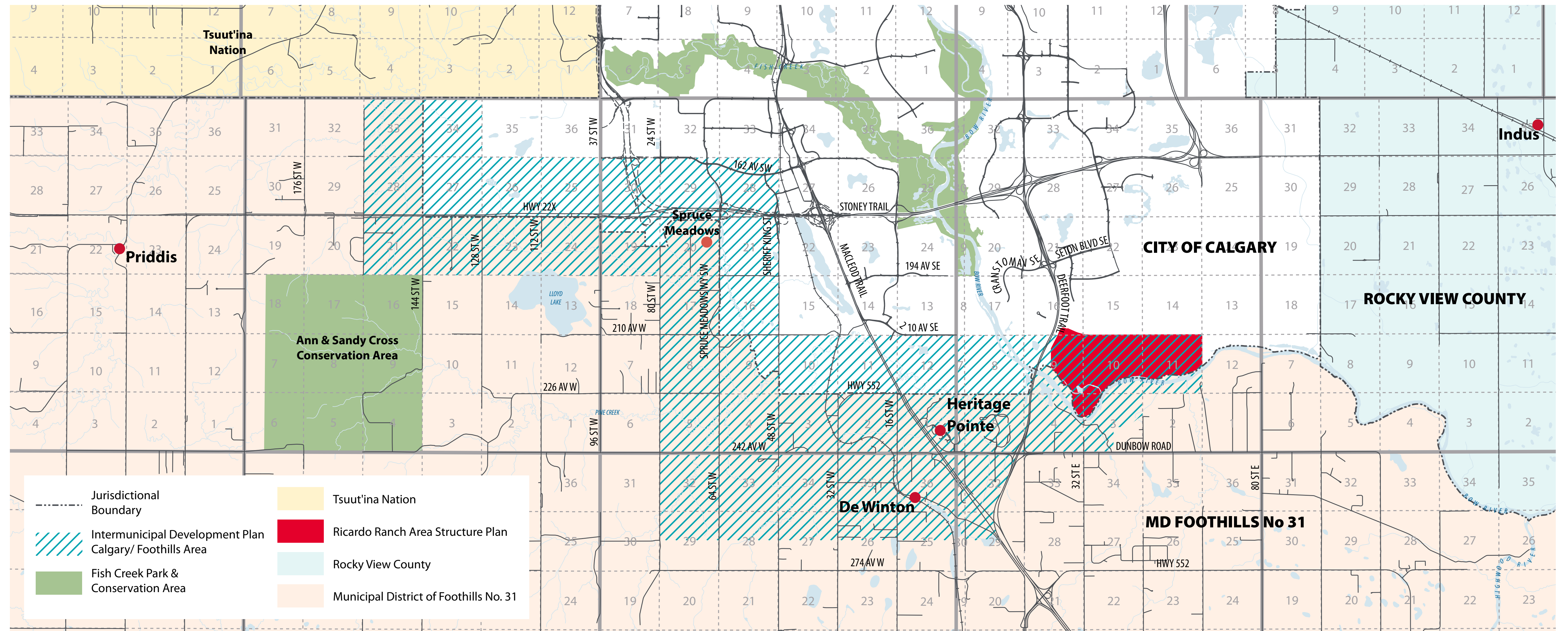


## Gateway Area

The Gateway Area creates a sense of entrance into Community B through a high quality, street-oriented corridor.



# MD of Foothills and Calgary



The Foothills-Calgary Intermunicipal Development Plan is a jointly developed plan that identifies regional assets and joint projects that are relevant to both municipalities. The plan requires communication, consultation, and cooperation to ensure compatibility of development and connectivity between the two municipalities.

Elected leaders and municipal staff at the Municipal District of Foothills have the opportunity to provide input on the Ricardo Ranch Area Structure Plan. The Intermunicipal Committee for Calgary and Foothills, which is attended by elected leaders and staff from both municipalities, meets to discuss matters of mutual interest.

People in both the City of Calgary and the Municipal District of Foothills have the opportunity to provide input on the Ricardo Ranch Area Structure Plan.



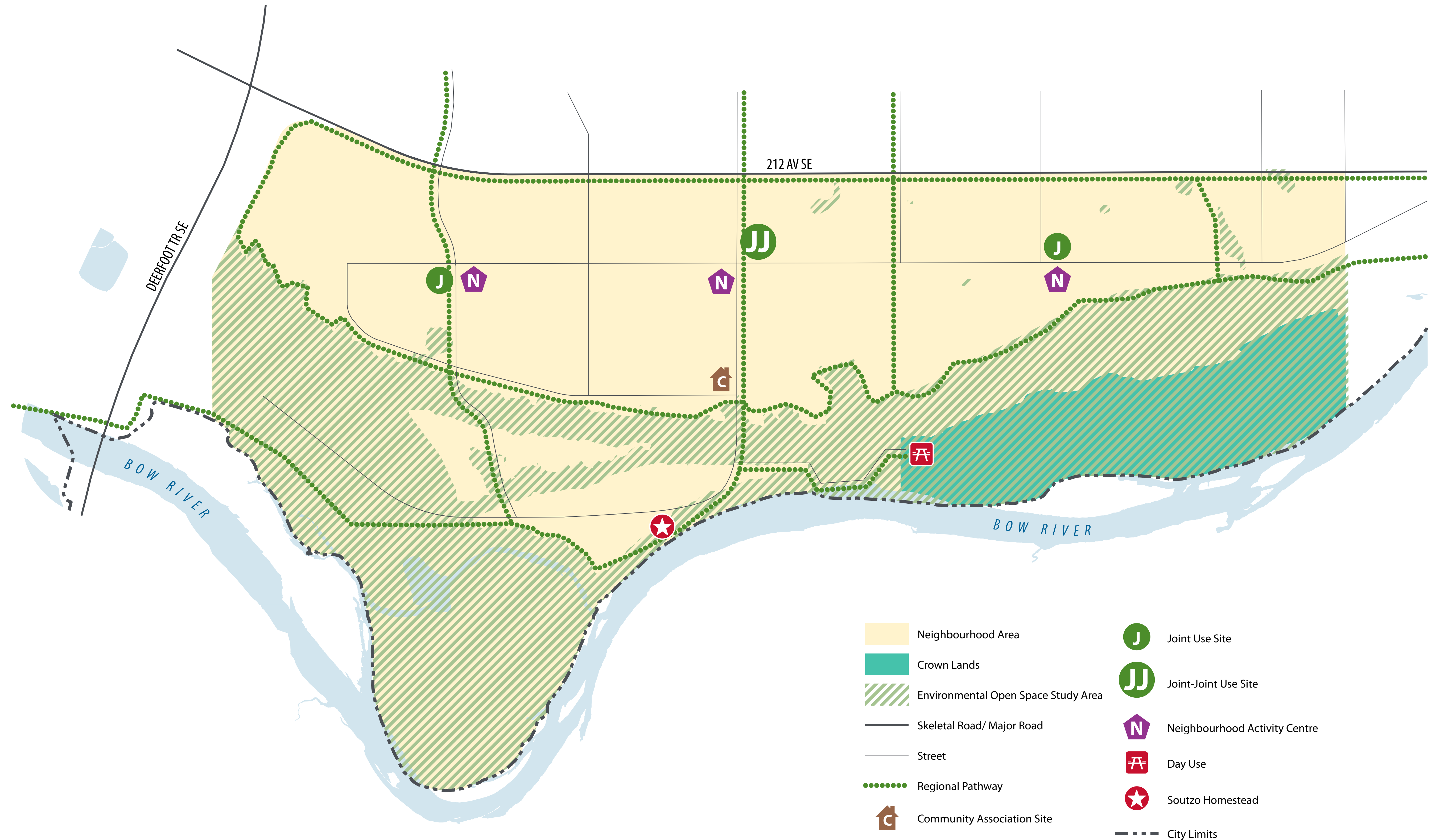
# Land use concept 1

## What is being shown here?

The City has drafted three land use concepts based on a combination of technical analysis, community input, City policy and market viability. These maps outline the general allowable land uses in a specific area. Please review these maps and the land use concept elements board and share your thoughts through the comment form and the mapping activity tonight.

## Unique features

- Neighbourhood Activity Centres located along proposed central spine street.
- Neighbourhood Activity Centres adjacent to Joint Use Sites.
- Day Use area proposed within Crown Lands.
- Community Association site located central to the community at the edge of the escarpment. Not adjacent to Neighbourhood Activity Centre.
- One access road into potentially developable lands in the lower bench lands.
- Escarpment road proposed in western portion of plan area only.



Definition of Joint Joint Use Sites: Joint Joint Use Sites provide combined locations for elementary and junior/middle schools, with shared playing fields, as well as public recreation and community uses.



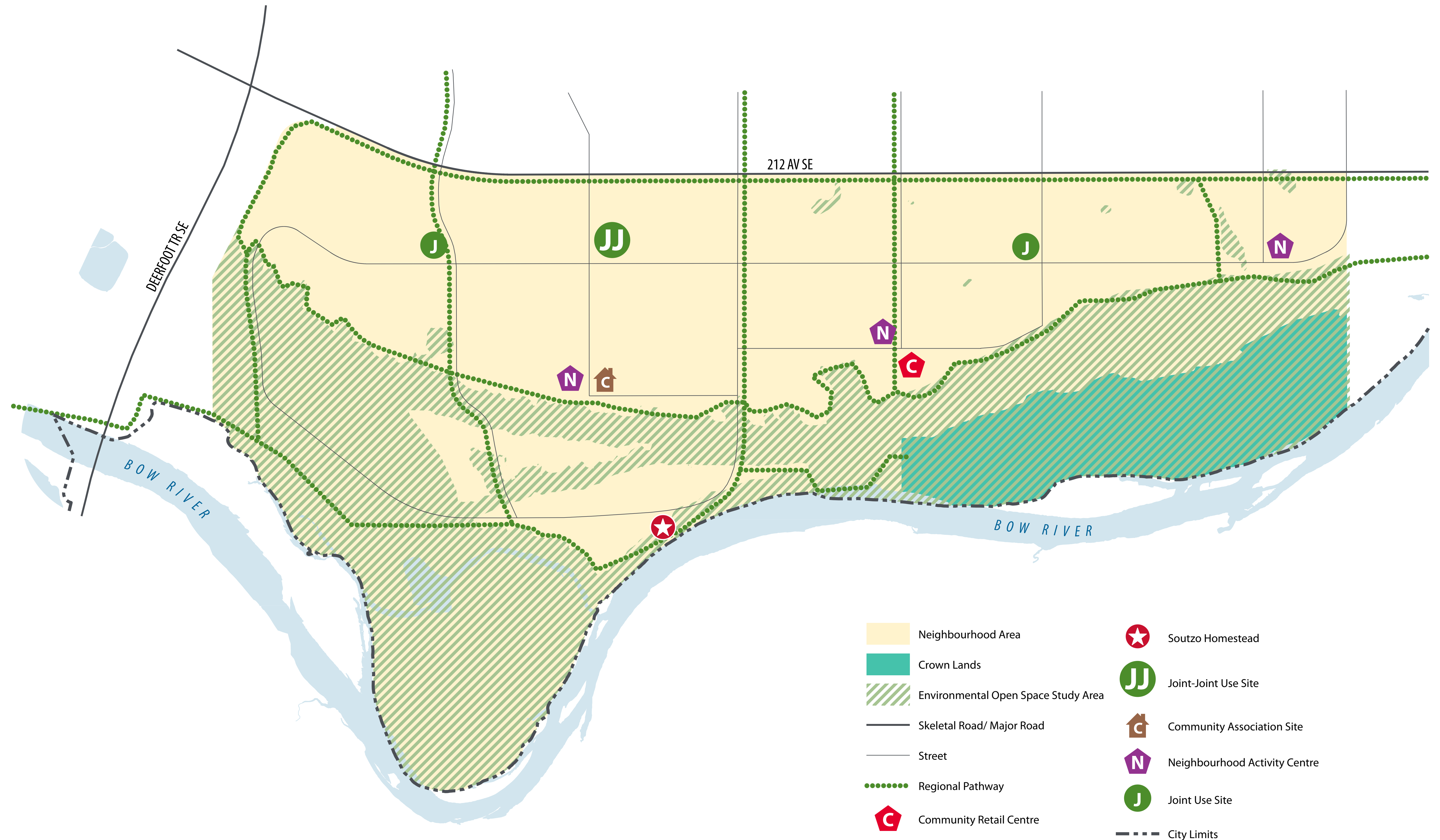
# Land use concept 2

## What is being shown here?

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## Unique features

- Neighbourhood Activity Centres located at edge of escarpment.
- Neighbourhood Activity Centres not adjacent to Joint Use Sites.
- No day use area proposed
- Community Association site located central to the community at the edge of the escarpment, adjacent to Neighbourhood Activity Centre.
- Two access roads into potentially developable lands in the lower bench lands.
- No escarpment roads proposed.
- Community Retail Centre located near Neighbourhood Activity Centre.



Definition of Joint Joint Use Sites: Joint Joint Use Sites provide combined locations for elementary and junior/middle schools, with shared playing fields, as well as public recreation and community uses.



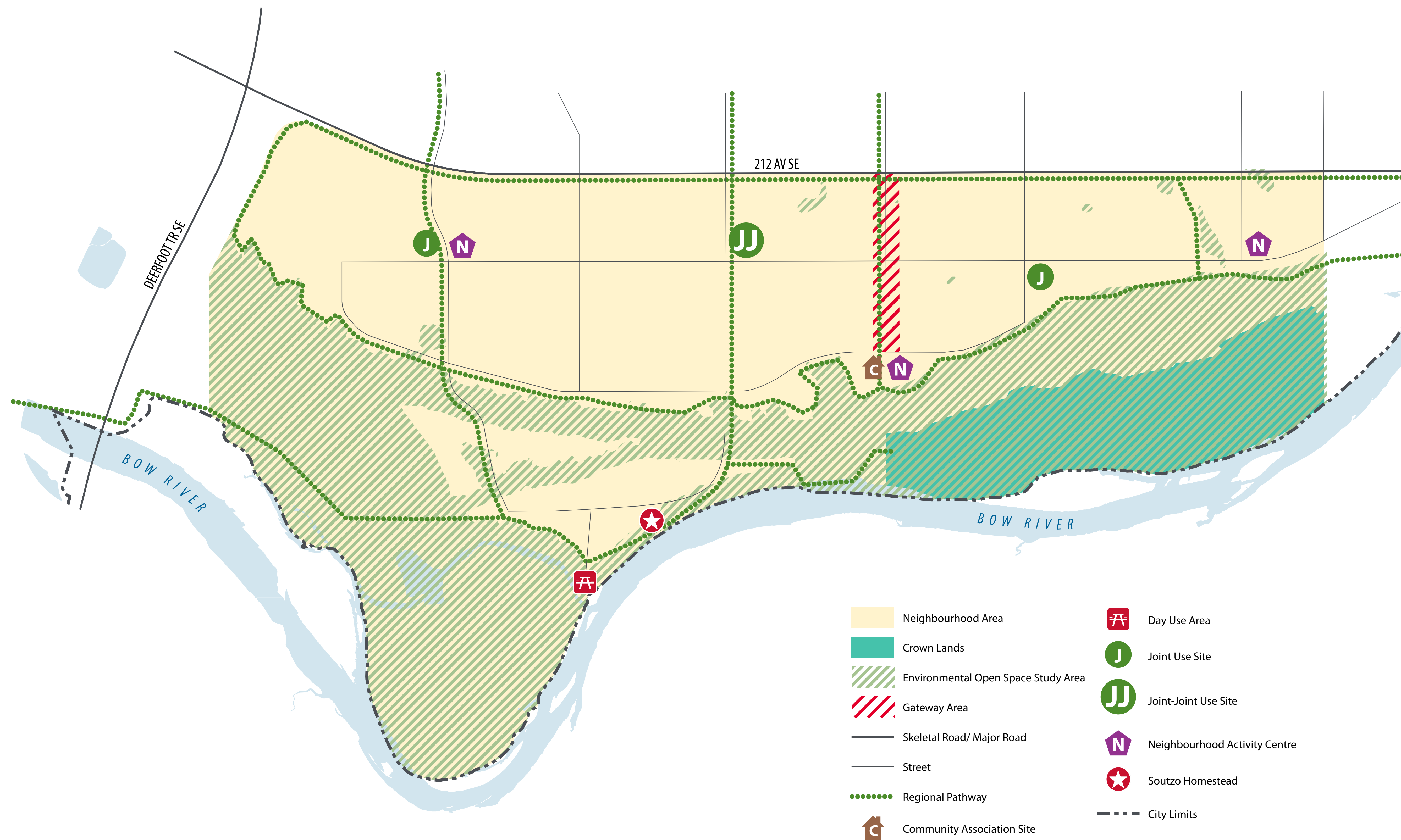
# Land use concept 3

## What is being shown here?

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## Unique features

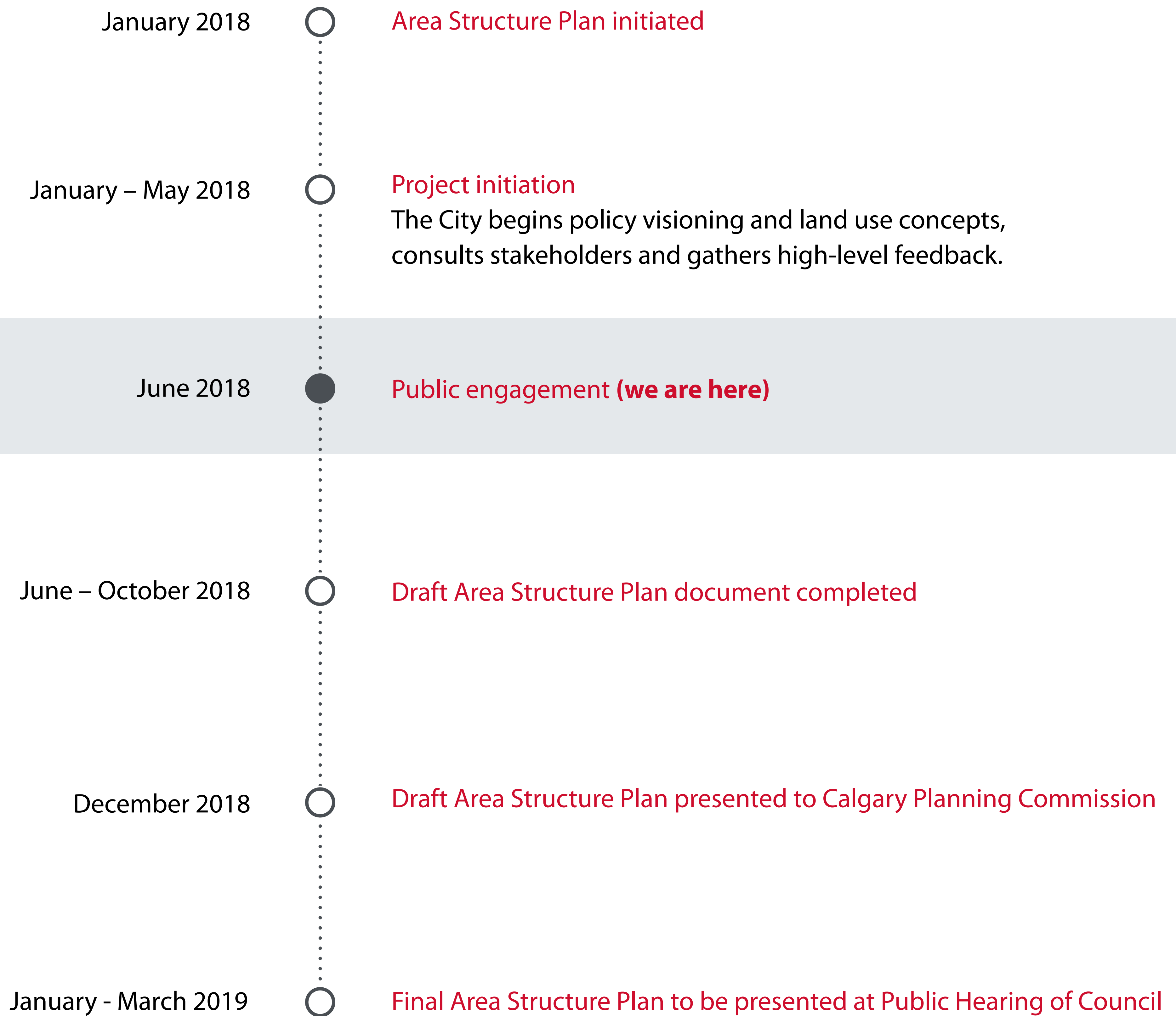
- Neighbourhood Activity Centres located at along central spine road and along escarpment.
- Only 1 Neighbourhood Activity Centres adjacent to Joint Use Sites.
- Day Use area proposed at confluence of Bow River and Oxbow.
- Community Association site at edge of escarpment, adjacent to Neighbourhood Activity Centre.
- No access roads into potentially developable lands in the lower bench lands.
- Escarpment road proposed along majority of escarpment.
- Gateway area proposed (high-quality, street-oriented corridor).



Definition of Joint Joint Use Sites: Joint Joint Use Sites provide combined locations for elementary and junior/middle schools, with shared playing fields, as well as public recreation and community uses.



# Timeline and process

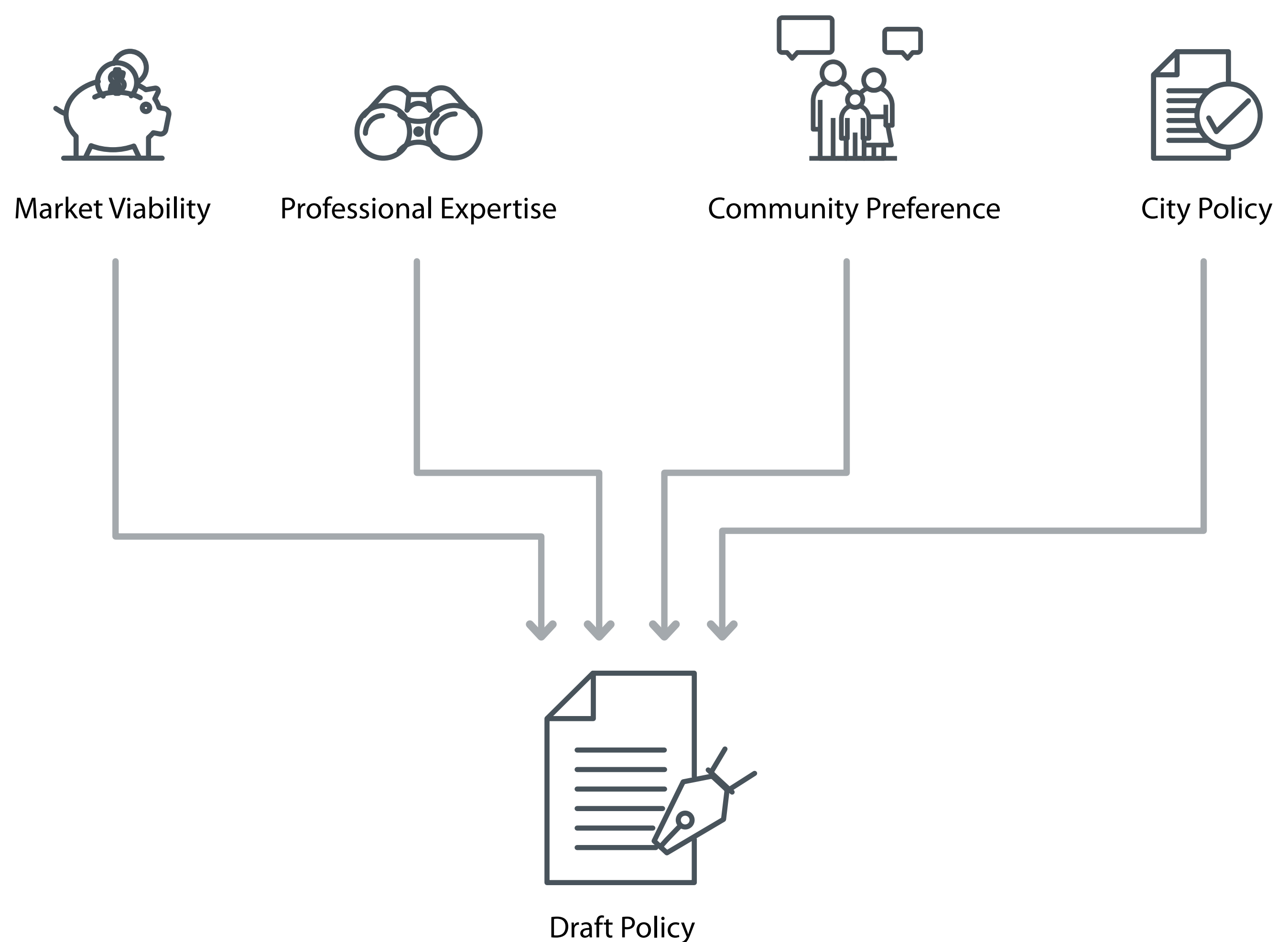




# What happens with your input?

Public input is the vital ingredient in developing a draft plan but there are also three other factors that are equally considered:

- **Market viability:** to understand what is economically realistic for the area.
- **Professional expertise:** to understand best practices and to know what's technically possible.
- **The City of Calgary policy:** to understand what rules exist or may need to change, and to understand concepts in relation to other City of Calgary policies.



The City will prepare a What We Heard report that will include a summary of key ideas and areas of concern. To view this report, visit [Calgary.ca/RicardoRanch](https://calgary.ca/RicardoRanch) and sign up for email updates. All feedback collected throughout the engagement program is also summarized and included in the final report to Calgary Planning Commission and City Council.



## Next steps

### Provide your input



- Fill out the survey before you leave.
- Fill out the online survey before July 08, 2018 at [Calgary.ca/RicardoRanch](https://calgary.ca/RicardoRanch)

### Stay involved



- Visit [Calgary.ca/RicardoRanch](https://calgary.ca/RicardoRanch) to stay up-to-date on project information and to sign-up for emails about the project.
- Contact project manager Jeff Quigley at The City of Calgary at [Jeff.Quigley@calgary.ca](mailto:Jeff.Quigley@calgary.ca)