

## RICARDO RANCH AREA STRUCTURE PLAN



The Ricardo Ranch Area Structure Plan provides a vision and framework for the future development of approximately 635 hectares (1,570 acres) of land in southeast Calgary. The lands in the [Plan](#) are 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.

Ricardo Ranch will be home to approximately 16,000 to 20,000. The community will incorporate public 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 within the city.

The importance of river access has been recognized in the Area Structure Plan with the proposal to expand the **Calgary River Access Strategy** to include a new river access site and day use area at Ricardo Ranch.

### Bow River Access Site and Day Use Area

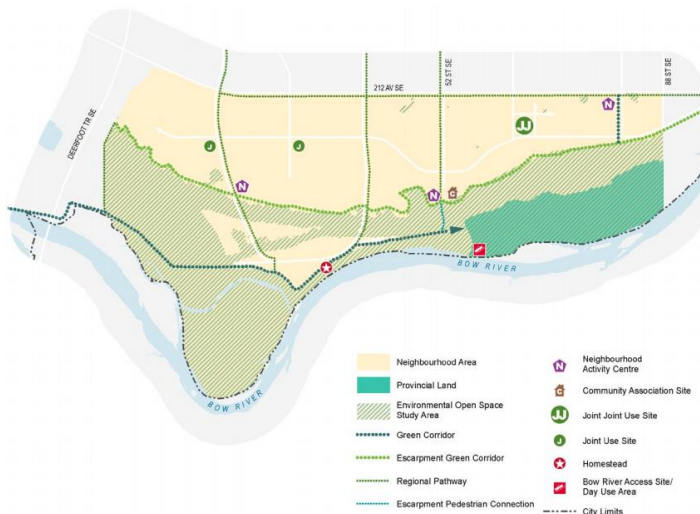
The Bow River provides opportunities for social, recreational, economic and environmental well-being in the city. An existing river access site, otherwise known as **Policeman's Flats**, is located directly across the river from the Plan Area in Foothills County. Due to river morphology movement, access and parking concerns, a new river access site has been identified in close proximity to the existing site. A future river access site is identified within the Plan Area in both the [Calgary's River Access Strategy](#) and the [Province of Alberta's Bow River Access Plan](#)



*Policeman's Flats River Access Site*

## Intent

To explore opportunities for easy, safe, legal and environmentally sustainable river access to the Bow River for watercraft launch and egress.



Map 4: Ricardo Ranch Land Use Concept

## Policies

1. A new Bow River Access Site and Day Use Area should be generally located as depicted on **Map 4: Land Use Concept**. The precise location should be examined in combination with the review and acceptance of studies related to geomorphology, river hydraulic analysis and biophysical impacts.
2. The new Bow River Access Site and Day Use Area should be located, designed, constructed, maintained and operated in accordance with The City's River Access Strategy.
3. The new Bow River Access Site and Day Use Area shall be accessed via a public street that is designed to accommodate all users including pedestrians and cyclists.
4. Public street access to the new Bow River Access Site and Day Use Area should minimize impacts to the slopes, ravines, ESAs, and other natural features.
5. The existing Bow River Access Site and Day Use Area is a key recreational amenity within the Bow River valley that is enjoyed by people in the region. The City should consult with Foothills County to support enhanced communication regarding the potential redevelopment/relocation of the new Bow River Access Site /Day Use Area.
6. Ancillary infrastructure such as parking areas, washrooms and picnic areas associated with the new Bow River Access Site and Day Use Area, should be located outside of the Floodway