

Planning & Development Report to
Calgary Planning Commission
2020 July 02

ISC: UNRESTRICTED
CPC2020-0678

Land Use Amendment in Seton (Ward 12) at 19587 Seton Crescent SE,
LOC2020-0062

EXECUTIVE SUMMARY

This land use amendment application was submitted on 2020 May 06, by Urban Systems representing the landowner, Brookfield Residential (Alberta) LP (its general partner Carma Ltd) This application proposes to change the designation of a portion of this property, which encompasses the building B9 from DC Direct Control District ([Bylaw 47Z2004](#)) based on the C-5 Shopping Centre District of *Land Use Bylaw 2P80* to Commercial – Corridor 2 (C-COR2 f1.0h15) District of *Land Use Bylaw 1P2007* to allow for:

- commercial and mixed-use developments;
- a maximum floor area ratio (FAR) of 1.0 (no changes from the current maximum);
- a maximum building height of 15.0 metres (no changes from the current maximum); and
- the uses listed in the C-COR2 designation.

The proposal is in keeping with applicable policies of the *Municipal Development Plan* (MDP) and the *Southeast Centre Area Structure Plan* (ASP).

A development permit application has not been submitted specifically in relation to this land use amendment application, however, DP2013-2613 was approved and released on 2015 August 10 for the comprehensive shopping centre on this site with ten buildings in four phases. This site is currently under construction and should this land use amendment be approved, building B9 could be utilized for uses allowed under the C-COR2 District, including the Cannabis Store use.

ADMINISTRATION'S RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.27 hectares \pm (0.67 acres \pm) located at 19587 Seton Crescent SE (Portion of Plan 1111669, Block 4, Lot 2) from DC Direct Control District **to** Commercial – Corridor 2 f1.0h15 (C-COR2 f1.0h15) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

None.

BACKGROUND

This land use amendment application has been submitted by the applicant Urban Systems representing the landowner, Brookfield Residential (Alberta) LP (its general partner Carma Ltd) on 2020 May 06. As noted in the applicant's submission (Attachment 1), the applicant is intending to accommodate a range of uses, including the Cannabis Store use within the existing approved building B9. The scope of this land use amendment includes the boundary of building

Approval(s): **K. Froese** concurs with this report. Author: **C. Leung**

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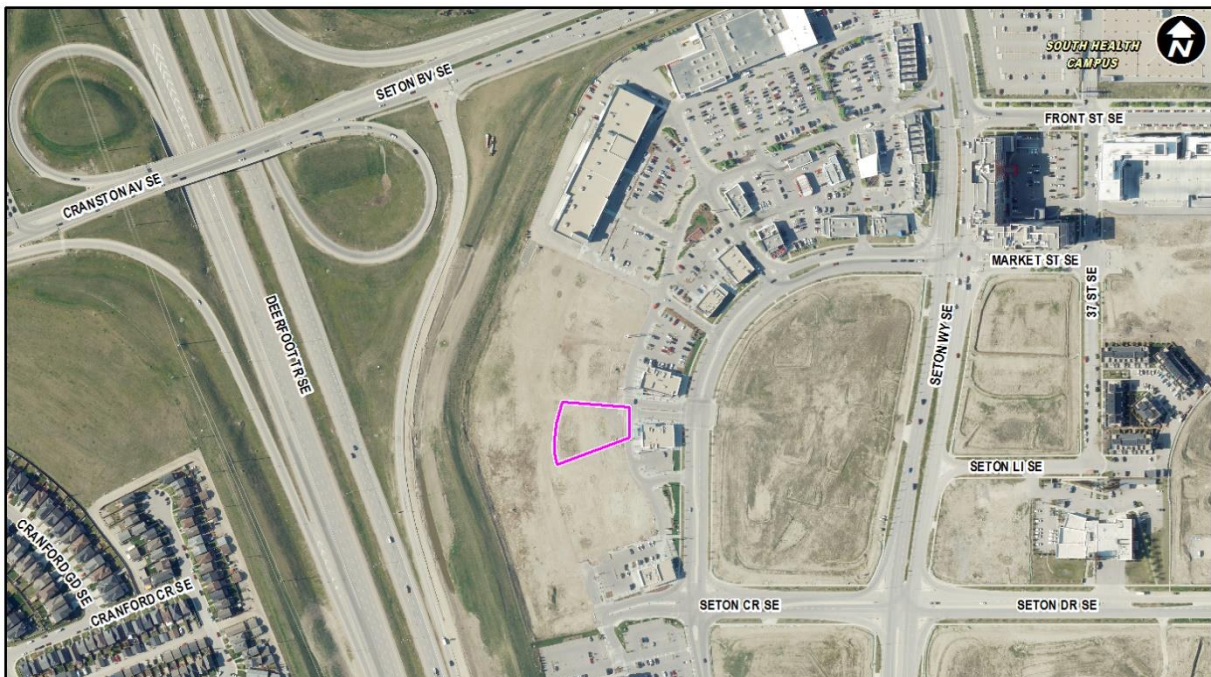
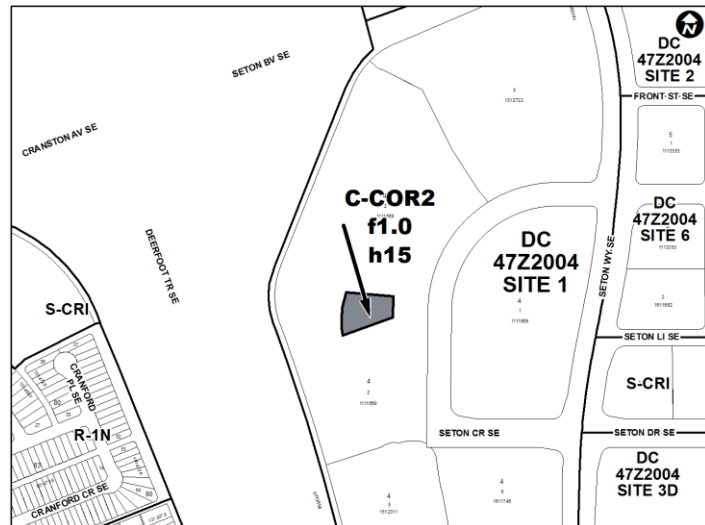
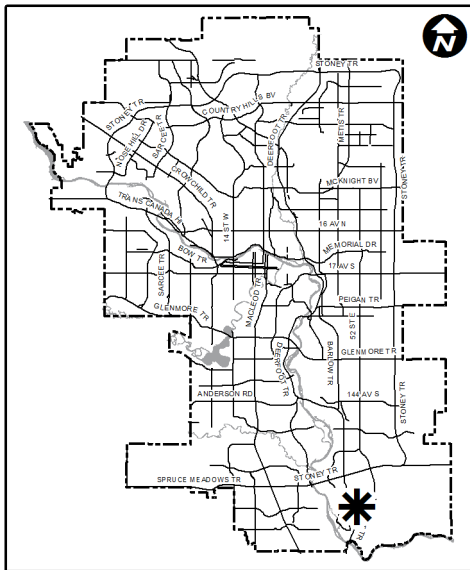
B9, as approved in DP2013-2613. Redesignation of the entire Site 1 in the DC was discussed with the applicant, but a large portion of the DC has already been developed or has approved development permits. Existing lease and tenancy agreements that are tied to the current DC Bylaw would have created a complex and lengthy redesignation process for Site 1 in the DC. Accommodating a Cannabis Store use in building B9 through a land use amendment for that specific building area is more efficient and reduces potential impacts to other existing tenants of the existing DC site.

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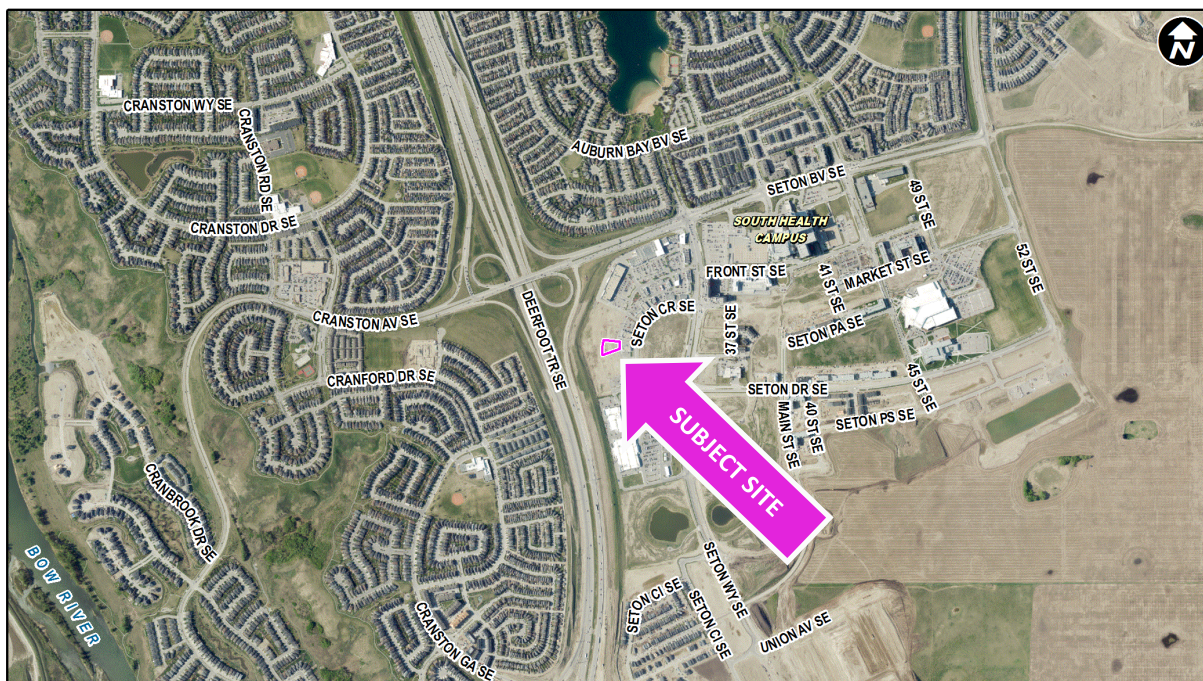
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Location Maps



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Site Context

The subject site is located in the community of Seton, in the area known as the Seton North Retail District. The subject site is bound by Deerfoot Trail SE to the west, Seton Boulevard SE to the north, and fronts Seton Crescent SE to the east and south. The community of Auburn Bay is located to the north, the Seton Gateway Commercial District and South Calgary Health Campus to the east and Seton commercial and office development to the south. The existing DC Site 1 area represents the second phase within Seton's regional retail precinct. The proposed land use boundary is delineated by the boundary of building B9 area, as approved in DP2013-2613.

As identified in *Figure 1*, Seton's peak population was in 2019, reaching 1,134 residents.

Figure 1: Community Peak Population

Seton	
Peak Population Year	2019
Peak Population	1,134
2019 Current Population	1,134
Difference in Population (Number)	0
Difference in Population (Percent)	0

Source: *The City of Calgary 2019 Civic Census*

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There is no online community profile for Seton as these profiles were created using 2016 Census data. In May 2016, the population of Seton was below the threshold for Statistics Canada to collect data for the area.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This proposal will allow for a wider range of uses within the existing approved building. The proposal meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Land Use

This application is to redesignate a portion of the site from the existing DC Direct Control District ([Bylaw 47Z2004](#)), based on the C-5 Shopping Centre District of *Land Use Bylaw 2P80* to Commercial – Corridor 2 (C-COR2 f1.0h15) District of *Land Use Bylaw 1P2007*. The subject site is identified as located within Site 1 of the existing DC. The existing DC from 2004 includes development guidelines for Site 1 that speak to additional landscaping within the parking lots; visual interest of the architecture, especially for views from Deerfoot Trail S, reducing perception of the scale and massing of typical big box stores; and an important pedestrian connection from the storefronts to the intersection of Seton Way SE and Market Street SE to allow pedestrians to comfortably walk between both shopping areas. The existing DC allows for a maximum building height of 15.0 metres and maximum FAR of 1.0 and the permitted and discretionary uses of the C-5 District in Bylaw 2P80 with the addition of automotive sales and rentals and funeral homes as discretionary uses.

The proposed C-COR2 f1.0h15 District is intended to accommodate commercial development on both sides of the street with buildings located varying distances from the street, limited auto-oriented uses, and opportunities for residential and office uses to be in the same building.

The proposed district allows for a range of uses, including the Cannabis Store use, a maximum height of 15.0 metres, and a maximum FAR of 1.0. The proposed C-COR2 f1.0h15 District also aligns with the relevant policies, while broadening the range of uses and allowing flexibility to support future redevelopment or new uses within the existing approved building.

Development and Site Design

A development permit (DP2013-2613) has been approved on this site and it is currently under construction. The applicant is not seeking to change the layout or design of the approved development permit but is seeking to update the allowable uses for the site. The supporting statement included in Attachment 1 indicates that the applicant is interested in a new Cannabis Store use within the approved building.

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The Cannabis Store use is not included in the existing DC nor Land Use Bylaw 2P80 as cannabis was not a legal use at that time. The existing DC from 2004 is based on Bylaw 2P80 and is 'frozen in time', which means no new uses can be added to the existing DC, as Bylaw 2P80 is not being updated. A land use amendment is required to allow Cannabis Store in the district.

A discretionary development permit would be required for change of use, subject to Council's decision on this land use redesignation. The overall development impact, use area, required parking and any other site planning consideration would be evaluated as part of any future development permit review.

Transportation

Pedestrian and vehicular access to the site is available via Seton Crescent SE. The area is served by Calgary Transit Route 406 Auburn Bay with service every 20 minutes during the peak hours and Route 468 Cranston Mahogany currently not in service. Route 406 and 468 share a bus stop approximately 300 meters walking distance from the site on Seton Way SE. The site is approximately 700 meters walking distance to the future Seton Greenline LRT Station and is therefore outside the Transit Oriented Development area. On-street parking adjacent to the site is prohibited on Seton Crescent SE.

Environmental Site Considerations

No environmental issues have been identified at this time. An Environmental Site Assessment was not required for this application.

Utilities and Servicing

Water connection is available from Seton Crescent SE (250mm PVC). A check-valve looped water main is required to service this site. Sanitary sewer connection is available from Seton Crescent SE. Storm sewer connection is available from Seton Crescent SE. Controlled stormwater discharge is required for the subject site. The allowable stormwater run-off coefficient shall be 115 l/s/ha.

Climate Resilience

The applicant has not identified any specific climate resilience measures as part of this application.

Stakeholder Engagement, Research and Communication

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online. No public meetings were held by the applicant or

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Administration in association with this application. There is no community association for this area.

Administration did not receive any comments in response to the circulation.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) (SSRP) which directs population growth in the region to Cities and Towns and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the [Interim Growth Plan](#) (IGP). The proposed policy and land use amendment build on the principles of the IGP by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The [Municipal Development Plan](#) (MDP) identifies the site as located within a Major Activity Centre area on [Map 1: Urban Structure](#) in the MDP. Major Activity Centres are located strategically across the city to provide a major mixed-use destination central to larger residential or business catchment areas and provide opportunities for people to work, live, shop, recreate, be entertained and meet their daily needs.

Section 2.6 of the MDP, *Greening the City*, includes policies related to green infrastructure; water conservation; and reduction of demand for non-renewable energy resources (amongst others). The applicant has provided details on how the associated DP approved on this site (DP2013-2613) has incorporated these MDP policy objectives.

The proposal is in keeping with relevant MDP policies.

Southeast Centre Area Structure Plan (Statutory – 2004)

The subject parcel is identified as part of the Regional Retail precinct within the [Southeast Centre ASP](#). This area is intended to accommodate a broad range of retail/commercial development that caters to the needs of the regional population. The proposed land use

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amendment will modernize the existing land use district to accommodate additional uses within the existing approved building and aligns with the ASP.

Climate Resilience Strategy (2018)

The [*Climate Resilience Strategy*](#) identifies programs and actions intended to reduce Calgary's greenhouse gas emissions and mitigate climate risks. This application does not include any actions that specifically address objectives of this plan.

Social, Environmental, Economic (External)

The proposed land use district supports the provision of a wider range of uses that are within a short walking distance of and have direct pedestrian connections to transit and adjacent commercial developments. The district also increases the market viability of existing commercial developments on-site and may encourage future redevelopment of the site.

Financial Capacity

Current and Future Operating Budget

There are no known impacts to the current and future operating budgets at this time.

Current and Future Capital Budget

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

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REASON(S) FOR RECOMMENDATION(S):

The proposal is in keeping with applicable policies of the *Municipal Development Plan* and *Southeast Centre Area Structure Plan* and supports the provision of a greater range of uses to enhance the viability of the approved commercial development on-site.

ATTACHMENT(S)

1. Applicant's Submission