

**LAND USE AMENDMENT
SETON (WARD 12)
DEERFOOT TRAIL SE AND SETON BOULEVARD SE
BYLAW 81D2017**

MAP 16SSE

EXECUTIVE SUMMARY

This land use application is for 17.6 hectares \pm (43.5 acres \pm) of land located in the community of Seton, and is east of Deerfoot Trail SE and south of Seton Boulevard SE.

The subject site is currently designated Special Purpose – Future Urban Development (S-FUD) District and is located in the plan area of the Rangeview Area Structure Plan (RASP). The land use application proposes to redesignate the subject lands to Residential - Low Density Mixed Housing (R-G) District, Residential - Low Density Mixed Housing (R-GM) District, Multi-Residential – Low Profile (M-1) District and Multi-Residential – Medium Profile (M-2) District. This will accommodate a mix of low density and medium density residential development.

An Outline Plan application was submitted in support of this land use redesignation. This proposed land use redesignation covers only a portion of the 24.26 hectares \pm (59.95 acres \pm) Outline Plan area.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 January 12

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 81D2017; and

1. ADOPT, by bylaw, the proposed redesignation of 17.6 hectares \pm (43.5 acres \pm) located at 19651 and 20607 – 56 Street SE (Portion of E1/2 Section 16-22-29-4) from Special Purpose – Future Urban Development (S-FUD) District to Residential - Low Density Mixed Housing (R-G) District, Residential - Low Density Mixed Housing (R-GM) District, Multi-Residential – Low Profile (M-1) District and Multi-Residential – Medium Profile (M-2) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 81D2017.

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REASON(S) FOR RECOMMENDATION:

The proposed Land Use application achieves the Municipal Development Plan (MDP) and the Rangeview Area Structure Plan (RASP) policy objectives by contributing to the minimum density and intensity targets within a Transit Station Planning Area (TSPA). It also provides a variety of low density and medium density multi-residential development that transitions well to support and complement the commercial, residential, recreational, and institutional uses in Seton's major activity centre to the north. Furthermore, the proposal provides good pedestrian and cyclist connections to key activity nodes and transit hubs in adjacent neighbourhoods.

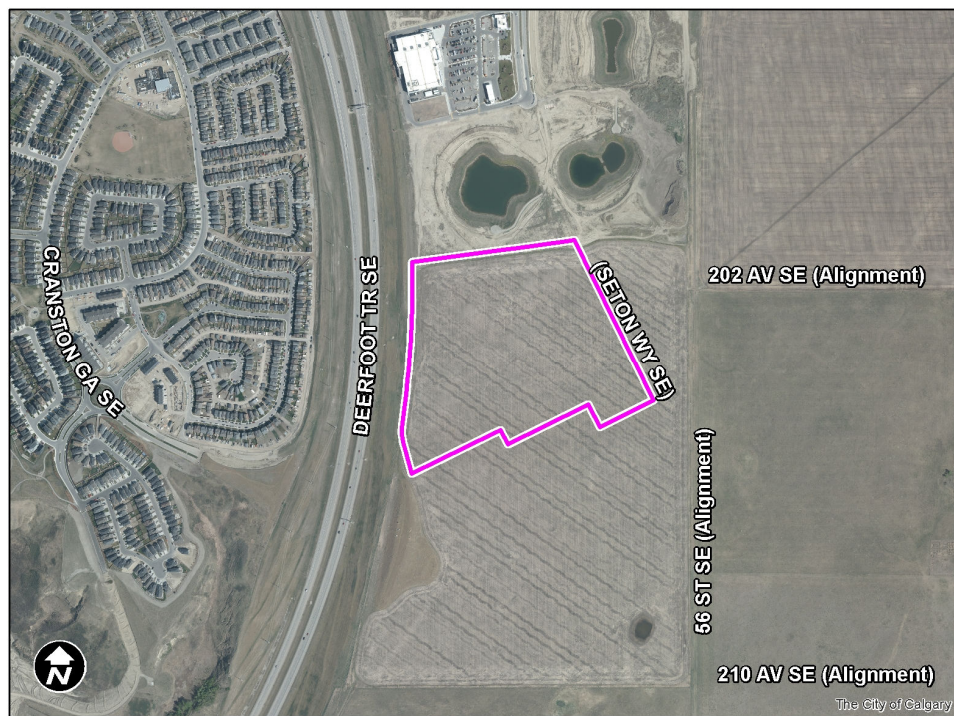
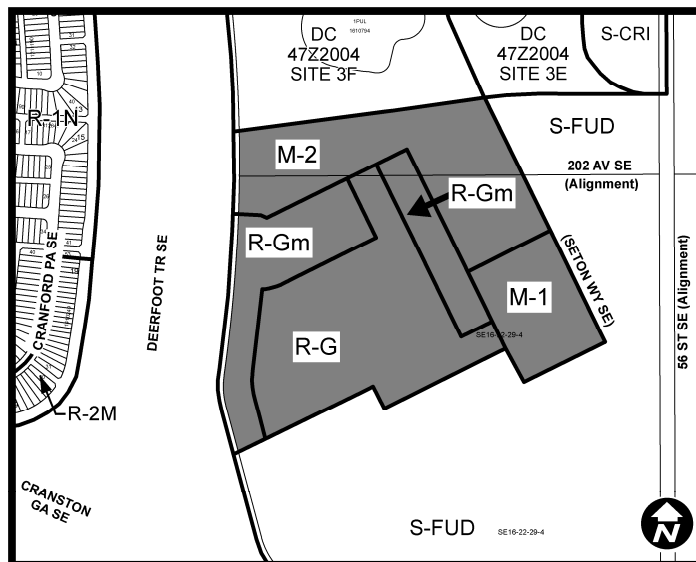
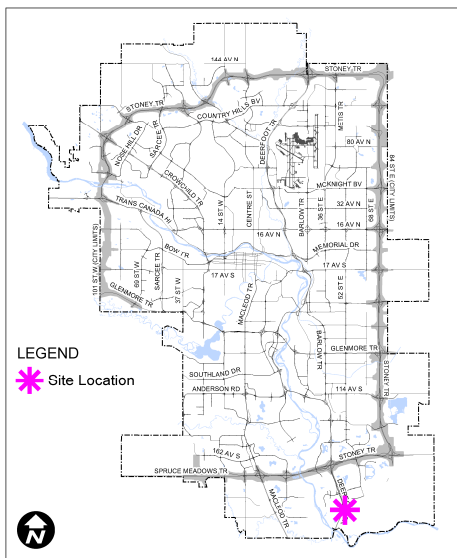
ATTACHMENT

1. Proposed Bylaw 81D2017

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 17.6 hectares \pm (43.5 acres \pm) located at 19651 and 20607 – 56 Street SE (Portion of E1/2 Section 16-22-29-4) from Special Purpose – Future Urban Development (S-FUD) District **to** Residential - Low Density Mixed Housing (R-G) District, Residential - Low Density Mixed Housing (R-GM) District, Multi-Residential – Low Profile (M-1) District and Multi-Residential – Medium Profile (M-2) District.

Moved by: C. Friesen

Carried: 6 – 0

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Applicant:

Urban Systems

Landowner:

Carma Ltd
South Seton GP Inc

PLANNING EVALUATION

SITE CONTEXT

The subject site is currently undeveloped and situated in the southeast portion of the city in the community of Seton. The South Health Campus Hospital, a future regional recreation facility and high school site, and the mixed use employment area of Seton Centre are located to the north and northeast. The community of Auburn Bay is located to the north and the community of Cranston to the west, across Deerfoot Trail SE.

Previously utilized as agricultural lands for grazing and crop production, the topography of the subject lands is gently rolling with site drainage from northwest to southeast.

This site represents the second phase of development for the Rangeview Area Structure Plan lands.

LEGISLATION & POLICY

The subject site is identified in the Municipal Development Plan (MDP) as Future Greenfield. The Rangeview Area Structure Plan (RASP) identifies the subject site as a Transit Station Planning Area (TSPA). Development within the TSPA should facilitate pedestrian-oriented, and compact transit-supportive land uses.

The RASP identifies a high school site proposed within the subject lands. It was determined through the application process, and in consultation with the Green Line team and Transportation Infrastructure, that the high school site is better situated adjacent to the future Seton LRT parking facility proposed on lands east of the subject site. The relocation is supported by the Catholic School Board. An amendment to the RASP was deemed unnecessary, given that the boundaries and locations of land uses and elements are considered conceptual and approximate only. The RASP allows for the refinement of the high school location as long as the building is well integrated with the neighbourhood design and located within a 600 metre walk to the primary transit network.

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

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LAND USE DISTRICTS

The applicant has proposed a mix of Residential - Low Density Mixed Housing (R-G) District, Residential - Low Density Mixed Housing (R-GM) District, Multi-Residential – Low Profile (M-1) District and Multi-Residential – Medium Profile (M-2) District. This allows for a diversity of housing type, scale and form within the Transit Station Planning Area (TSPA), which provides a logical transition to the mixed use development in Seton and supports the two future Light Rail Transit (LRT) stations.

There is also a small north easterly portion currently designated DC Direct Control (Bylaw 47Z2004) which is captured by the proposed outline plan boundary to facilitate a future road right-of-way. This parcel (± 0.29 hectare/ ± 0.72 acre) does not require a land use redesignation.

Situated in its permanent location, a temporarily designed storm pond has been included in the Outline Plan boundary to address interim stormwater management requirements. This will remain as Special Purpose – Future Urban Development (S-FUD) District until the remainder of the adjacent lands are redesignated at a future date.

Municipal Reserve (MR) has not been provided on the subject lands, and instead, will be accommodated more comprehensively within future development to the south and east. Municipal Reserve, in the amount of 10 percent (± 1.76 hectare/ ± 4.35 acre) of the gross developable land, will be deferred to future stages of development within the Rangeview Area Structure Plan boundary.

DENSITY

The subject land is within 600 metres of a Transit Station Planning Area (TSPA), and is partially covered by Transit Station Planning Area (TSPA) policy. Development in the TSPA emphasizes pedestrian-oriented development in a compact urban setting. It should have sufficient population and complementary uses to support the two future LRT stations and the services in the 148 hectare (365 acre) mixed-use Seton Centre. Development targets of 100 people and jobs per gross developable hectare and 20 units per gross developable hectare are set within the TSPA.

Approximately 820 dwelling units are proposed for the subject lands, with an anticipated overall density of 46 units per gross developable hectare (19 units per acre), with the ability to achieve the MDP's overall minimum community density target of 20 units per gross developable hectare (8 units per acre). A projected intensity of 120 people and jobs per gross developable hectare is anticipated, exceeding the Transit Station Planning Area (TSPA) mandate of providing a minimum of 100 people and jobs per gross developable hectare.

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TRANSPORTATION NETWORKS

Primary vehicle access to the area will be from Seton Way SE. The Outline Plan area will also be well served by transit in the future, as the Southeast Green Line will be running north-south between Seton Way SE and Main Street SE. The network extension of pathways and walkways provided along Seton Way SE and Seton View SE will facilitate increased pedestrian and bicycle connectivity.

A Transportation Impact Assessment (TIA) was submitted and accepted in support of this application. The TIA was required to determine how the anticipated trip patterns would affect the local network, specifically local and collector road sizing and access/egress onto Seton Way SE.

Based on the anticipated staged developments within the Seton area, Transportation Development Services (TDS) has determined that there is capacity within the existing and planned/funded road network to support the proposed application. The developer has agreed to monitor traffic at three key intersections beginning in 2018 and provide these traffic monitoring reports to TDS.

UTILITIES & SERVICING

The ultimate water feeder main, sanitary trunk main, and stormwater ponds, trunk main, and outfall are not available to service the plan area at this time. Temporary servicing options have been developed, reviewed, and accepted to ensure the plan area can be adequately serviced until such time as the permanent infrastructure is installed. Permanent infrastructure is estimated to be in place by 2021.

Water servicing will extend from the existing developed portion of Seton. Sanitary servicing will connect to the existing sanitary trunk at Deerfoot Trail, as there is capacity available in the existing system to support this approach. Storm water management involves a temporary oversized storm water storage and evaporation pond that is sized to accommodate all drainage from the plan area with no downstream release.

Emergency services will be provided from the nearby Seton Fire Hall, located north of the subject lands and within the seven minute Fire coverage standard.

ENVIRONMENTAL ISSUES

There are no environmental issues associated with the site development.

ENVIRONMENTAL SUSTAINABILITY

No particular features were noted.

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GROWTH MANAGEMENT

In 2016 June 13, City Council approved an amendment to the Rangeview Area Structure Plan to remove portions of the Growth Management Overlay in order to accommodate this Land Use and Outline Plan application. The applicant demonstrated that there is sufficient availability of leading infrastructure capacity to service the subject lands.

PUBLIC ENGAGEMENT

Community Association Comments

No comments were received from the nearest community association (Auburn Bay Community Association).

Citizen Comments

No comments were received.

Public Meetings

No public open house was held.

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APPENDIX I

APPLICANT'S SUBMISSION

This application for outline plan and land use redesignation approval pertains to lands located in Cell C of the Southeast Planning Area Regional Policy Plan and in Community A within the Rangeview Area Structure Plan. These lands also form part of the proposed community of Seton, and are referred to as Stage 1A.

Located in the northwest corner of the community, the Stage 1A lands are approximately 24.26 hectares (59.95 acres). The plan area is legally described as Part of N.E. 1/4 Sec. 16-22-29-4 and Part of S.E 1/4 Sec. 16-22-29-4. These parcels are owned by South Seton GP Inc. and Carma Ltd., and are currently undeveloped lands designated as Special Purpose - Future Urban Development (S-FUD).

This application proposes to redesignate these lands to Residential - Low Density Mixed Housing (R-G and R-Gm), Multi-Residential - Low Profile (M-1), and Multi-Residential - Medium Profile (M-2). The R-G and R-Gm districts will allow for the development of a variety of residential forms. Both the M-1 and M-2 districts that are in proximity to Seton Way SE provide close connections to the future LRT Station, employment and commercial services to the north, and with minimum densities no less than 50 and 60 upha, respectively. A temporary stormwater pond is proposed south of the plan area will eventually be removed and redeveloped as part of a future application; as such, this application is not redesignating those lands.

Stage 1A, the second stage in Seton's residential development, supports and continues to build out the principles that will guide the future development in the community, including the introduction of a variety of dwelling types to support a diverse range of housing forms and residents. Due to proximity to the future Seton Light Rail Transit (LRT) station, the plan area provides medium to higher density residential that strategically locates mixed density housing within a short walking distance of multimodal transportation options.

Stage 1A will also be within walking or cycling distance to the commercial and employment uses operating or proposed in the Seton Urban District. The Seton Urban District area contains a large proportion of non-residential uses, and the addition of homes in the plan area will complement these uses and contribute to the continued evolution of a more vibrant and complete community.

Complete Streets standards are applied within the outline plan area wherever possible. However, some of road standards have been slightly modified to provide continuous and more integrated active transportation options. This includes the modification of Seton Way and Seton View to provide additional regional pathway locations for pedestrians and cyclists.

The plan area is designed to be both an extension of the unique urban context created in the Seton Urban District and a transition to the more residential community of Seton. Like the approved Stage 1B area, this application does not require any further public capital investments, but would contribute to both the timely completion and completeness of the combined Seton communities.

On behalf of Brookfield Residential, Urban Systems respectfully requests approval of the outline plan from the Calgary Planning Commission, and approval for the land uses to be redesignated to R-G, R-GM, M-1 and M-2 districts by City Council.

MAP 16SSE

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PROPOSED OUTLINE PLAN

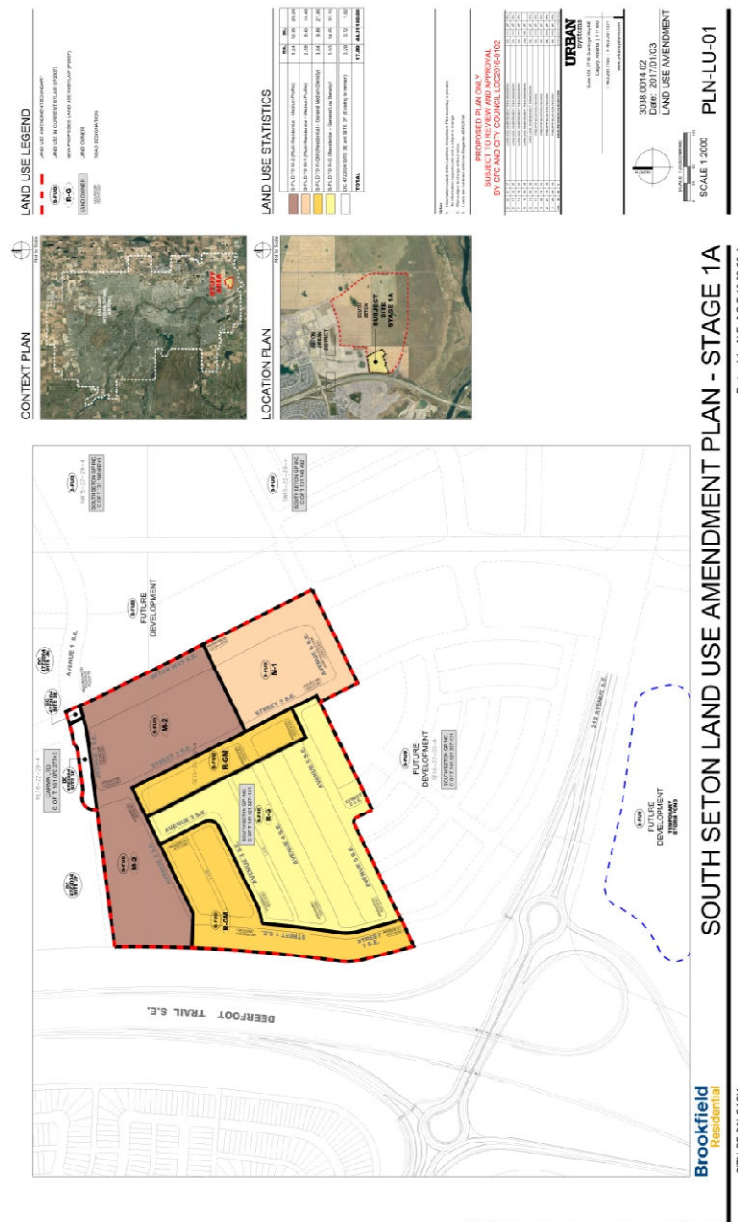


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APPENDIX IV

PROPOSED LAND USE PLAN



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CONTEXT PLAN

