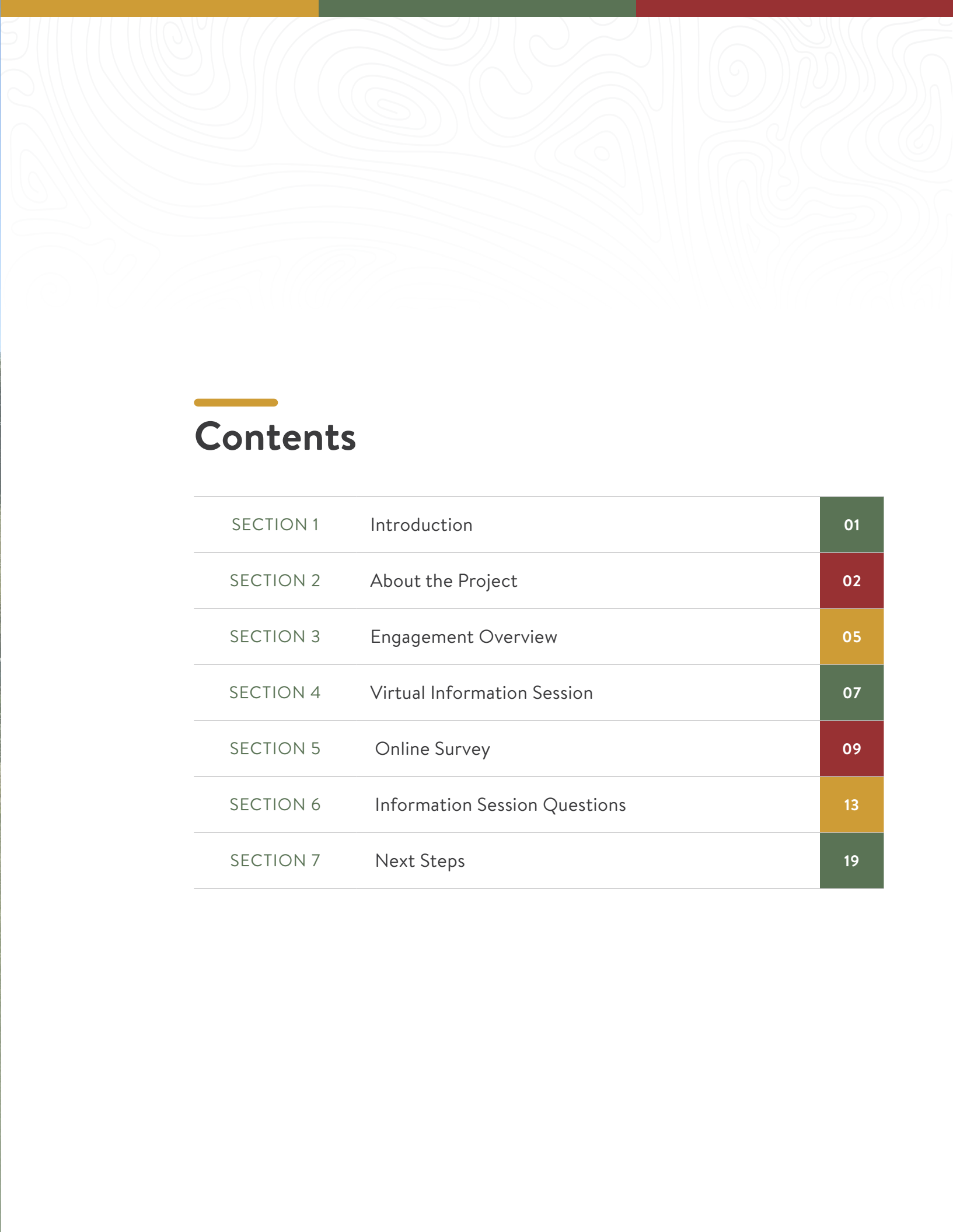




# ENGAGEMENT SUMMARY

RICARDO RANCH OUTLINE PLANS



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## 1.0 Introduction

Genesis Land Development (Genesis) and Brookfield Residential (Brookfield) are progressing Outline Plan applications for their respective development projects located within the Ricardo Ranch Area Structure Plan. As part of their application processes, they designed and implemented a public engagement program.

Genesis and Brookfield hosted a virtual public information session on October 24th, 2022, to introduce the project and project team, share information about the Outline Plan applications and environmental considerations, respond to questions and gather input. An online survey was also available from October 24 – November 7, 2022, to gather further feedback from the public. This report summarizes all the feedback received from the public during the virtual information session and through the survey.



## 2.0 About the Project

The Ricardo Ranch plan area is made up of 635 hectares (1,570 acres) of land in southeast Calgary (bound by the community of Seton to the north, Deerfoot Trail S.E. to the west, the Bow River to the south and 88 Street S.E. to the east). The land is collectively owned by Genesis Land Development, Brookfield Residential and Jayman Homes/Telsec (Jayman/Telsec do not have an active application but participated in the session as a landowner).

A joint Area Structure Plan (ASP) for the plan area was approved by The City of Calgary in 2019. Genesis and Brookfield are now pursuing Outline Plans and Land Use Amendments for their projects. Jayman Homes has not submitted any further applications for their lands.

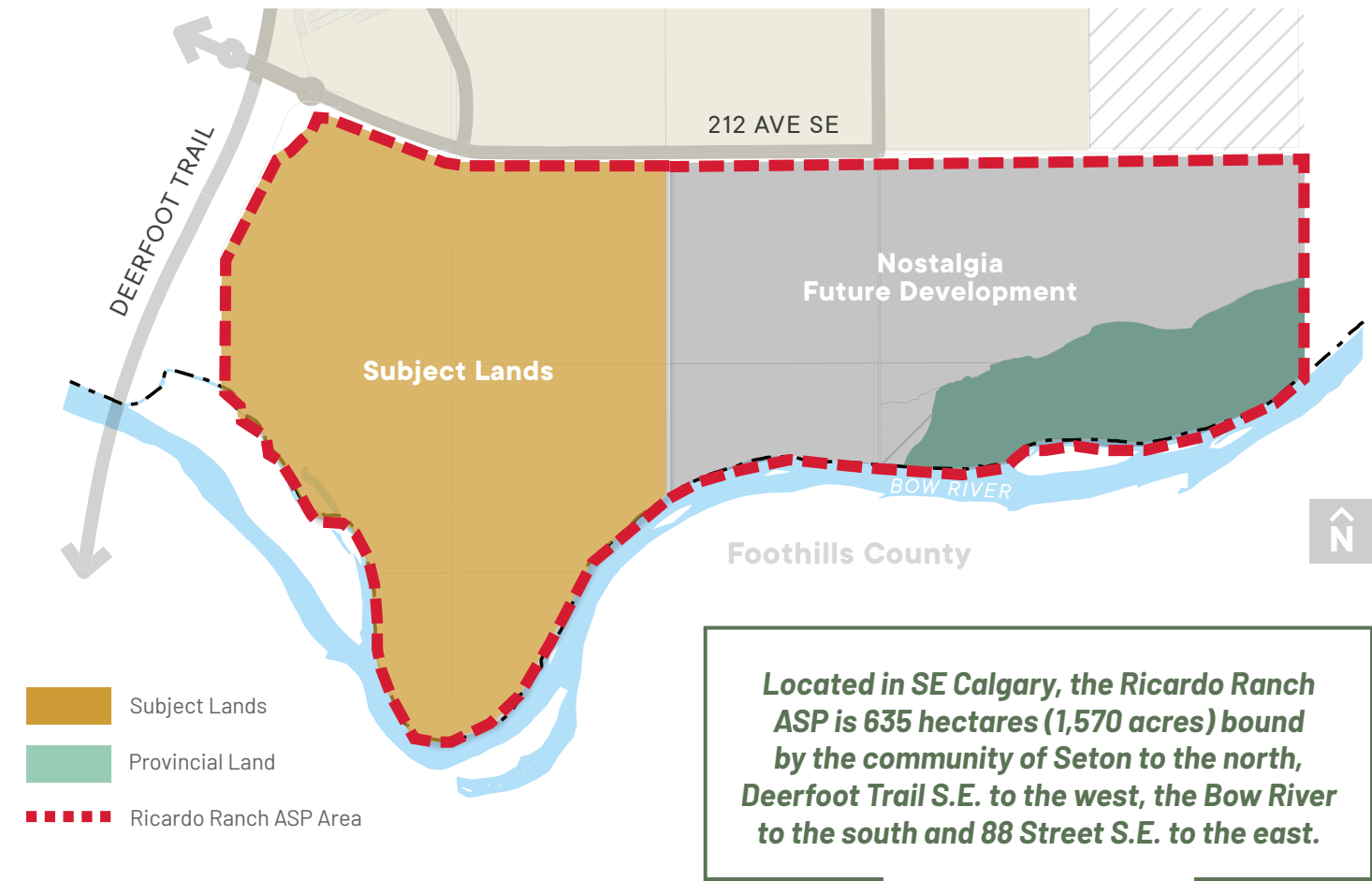
Ricardo Ranch will eventually be home to up to 20,000 residents located in one community. The community will include public amenities such as pedestrian connections, public transportation and cycling facilities that will provide access to parks, employment, retail, leisure, and cultural destinations. Conservation of natural environments within the Bow River valley will also allow people to enjoy a healthy, active lifestyle and protect biodiversity within the city.

The plan area is situated on the traditional territories of the peoples of the Treaty 7 region, which include the Blackfoot Confederacy (the Siksika, Piikani, and Kainai First Nations), the Tsuut'ina First Nation, the Stoney Nakoda peoples (the Chiniki, Bearspaw, and Wesley First Nations), and Métis Nation Region 3.

**FIGURE 1** Context Map



**FIGURE 2** Subject Lands Map



### 3.0 Engagement Overview

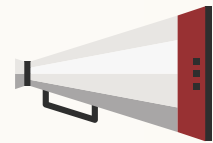
The engagement program for this stage of project planning primarily consisted of:



Public, virtual  
Information  
Session



Online survey



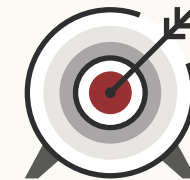
Series of  
promotions  
including  
postcards,  
outdoor signs,  
stakeholders  
emails



Dedicated  
engagement  
representative  
to respond to  
questions and  
comments from  
the community



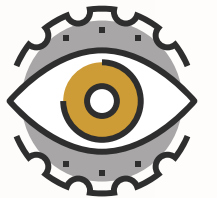
**58**  
Session  
Attendees



**22**  
Surveys  
Completed



**73**  
Email  
Subscribers



**322**  
Information  
Session Views

## 4.0 Virtual Information Session

The following list summarizes the main themes heard from the public during the virtual Information Session. A detailed summary of survey findings can be found on the pages following.



THEME	RESPONSE
Clarification on setback distances from the Bow River, and general comments about reducing or eliminating development below the escarpment.	A comprehensive Biophysical Overview was completed as part of the ASP to assess existing site conditions, terrain, soils, vegetation, and other natural characteristics of the site to determine appropriate setbacks and development areas. The study also included a four-season wildlife, bat, amphibian, breeding bird, and rare plant surveys. Biophysical Impact Assessments were completed in support of the Outline Plans, with additional fieldwork providing more detail to the assessments completed as part of the ASP. As a result of the studies completed and in consultation with The City of Calgary and the Province, a minimum 50m development setback from the Bow River was established along with a minimum 750m setback from the Great Blue Heron colony. Additional mitigation is proposed within 1,000m of the colony to minimize impacts of construction, future residents, visitors, and recreational users. All setbacks follow the City of Calgary’s ER Setback Guidelines.
Clarification on the potential future flood risk, what studies have been completed to ensure the community will not be impacted by a flood, as well as the volume of fill needed to assist with flood mitigation and the development of a safe community.	Various studies were completed to inform the Outline Plan process including a River Meander Study which looked at the post-development conditions contemplated in the Flood Fringe Study. Based on the results of the study, a 1:200 river meander setback has been established by the City of Calgary. No development will occur within 50m of the Bow River, and a further 750m setback will be in place to protect the Great Blue Heron colony. The developable areas of the lower escarpment will need to be raised five to six metres, and all fill needed to ensure a safe development will be taken from within the site. The City of Calgary and The Province of Alberta both continue to engage in flood mitigation initiatives that are designed to protect all the communities within Calgary that are situated within the flood fringe.

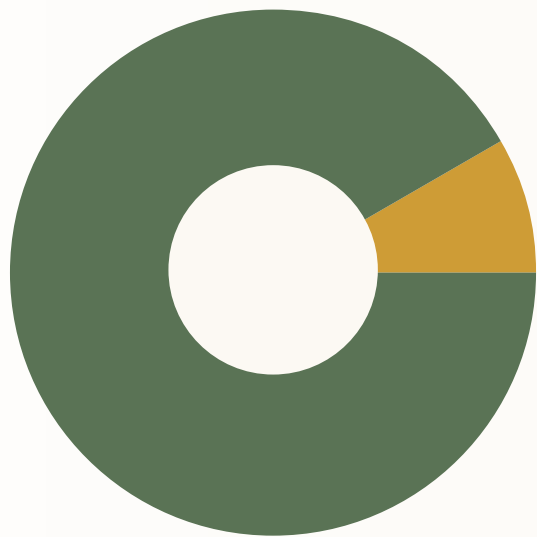
THEME	RESPONSE
Several questions were asked about the Great Blue Heron Rookery and bank swallows and how the proposed project would ensure the preservation of both species and their habitats.	Following the conclusion of the ASP, a Great Blue Heron Mitigation Plan was developed to outline the methods proposed to protect the colony. The most significant mitigation is a minimum 750m development setback from human use areas, including pathways and residential buildings, which will ensure no development takes place within that defined area. This will also help preserve bank swallow habitats. In addition, fencing, educational signage, programming and collaboration with residents will be established to discourage human and pet interaction with the heron colony habitat. All mitigations proposed have been approved by The City and Province of Alberta.
What is the timeline for the development of the Ricardo Ranch ASP area?	The landowners are in the process of obtaining Outline Plan approvals to allow for the future development of the land. Depending on the timing of The City’s review process, stripping and grading approvals are expected in the spring of 2023 with construction possibly beginning in 2024. The site is expected to be developed in a phased approach.
Clarification was sought on the types of housing options proposed for the project as well as the location of commercial areas.	The landowners are committed to providing a range of housing options at this location, including single, semi-attached and attached homes, and multi-family units. A range of lot sizes will also be offered to accommodate each housing format. Further details regarding housing options, lot sizes and prices will be made available as planning progresses.

## 5.0 Online Survey

The following summarizes the feedback received through the online survey (live from October 24 – November 7, 2022).

### Question 1

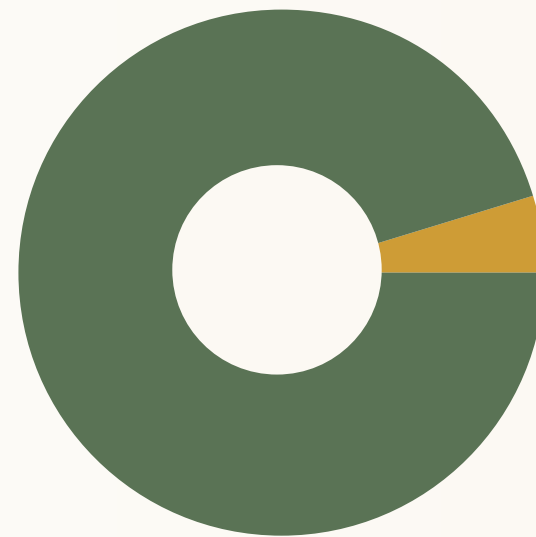
I participated in the October 24, 2022, online information session?



● YES (22) ● NO (02)

### Question 2

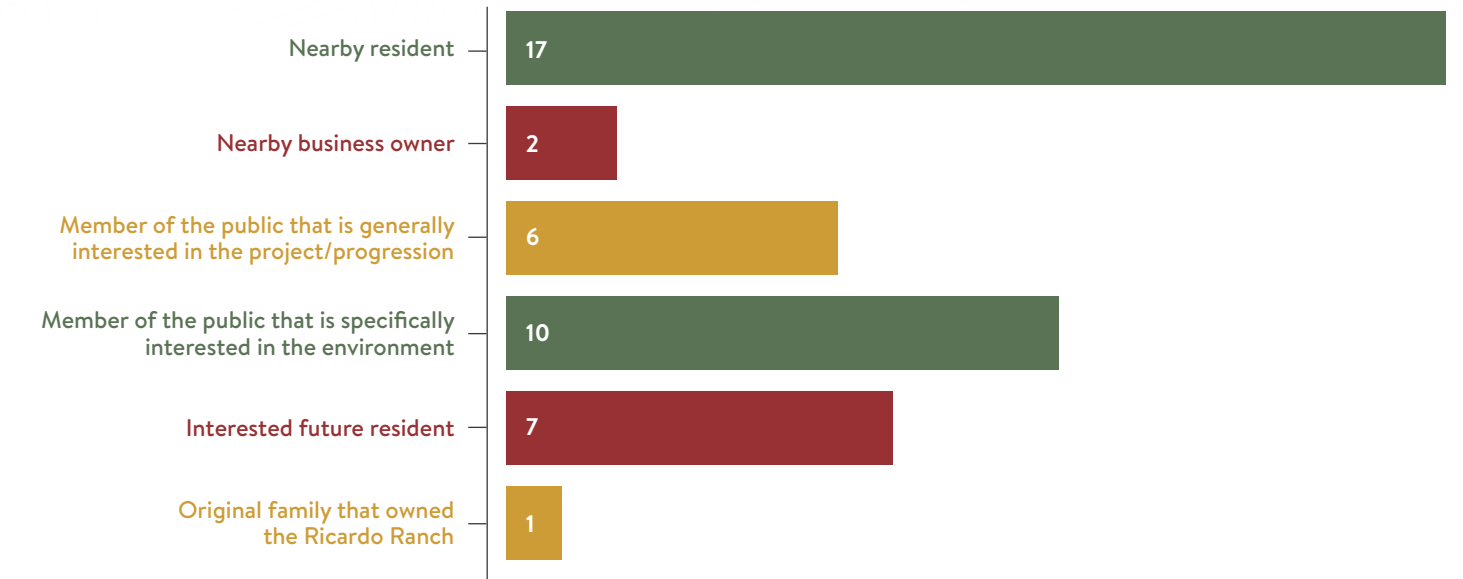
I am familiar with, and/or reviewed the Ricardo Ranch ASP prior to completing this survey?



● YES (21) ● NO (01)

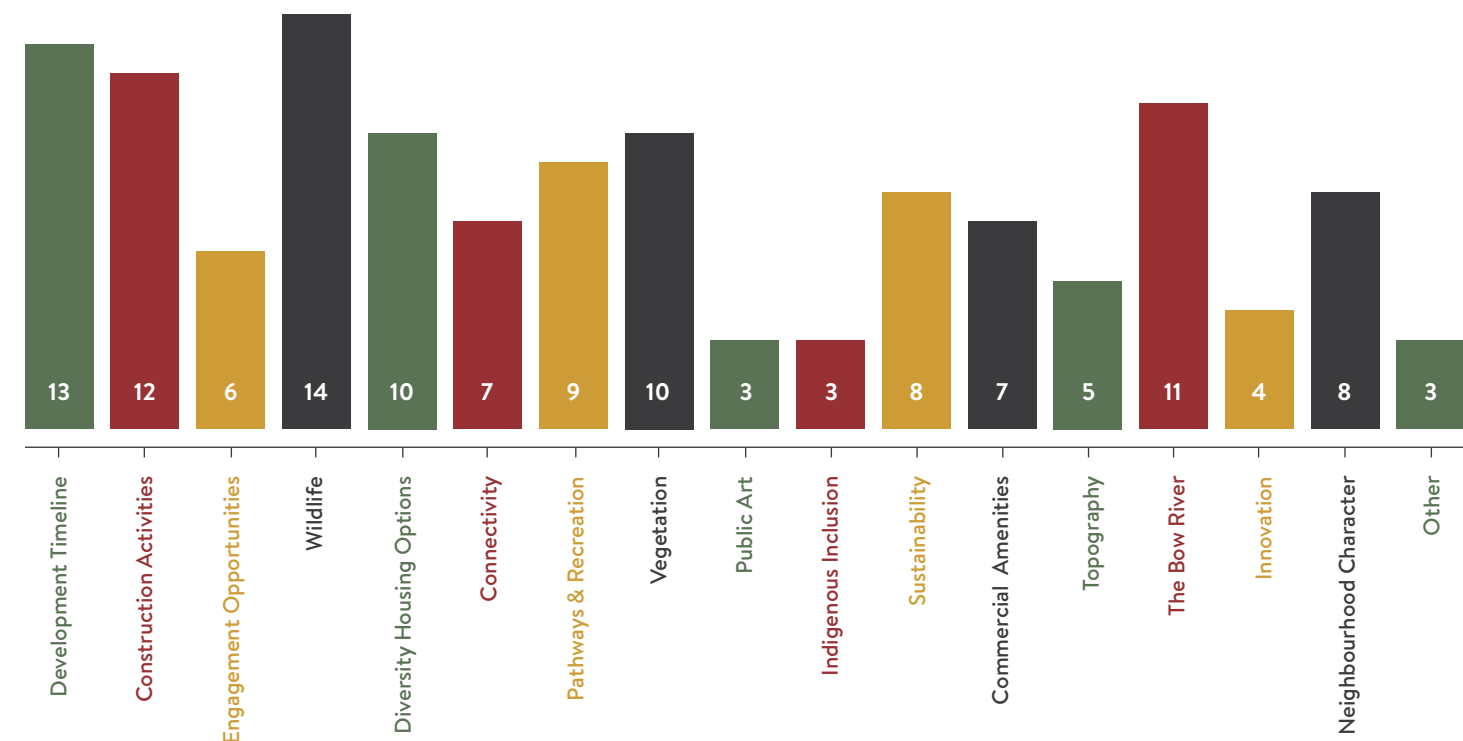
### Question 3

I am (select all that apply):



### Question 4

My primary areas of interest related to the project are (select all that apply)



### Question 5

Do you have any ideas to enhance the pathways, parks, and public space programming for the project?

THEME	OCCURRENCE
Keep people and pets away from river	6
Preserve wildlife habitat	4
Prefer no development	1
Erosion concerns	1
Signs/education aren't effective	1
Include commercial at boat launch area	1
Stairway	1

### Question 6

Do you have any final ideas or comments to further enhance the Ricardo Ranch project at this stage of planning?

THEME	OCCURRENCE
Prefer no development	4
Wildlife/habitat loss concerns	2
Keep development away from river	1
Project must be environmentally responsible	1
Don't like zero lot lines	1
Trust developers	1
Visual impacts	1
Climate change concerns	1
Flood concerns	1
Do not build below escarpment	1
More connections to Deerfoot Trail needed	1



## 6.0 Information Session Questions

During the October 24, 2022, virtual Information Session, attendees submitted questions in real time and members of the project team responded throughout the session.

The most common topics/questions submitted, and responses given, are summarized on page four of this document. Listed immediately below are questions that the project team was unable to respond to within the time frame of the session and responses. Note that these questions are primarily verbatim and only corrected where needed for legibility. For a full record of the questions and responses given, please refer to the recorded session found here: <https://www.youtube.com/watch?v=Y5BP1A2UrsA>

QUESTION	RESPONSE
When were the studies completed for the flood fringe and river meander?	Studies were completed between 2018-2021.
Construction below the escarpment seems to be the greatest environmental concern, due to the Bank Swallows and Great Blue Herons. I'm wondering what we can do collectively to move the line of construction above the escarpment. Would the builders be interested in protecting these areas as a wildlife refuge? Thank you.	The City and the landowners have concluded through various studies that there are developable pockets of land located at the bottom of the escarpment. The landowners wish to proceed with development and welcome opportunities to provide natural vegetation, reduced lighting and construction that is respectful of the area.
Lower lights would be helpful thank you.	Specific details regarding lighting will be determined at the next design stage. The landowners are committed to reducing impacts to existing natural habitats where possible.

QUESTION	RESPONSE
Would the builders be interested in some owner-empowering "fun" options to make the community more Bird-Friendly? For example, for add-on's to include attached snazzy Cat Condos with new builds (to encourage cats to be kept indoors), to encourage use of Feather Friendly or shutters, etc. on new builds, matching native species bird houses with their new builds, etc.? ....as well as protect the area under the escarpment as sanctuary. Perhaps these could be the 1st truly "bird friendly" communities but of course... some work would need to be done by all to make it truly effective. Calgary River Valleys & likely other groups would be happy to participate in the development of educational materials aimed at protecting the herons, bank swallows & other wildlife in the river-adjacent corridor.	The project team is interested in working with the community. Thank you for sharing and we'll be in touch as planning progresses to discuss options/ideas.
Are Barn Swallows and Great Blue Herons listed as protected under any legislation? Thank you.	Barn swallows and great blue herons are protected (and listed) under the Alberta Wildlife Act (Provincial) and the Migratory Birds Convention Act (Federal). Barn swallows are also protected under the Species at Risk Act (Federal). Bank swallows are also protected (and listed) under the Alberta Wildlife Act, the Migratory Birds Convention Act, and the Species at Risk Act.
Has the City asked for any funding from the developers to cover the gap between the 10 year build-out & the likely 20 year time frame to build any upstream dam on the Bow River that will help mitigate flood impacts to Ricardo Ranch?	At this point nothing has been raised by The City as a potential time or funding concern. We continue to work closely with The City on these lands and will stay engaged on this topic.
Where will the fill come from?	It is anticipated that the fill will come from within the site.
What is the setback for homes bordering the escarpment?	All homes will be set back at least 18m from the Top of Slope.
Given that Riverstone continues to experience underground flooding every year (flooding in basements) despite mitigation efforts to raise the land, how can you ensure that isn't going to be the case here?	The Riverstone community was not impacted by the 2013 flood, nor is there record of current flooding. Brookfield undertook extensive grading of Riverstone during its construction, bringing in five million cubic metres of dirt (equivalent to 1 million truckloads) and implemented a storm pond system that allowed surplus water to be captured within the ponds so that houses remained dry. According to the Province of Alberta, Riverstone is located on the flood fringe, not the flood way, which means development is permitted as long as mitigation measures are put into place.
What is the setback for homes bordering the escarpment?	All homes will be set back at least 18m from the Top of Slope.

QUESTION	RESPONSE
On the map, do you mind pointing out where the bank swallows are? and relative to how that area is being filled/ developed? Thanks!! (Thanks for this great conversation)	The bank swallows are located along the avulsion channel, which is adjacent to the Bow River.
Evan, would The City consider compensating the buildings for the lands below the escarpment to create a much more robust and more beneficial wildlife sanctuary?	Although this idea was raised during the Flood Fringe Study, at this time a purchase of the land is not being considered.
What influenced the developer to go for a 750 metre setback from the Blue Heron Colony as opposed to the 1,000 metres?	The 1,000m setback is a guideline. A biologist was hired to examine this location and adjacent uses and the results of their studies proved that a 750m setback would work in this location. This setback was also approved by The Province and The City.
Here's the cougar. Was a horrible situation. Would love to ensure things like this are avoided as much as possible <a href="https://ca.news.yahoo.com/cougar-shot-south-health-campus-015633924.html">https://ca.news.yahoo.com/cougar-shot-south-health-campus-015633924.html</a>	Thank you for sharing this information. Cougars have been spotted throughout The City in many locations where the City Limits are adjacent to undeveloped parcels. The 200 acres that will remain as Environmental Reserve provide opportunity for animals to continue using the lands adjacent to the Bow River at a distance from the developed community.
Is a buyer of a property in this development in the flood fringe provided with any caution or warning prior to buying so that they are aware that it is in the flood fringe or is it registered as a caveat on the title?	There are several technical requirements for lands being considered for development within the flood fringe. As noted in the Information Session presentation, a number of areas that were subject to the Flood Fringe technical guidelines (i.e. Chaparral Valley) were not subject to flooding in the 2013 flood. These rules are in place to protect developments from potential flooding.
I would support a donation of lower lands, protecting all life for the future generations...	Thank you for your comment - we recognize and appreciate that there is a desire for the lands in the valley to remain undeveloped.
People would really appreciate if developers voluntarily chose not to develop the (lower escarpment), though it was considered "developable". Hope we can see a fantastic option that would benefit all. Thanks so much.	We appreciate the comment. We know these lands are important to Calgarians and we hope we find the right balance for the development.

QUESTION	RESPONSE
Yes absolutely... there are many opportunities for mutual celebration. Keeping lots of hope. Thank you.	There will be much care and attention given to the design and development of these lands and the Developers look forward to building a community that is respectful and thoughtful.
As reconciliation is so important to us all, I wonder if a joint project to make the lower area (under escarpment) a sanctuary would be a key consideration of reconsideration through conservation. Perhaps a partnership with The City as a joint project. Is that something that would be of interest too for Brookfield and Genesis perhaps? Thank you.	We are continuing a dialogue with Treaty 7 and Métis Nation Region 3 Elders and Knowledge Keepers and hope to integrate some of their recommendations into the project design. At this time the landowners intend to develop in the areas that are safe and not considered Environmental Reserve.
Regarding houses bordering the top of the escarpment, would the developers consider a ring road with no houses on the escarpment side? e.g., as in Silver Springs NW. In this manner the views, natural area is shared more equitably with all residents.	The three landowners have been thoughtful about protecting views and provided openings along the middle and upper escarpment to allow for this. They have provided a pathway that will run along the escarpment (as outlined in the ASP) which allows pedestrians the ability to walk along the edge. Drivers will have an intermittent experience with the escarpment.
How many units of innovative housing are planned?	Innovative housing types within the Ricardo Ranch lands will amount to approximately 76 cluster homes. In addition, Genesis is designing a unique, wide-shallow rowhome amounting to approximately 245. There is an additional opportunity with the land use district to apply innovative housing in other areas too.
There have been some great examples of cooperative "Native Plant Rescue" projects. Would we be able to coordinate with the builders to salvage as many native plants as possible for relocation elsewhere in the city, or even to be reintroduced into the topography back into the greenspace of the same developments (or both?)	The project team is happy to explore this and see if there is an opportunity to collaborate.

QUESTION	RESPONSE
In most parks they try to educate people to stay on the trails and not take their dogs off-leash, but studies have shown that education isn't working. How will education in this community be any different?	Education will likely be done in several ways, such as: an initial buyer education package, educational signage, and on-going homeowner communication. Often, the best stewards are residents and the power of their connection to the land. We plan to work closely with The City on ways this can be completed as a joint effort.
Will all registrants receive the "what we heard report"?	Yes – an email will be sent to all Information Session attendees.
Thank you for allowing the river to be natural, and not to armor it.	This is also an important goal of The City. The project team has had numerous conversations with The City and evaluated the river quite closely with specialist consultants to find a solution that respects the river.
Which community will have estate homes and villas?	Every neighbourhood is expected to include estate homes and villas as well as other product types.
Are all the study documents available to the public?	All the approved studies will be provided to Councillor Spencer for distribution. All the studies completed as part of the Outline Plan applications are still under review and not final yet.

## 7.0 Next Steps

City of Calgary Administration is currently reviewing the Land Use and Outline Plan Applications for Brookfield and Genesis' land area.

Each project is expected to go before Calgary Planning Commission and Public Hearing of Council in the first quarter (January – March) of 2023. Should approvals be awarded, the project teams are expected to proceed with Stripping and Grading Approvals in Q2 (April – June) of 2023 and the first phases of Subdivision Approval in Q4 (October – December) of 2023 for construction in 2024.

For questions or comments, please get in touch.



**Bridget Naud**

Strategic Lead, Communications & Engagement

bnaud@bastudios.ca  
403 692 4364



OUTLINE PLANS ENGAGEMENT SUMMARY - NOVEMBER 2022