

PROJECT PRESENTATION

OCTOBER
2022

Brookfield
Residential

GENESIS

**Logan
Landing**

SETON
Ridge

AGENDA:



- **Introductions:** Landowners/Developers and Consultants
- **Purpose:** Introduce the projects, provide an update, respond to questions and collect feedback
- **Get involved:** Use Q&A function to ask questions and complete an online survey (closes November 7)
- **Engagement summary:** All input will be included in a final report
- **Next Steps**

Note: This session is being recorded and will be posted for anyone that is unable to attend the event.

LOCATION/CONTEXT

The region's Major Activity Centre has been steadily building out over the last ten years with all major facilities in place.

1 South Health Campus



2 Seton Urban District



3 YMCA at Seton



4 Seton Public Library



5 J.C.S. High School



6 Seton Fire Station N°41



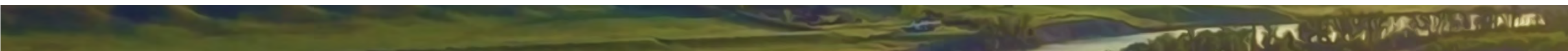
- Logan Landing Plan Area
- Seton Ridge Plan Area
- Growth Management Overlay Removed - Sept 2022
- Provincial Land
- Approved Neighbourhood Activity Centre
- Future Neighbourhood Activity Centre
- LRT - Green Line
- BRT MAX - Teal Route
- Ogden Water Feedermain (Stage 1)
- Ogden Water Feedermain (Stage 2)
- Rangeview Sanitary Trunk (Stage 1)
- Rangeview Sanitary Trunk (Stage 2)
- Seton Storm Trunk



Foothills County

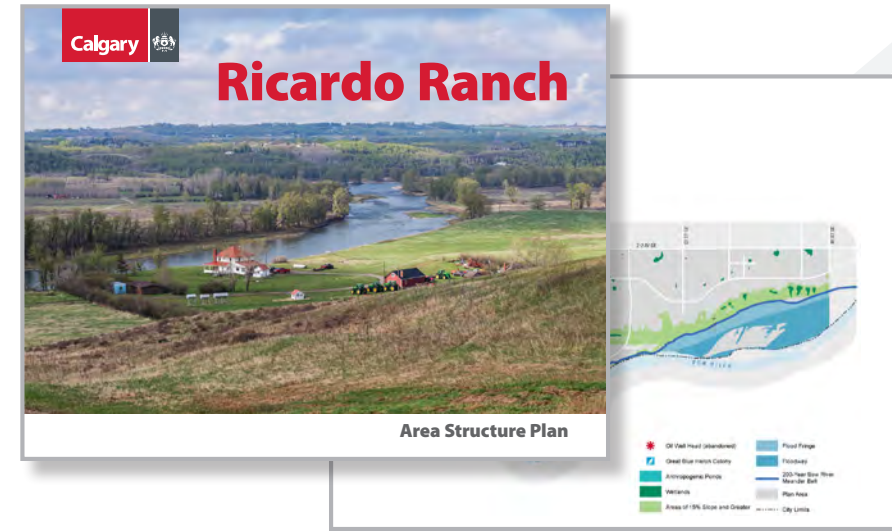


SITE PHOTOS



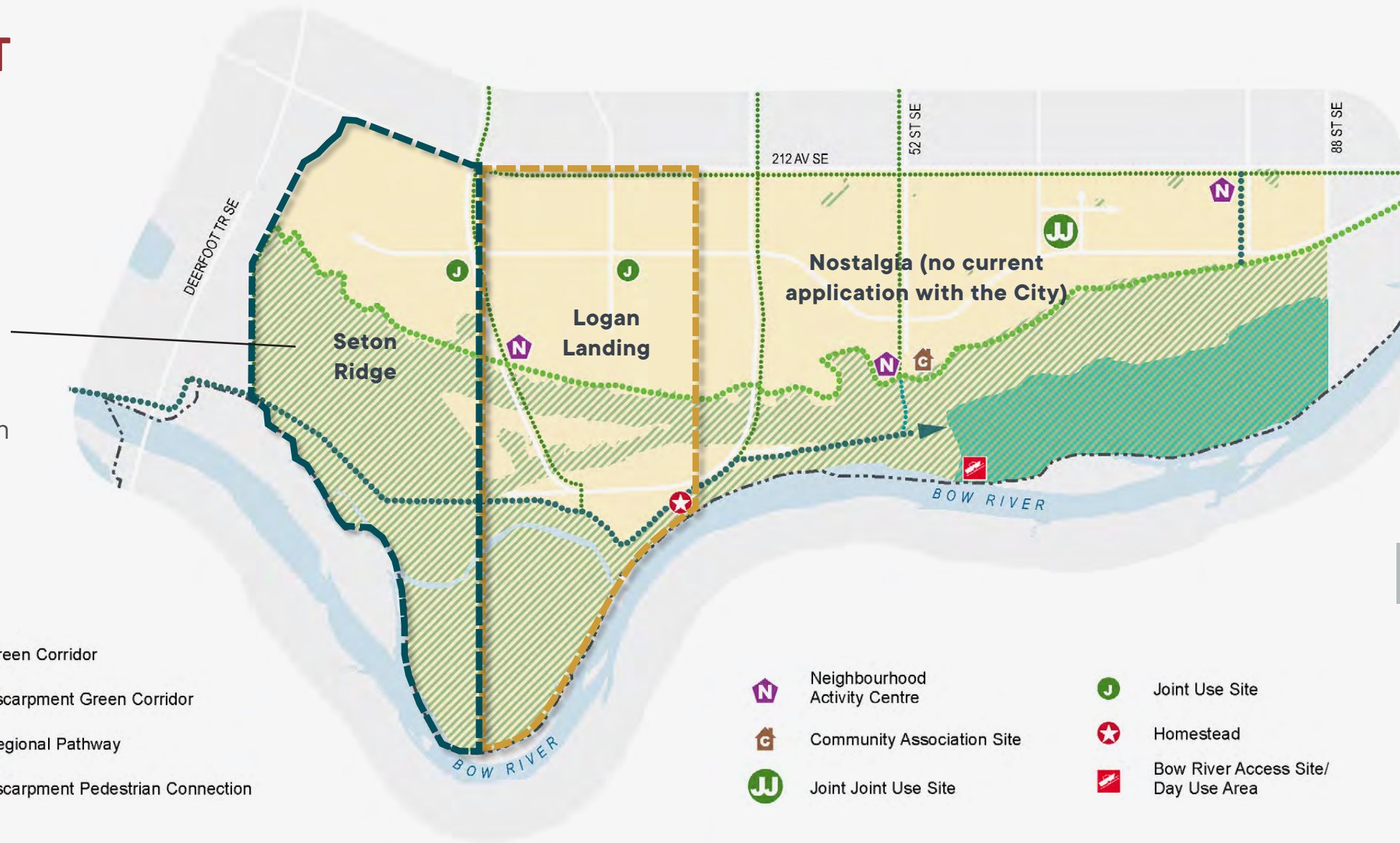
RICARDO RANCH ASP

The RICARDO RANCH Area Structure Plan (ASP) was approved by City Council in the Fall of 2019. The ASP identifies Genesis + Brookfield lands to contain predominantly residential land uses with the inclusion of a Neighbourhood Community Centre, escarpment pathways, two school sites and environmentally significant lands.



LAND USE CONCEPT

Environmental Open Space (EOS) Study Area - Identifies lands that may be environmentally significant, or may qualify as Environmental Reserve, and requires further study prior to Outline Plan approval. Where land identified within the EOS Study Area is not protected or acquired by The City, it may be developable according to the policies in the ASP.



- Neighbourhood Area
- Provincial Land
- Environmental Open Space Study Area

- Green Corridor
- Escarpment Green Corridor
- Regional Pathway
- Escarpment Pedestrian Connection

- N Neighbourhood Activity Centre
- G Community Association Site
- J Joint Use Site
- ★ Homestead
- JJ Joint Joint Use Site
- Bow River Access Site/Day Use Area

ASP BIOPHYSICAL



Floodway – The river channel and adjoining lands that would provide a pathway for flood waters in the event of a flood. This land is dedicated as Environmental Reserve when subdivision over 0.8ha (2acres) occurs. The floodway is defined by Alberta Environment and Parks.

Flood Fringe – Lands abutting the Floodway. The boundaries of the flood fringe are generally indicated by floodwaters of a magnitude likely to occur once in 100 years. Development within the flood fringe is permitted in accordance with the Land Use Bylaw. The flood fringe is defined by Alberta Environment and Parks.

Meander Belt – The meander belt indicates the potential movement pattern of the river over a 200 year period, and is based upon hydrological modeling.

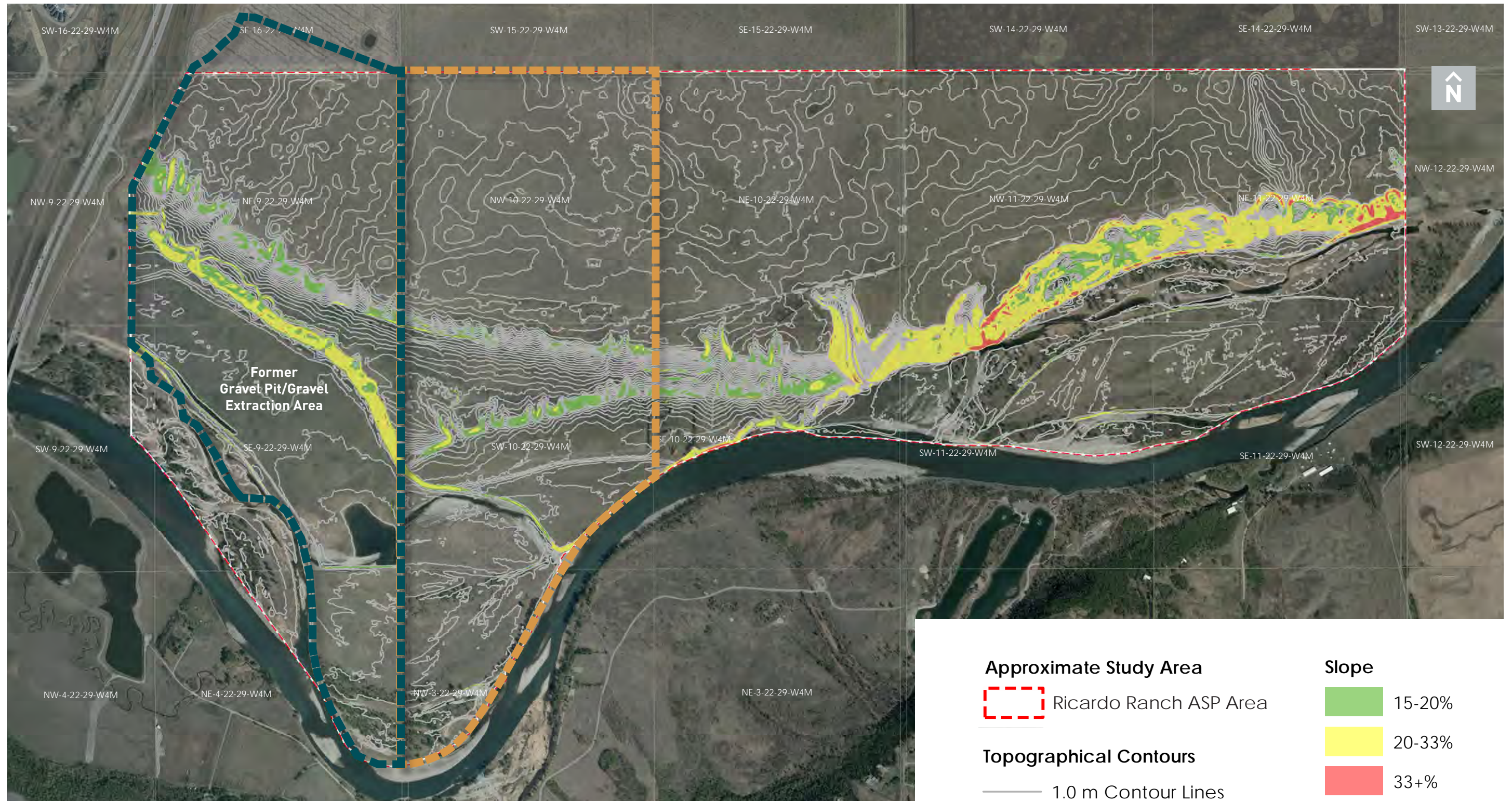
Slope Modified Setback – A modifier added to the Bow River setback, as defined in the ER Setback Guidelines, and calculated as an additional 1.5m for every percentage slope over 5% as averaged within the base setback.

Environmental Reserve – (As per the Municipal Government Act). The subdivision authority may require the owner of a parcel of land that is the subject of a subdivision to provide part of that parcel of land as Environmental Reserve (ER) if it consists of:

1. A swamp, gully, ravine, coulee, or natural drainage course;
2. Land that is subject to flooding or is, in the opinion of the subdivision authority, unstable; or
3. A strip of land, not less than 6 metres in width, abutting the bed and shore of any lake, river, stream, or other body of water for the purpose of preventing pollution or providing public access to and beside the bed and shore.

Environmentally Significant Areas (ESAs) – a natural site that has been inventoried prior to potential development and which, because of its features or characteristics, is significant from an environmental perspective in Calgary and has the potential to remain viable in an urban environment. A site is listed as an Environmentally Significant Area on the basis of meeting one or all of the criteria listed in Appendix C of the Open Space Plan (2003). **Criteria includes:** quality of biotic community, ecological function, distinctive and/or unusual land form, and uniqueness. Note: that the criteria for Environmentally Significant Areas in Calgary differ from the Provincial Environmentally Significant Areas criteria and regional Environmentally Sensitive Areas mapping outlined through the Calgary Metropolitan Region Board.

TOPOGRAPHY + SLOPES



TECHNICAL STUDIES/REPORTS



PRE-ASP REPORTING	ASP REPORTING	SUPPLEMENTAL REPORTING	OUTLINE PLAN REPORTING
Hydrogeological Study (Golder, 2014)	Biophysical Overview (Stantec, 2019)	Ricardo Ranch Flood Fringe Study (O2 Planning + Design, 2020)	Biophysical Impact Assessment (Urban Systems, 2002)
Master Drainage Plan (Urban Systems, 2015)	Preliminary Hydrogeological Assessment (Waterline, 2019)	River Meander Study (Klohn Crippen Berger, 2020)	Geotechnical Report (McIntosh Lalani Englobe, 2020)
	Master Drainage Plan (Urban Systems, 2019)	Great Blue Heron Mitigation Plan (WEST ULC, 2020)	Phase I Environmental Site Assessment – Seton Ridge (Trace Associates, 2019)
	Statement of Justification for Historical Resources Act Requirements (Stantec, 2018)		Phase II Environmental Site Assessment – Logan Landing (Cirrus Environmental, 2020)
	Phase I Environmental Site Assessment (Athena Environmental, 2019)		Staged Master Drainage Plan (Urban Systems, 2020)
	River Meander Study (Golder)		Historical Resources Impact Assessment (Bison Historical, 2020)
	Riverbank Survey with Alberta Environment and Parks (Maidment, 2019)		River Meander Study (City of Calgary)
			River Meander Study (Matrix Solutions)
			Historical Resources Mitigation (Bison Historical)



2

Previous Gravel Extraction Area

200 year Meander Belt

Note: When all setback are applied we take the most restrictive line as the "Developable Limits" - it could be a combination of the setbacks.

Seton Ridge

Logan Landing

Flood Fringe

50+m River Setback + Modifiers

Floodway

Avulsion Channel

Bow River



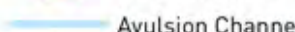
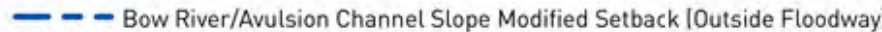
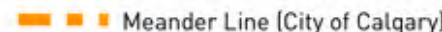
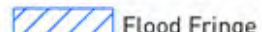
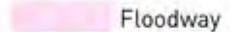
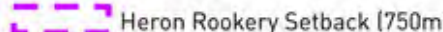

750m Heron Rookery Setback

BOW RIVER BOTTOM TRAIL EAST

32 AVENUE EAST

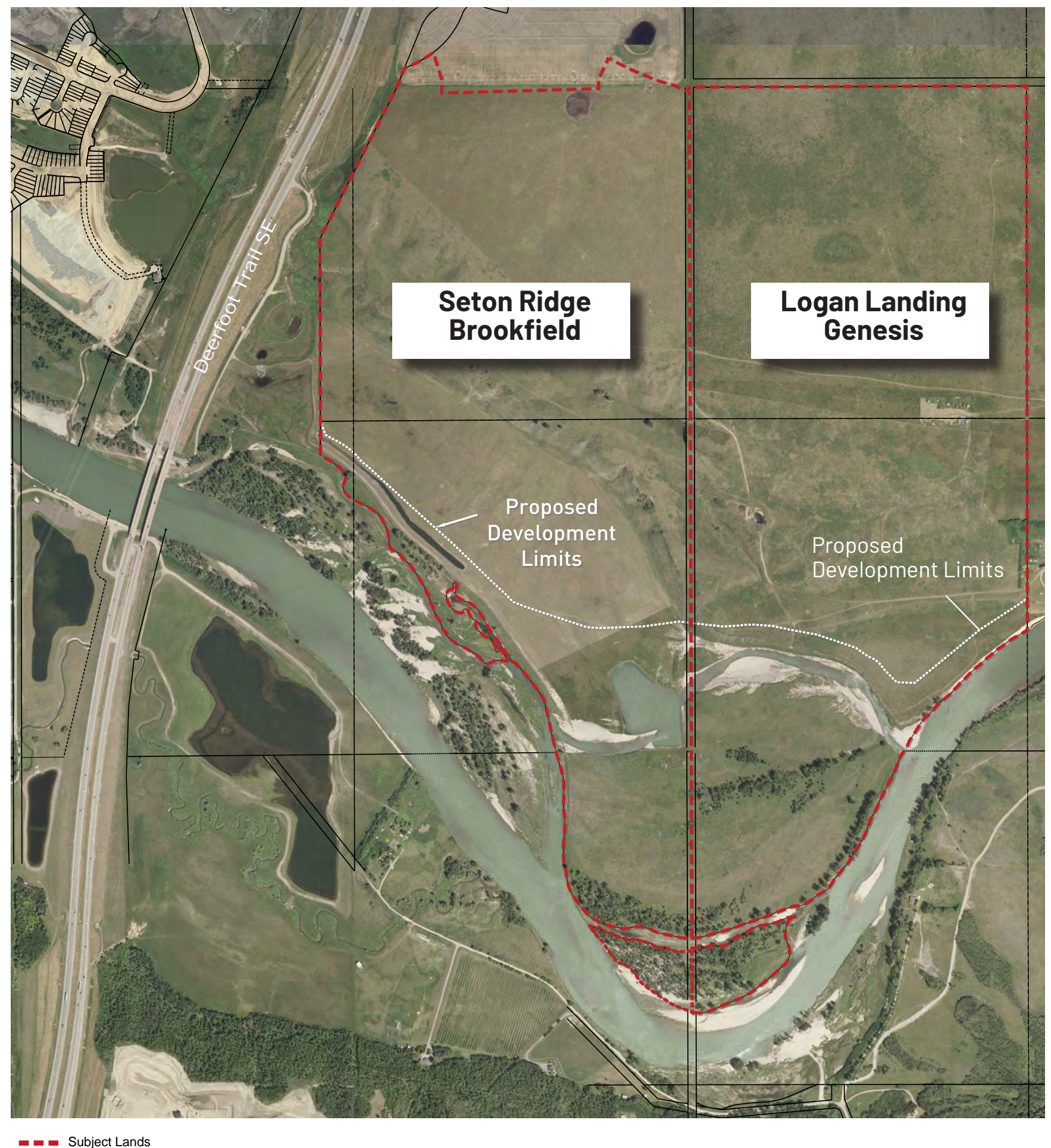
48 STREET EAST

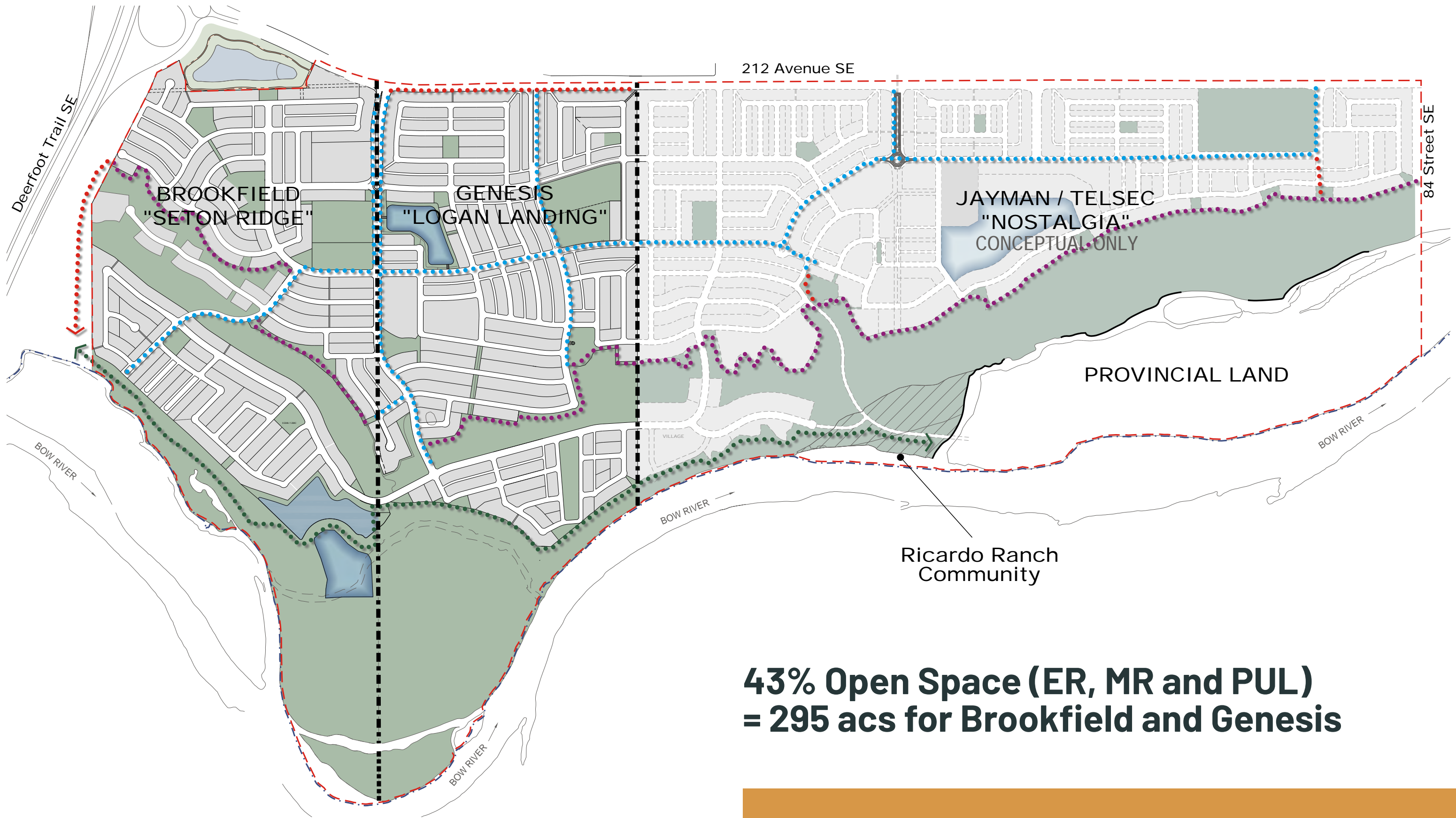
SETBACKS MAP

-  Site Boundary
-  Heron Rookery
-  Avulsion Channel
-  Bow River/Avulsion Channel Slope Modified Setback [Outside Floodway]
-  Meander Line [City of Calgary]
-  Flood Fringe
-  Floodway
-  Heron Rookery Setback (750m)
-  Waterbody

- When all setbacks are applied we take the most restrictive line as the “Developable Limits for Homes” - which could be a combination of the setbacks.
- Both Seton Ridge and Logan Landing respect the setback limits and are proposing a combination of homes and open space adjacent to this line.

DEVELOPMENT LIMITS



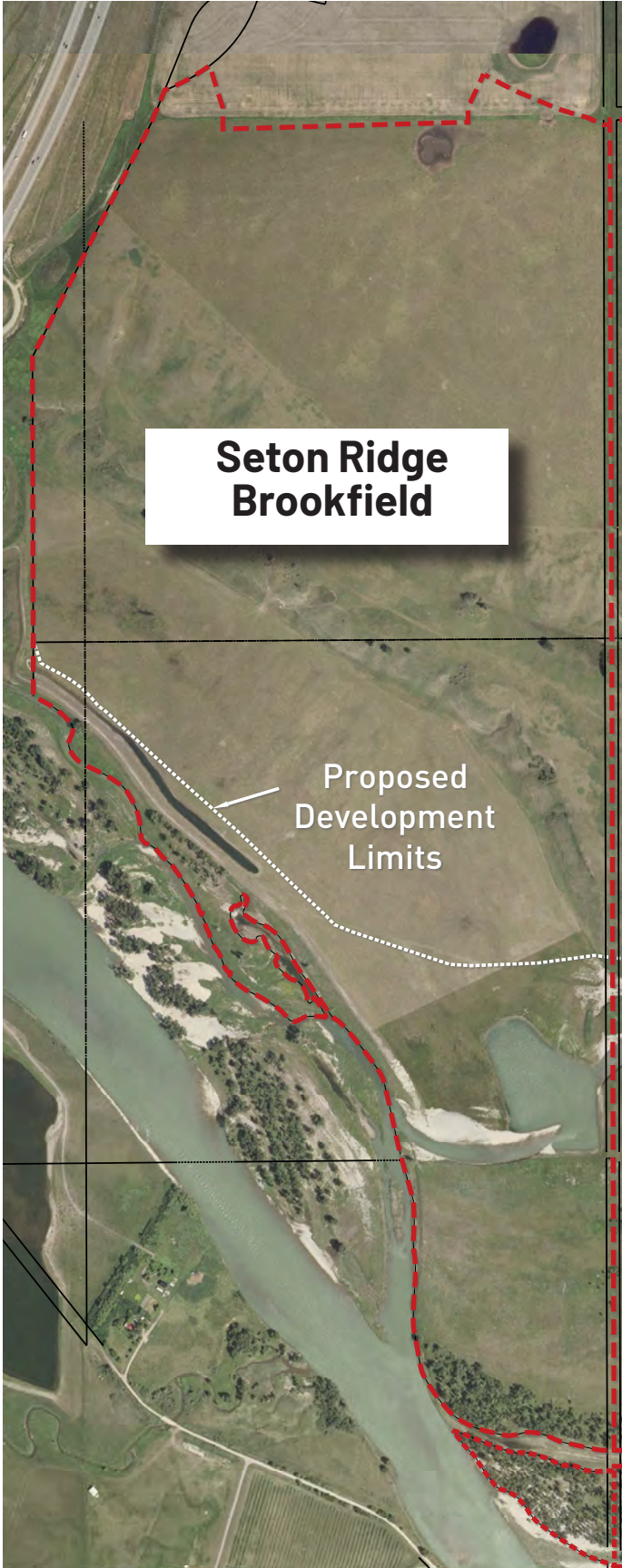


**43% Open Space (ER, MR and PUL)
= 295 acs for Brookfield and Genesis**

OPEN SPACES + PATHWAYS

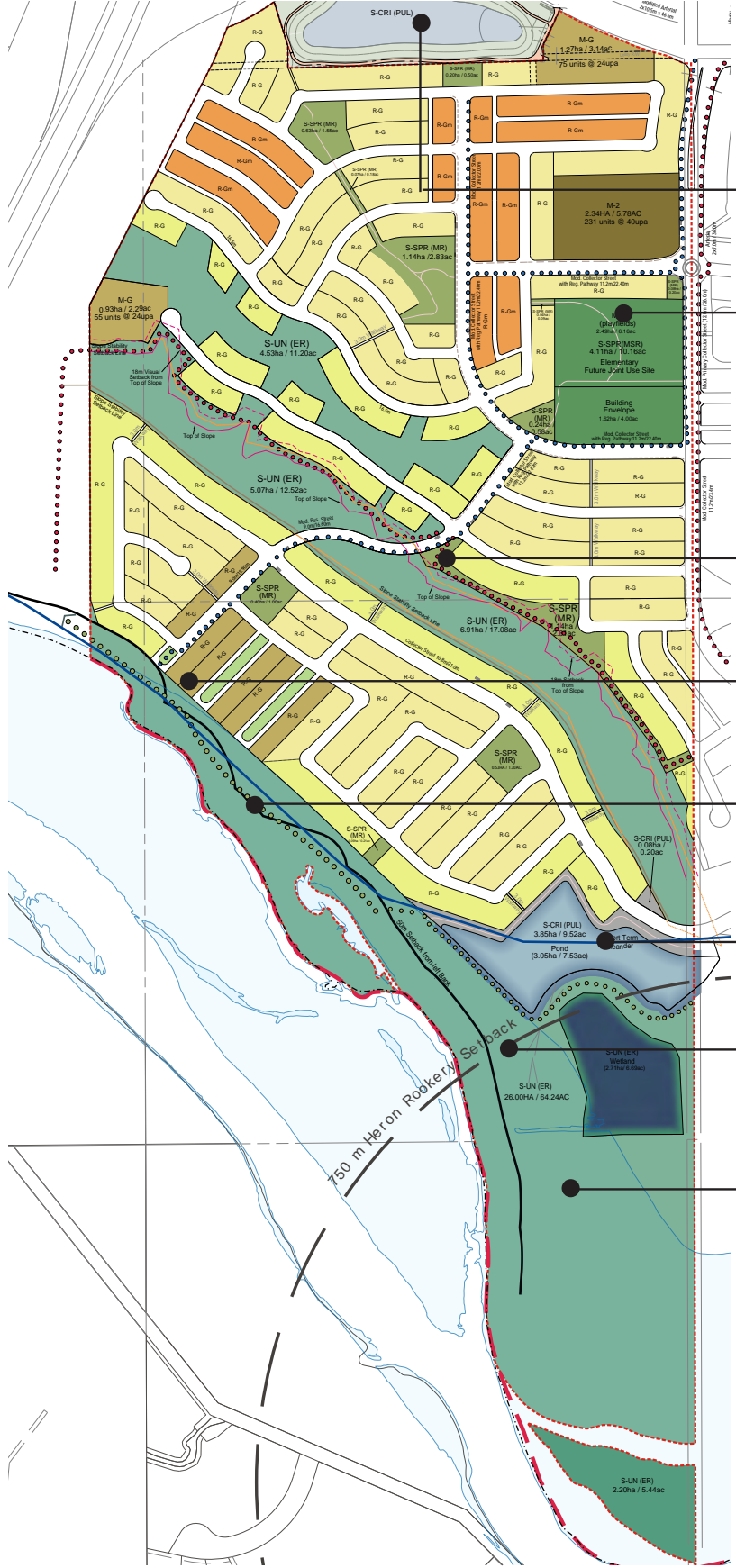
- Ricardo Ranch Community Boundary
- City Limits
- Regional Pathway
- Multi-Use Pathway
- Escarpment Green Corridor
- Green Corridor

PROJECT DETAILS



**Seton Ridge
Brookfield**

Proposed
Development
Limits



Existing Stormpond

K-6 School Site

Escarpment Green Corridor Pathway system

Innovative Housing Cluster

Green Corridor Pathway system

Naturalized stormpond/wetland

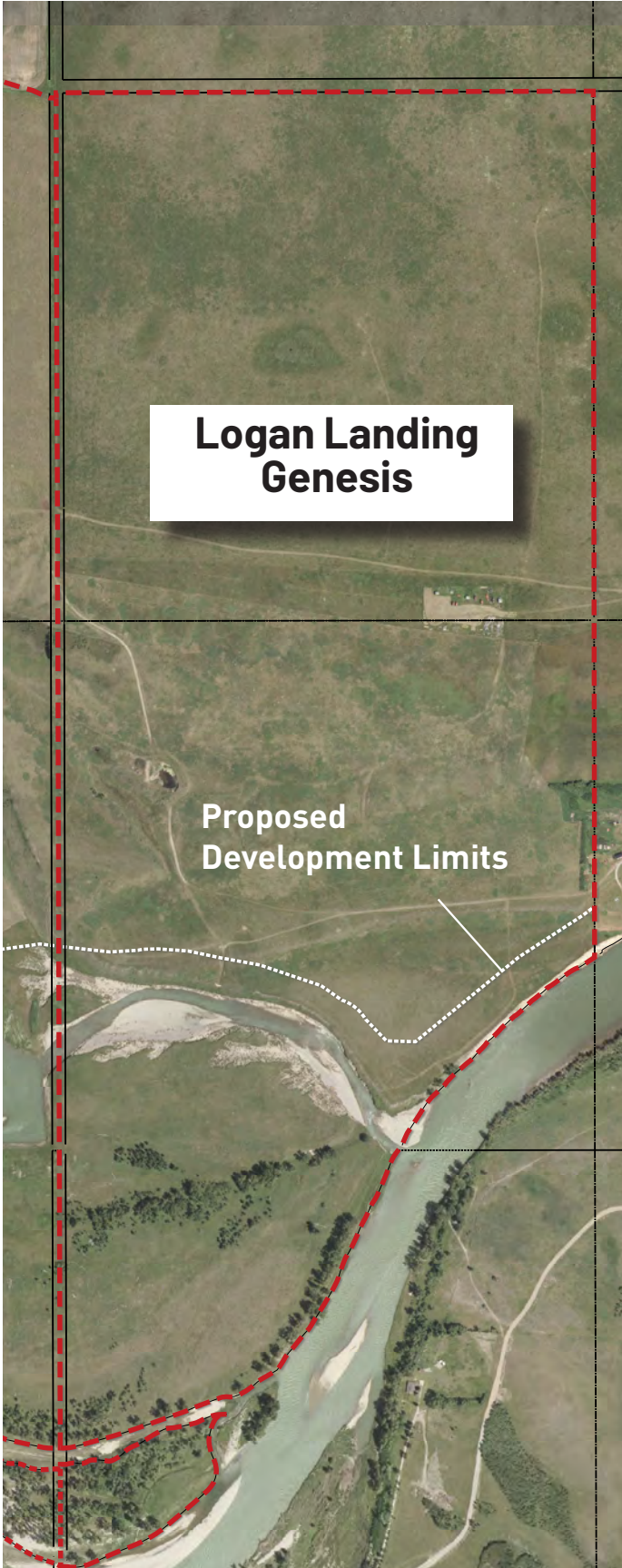
Heron Rookery Setback

Environmental Reserve
Land, to be given to
the City +/- 118 acres
(35.6% of Total Area)

Plans Subject to Change

SETON
Ridge

PROJECT DETAILS



- K-9 School Site
- Stormwater Pond
- Neighbourhood Activity Centre (Retail, Multi-Residential Housing etc.)
- Retention of the middle escarpment and Escarpment Green Corridor Pathway system
- Minimum 50m setback to the Bow River and Green Corridor Pathway system along the river
- Environmental Reserve Land, to be given to the City +/-89 acres (25% of total plan area)
- Heron Rookery Setback

Plans Subject to Change



QUESTIONS: ??

Please use the Q&A function to enter your questions.

We will do our best to answer as many questions as we can and if we run out of time or can't fully answer your question we commit to providing written responses after the event.





NEXT STEPS

- Complete an **online survey**: <https://www.surveymonkey.com/r/RicardoRanch>

- **Still have questions?** Get in touch:

Bridget Naud, bnaud@bapg.ca, 403-692-4364

- Administration is currently reviewing the **Land Use/Outline Plan Applications** - the Growth Management Overlays were removed in September 2022.
- **Proceed to Calgary Planning Commission and Public Hearing of Council** in Q1 of 2023
- Proceed with **Stripping and Grading Approvals** in Q2 of 2023 and first phases of Subdivision Approval in Q4 of 2023 for construction in 2024.