

Land Use Amendment in Seton (Ward 12) at 87 Seton Road SE, LOC2020-0085

RECOMMENDATION(S):

That Calgary Planning Commission recommends that Council:

Give three readings to the proposed bylaw for the redesignation of 1.3 hectares ± (3.2 acres ±) located at 87 Seton Road SE (Plan 1912455, Block 49, Lot 2) from Multi-Residential – Low Profile (M-1) District to Special Purpose – Recreation (S-R) District.

HIGHLIGHTS

- This application seeks to redesignate the subject property from M-1 District to S-R District and combined it with the existing adjacent S-R site to the north.
- The application will enable the creation of a larger S-R site intended to facilitate the Seton Home Owner Association (HOA) within the context of a future Neighbourhood Activity Centre.
- What does this mean to Calgarians? The HOA will provide recreational facilities within close proximity to the nearby residential population. The HOA will provide an essential community amenity to link to the commercial site within the NAC and nearby multi-residential areas and create a future hub of the neighbourhood.
- Why does this matter? By providing a larger recreation facility, more activities can be included in this development and a greater range of options provided to the nearby neighbourhoods of Rangeview and the future Ricardo Ranch communities.
- This aligns with the *Rangeview Area Structure Plan (ASP)*.
- There is no previous Council Direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use application was submitted by Urban Systems on behalf of landowner South Seton GP Inc and developer Brookfield Residential, on 2020 June 15 (Attachment 2).

The 1.3 hectare corner site in the community of Seton is at the intersection of Seton Way SE and 202 Avenue SE. The site is approximately 102 metres wide by 122 metres long. The parcel is undeveloped and designated as M-1 District. The proposed S-R District would allow for a larger HOA site when combined with the parcel directly to the north that was designated as S-R for an HOA site under LOC2017-0047.

The subject parcel is within the Neighbourhood Activity Centre 1 (NAC 1). The proposal will result in a loss of residential density (approximately 65 units) that would have been achieved under the existing M-1 District. The parcel has neighbouring multi-residential land use to the west, north and south and low residential density to the east, all of which contribute to the overall intensity of the NAC 1. The subject parcel, combined with the existing S-R site to the north, will allow for additional programming and recreational activities for the HOA. No development permit application has been submitted at this time. More details about this application can be viewed at DevelopmentMap.calgary.ca.

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Administration has considered the relevant planning issues and stakeholder feedback specific to the proposed land use redesignation and has determined the proposal to be appropriate. See Attachment 1 for the Background and Planning Evaluation and information on site context.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess the appropriate level of stakeholder outreach. In response, the Developer launched a survey on 2020 July 15 targeting their database of over 700 residents to reengage the residents and capture feedback from residents who were not part of the 2018 survey. Originally, an in-person engagement was planned for March of 2020 at the Brookfield YMCA in Seton. This event was cancelled due to the COVID19 pandemic restrictions for gatherings. The Applicant Outreach Summary can be found outlined in Attachment 2.

City-Led Outreach

In keeping with Administration's standard practices, this application was circulated to external stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

Administration did not receive any letters in support or opposition from the public. There is no community association at this time for Seton.

Administration considers the proposed land use amendments appropriate. Details for site specific design and development will be addressed at the development permit stage. Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The recommended land use allows for a wider range of recreational amenities within walking distance of both low density residential and the multi-residential parcels nearby. The recreational facilities compliment the nearby C-C1 lands in NAC 1 and as such, the proposed change may better accommodate the recreational needs of different age groups, lifestyles and demographics.

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies may be explored and/or implemented at the development permit and building permit stages.

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Economic

The ability to develop an indoor/outdoor recreational centre will make an efficient use of existing infrastructure and services and will contribute towards creating a community/commercial hub in the neighbourhood.

Service and Financial Implications

No anticipated financial impact. The proposed indoor/outdoor recreational centre will be self-funded.

RISK

There are no known risks associated with this application.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant Submission and Applicant What We Heard Summary

Department Circulation

General Manager	Department	Approve/Consult/Inform