

# Background and Planning Evaluation

## Background and Site Context

The applicant intends to combine the subject site with the already approved adjacent Special Purpose – Recreation (S-R) District site to the north to dedicate to the Seton Home Owners Association (HOA). No development permit application has been submitted at this time.

The subject site is located in the community of Seton, Neighbourhood 1 and Community A as per the [Rangeview Area Structure Plan](#) (ASP) and is approximately 1.3 hectares in size, measuring 102 metres wide by 122 metres long. The parcel is currently undeveloped and is located at the northeast corner of Seton Way SE and 202 Avenue SE.

The subject site is in the community of Seton at the northeast corner of Seton Way SE and 202 Avenue SE. The parcel abutting the subject site to the north was approved as S-R District for a privately owned and operated Homeowner’s Association (HOA) site under the previously approved outline plan and land use amendment application (LOC2017-0047).

The parcel south of the subject site, across 202 Avenue SE, is designated Commercial – Community 1 (C-C1) District. Lots east of the subject site across Seton Road SE are designated Residential – Low Density Mixed Housing (R-G) (R-Gm) District.

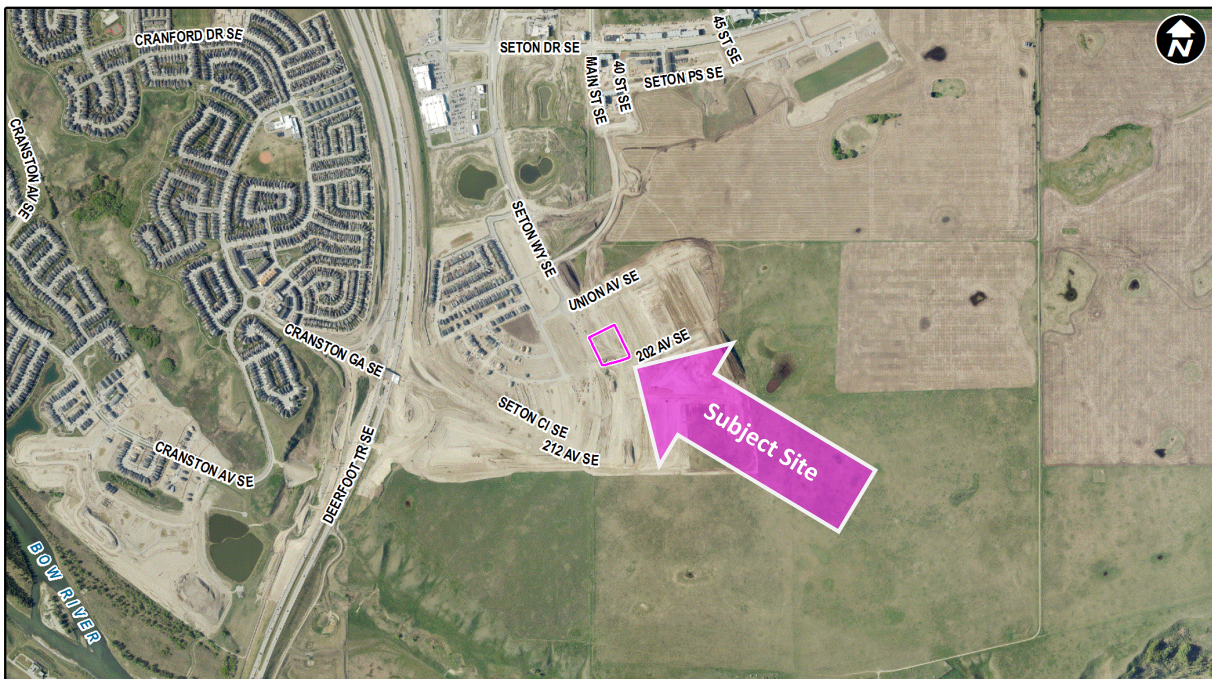
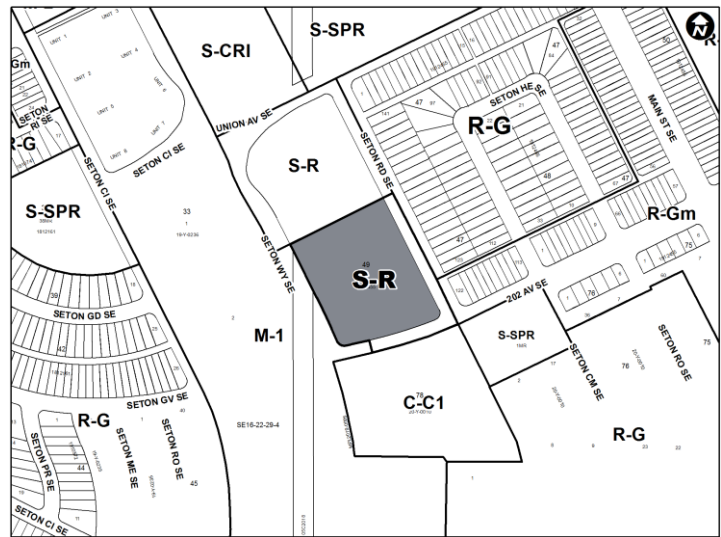
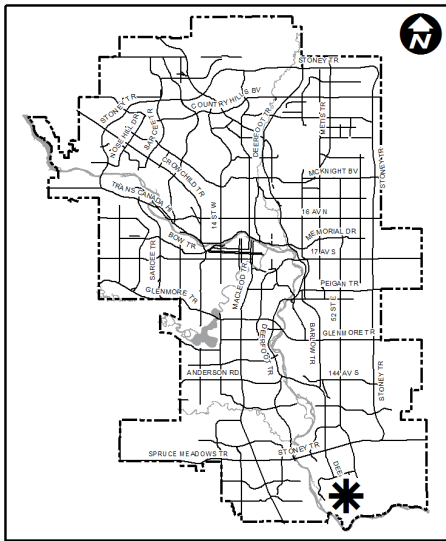
The lots across Seton Way SE to the west are designated Multi-Residential – Low Profile (M-1) District. The site is within 600 metres of the Seton LRT Station and within 200 metres of the Green Line LRT Alignment to the north. However, the site is outside the Transit Station Planning Area (TSPA) boundary as per the ASP. The subject site is approximately 340 metres from the arterial 212 Avenue SE to the south, which separates Seton from the Ricardo Ranch community.

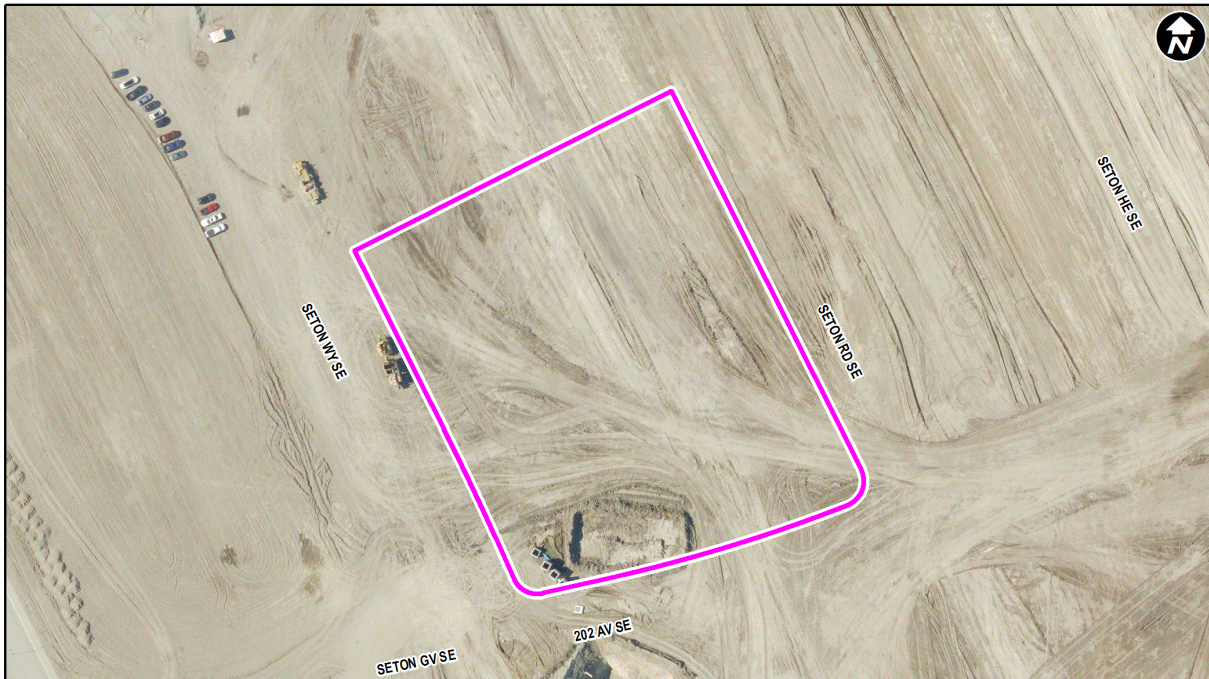
## Community Peak Population Table

| <b>Seton</b>                       |       |
|------------------------------------|-------|
| 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*

# Location Maps





## Previous Council Direction

None.

## Planning Evaluation

### Land Use

The existing Multi-Residential – Low Profile (M-1) District accommodates a variety of low rise housing forms with a minimum density requirement. The M-1 District has a minimum density requirement of 50 unit per hectares (uph), which would equal to 65 units on this site. The maximum density under the existing M-1 District is 148 uph, with a maximum height of 14 metres.

The proposed Special Purpose – Recreation (S-R) District is intended to accommodate a range of indoor and outdoor recreation uses, including complementary uses located within buildings. This district is not applied to land dedicated as municipal reserve. There is no height specification under this district.

### Density and Intensity

Through the review process, various options were discussed and explored with the applicant to retain or offset the loss of residential density that would occur with the redesignation of the existing M-1 District with the proposed S-R District.

The proposal reduces the overall number of anticipated units in Neighbourhood 1 and Community A by 65 units. However, the applicant was able to demonstrate, through a detailed density analysis of the nearby developments currently under construction and active development permits within the community of Seton, that the neighbourhood and community

targets have surpassed the minimum targets of 75.3 population and jobs per hectare (p+j/ha) and 24.0 uph for Community A as per the ASP by approximately 348 units.

The increase in size of the HOA site and its offering of expanded recreational activities complement the retail/commercial site, green space and multi-residential land uses within NAC 1 and enhances its presence as a vibrant neighbourhood hub. The HOA site will generate activity which will serve to activate the NAC 1 as an activity hub for the neighbourhood by drawing a variety of users. A location adjacent to the previously approved S-R site is an appropriate location for this use in order to provide maximum functionality of the HOA site. Based on the above reasons, Administration is supportive of the proposal.

### **Development and Site Design**

The rules of the Special Purpose – Recreation (S-R) District will provide guidance for future site development including appropriate uses, landscaping and parking. Given the specific context of this corner site of NAC 1, additional items as per the [Rangeview Area Structure Plan](#) that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along both the 202 Avenue SE and Seton Way SE frontages;
- improving pedestrian connections along 202 Avenue SE and Seton Way SE by ensuring building orientation is along these roads and parking located behind the building blocks; and
- buildings adjacent to streets within the NAC shall be street oriented and have direct pedestrian connections from the public sidewalk to building entrances.

### **Transportation**

Pedestrian and vehicular access to the site is available from Seton Way SE, Seton Road SE and 202 Avenue SE. Seton Way SE is classified as an Arterial Street as per the Calgary Transportation Plan. The site is within 600 metres of the future Seton Greenline LRT Station. The site is currently served by Calgary Transit Route 468 Cranston / Mahogany and 406 Auburn Bay with a shared bus stop approximately 1200 metres north of the site on Seton Way SE. Both Route 468 and Route 406 provide transit service every 30 minutes during the peak hours. A future bus stop is planned approximately 100 metres south of the site on Seton Way SE. Seton Way SE is planned to have a regional pathway on the east side of the street at this location and 202 Avenue SE will have bike lanes on both sides to accommodate cycling to and from the site. On-street parking will be available on 202 Avenue SE and Seton Road SE once these roads are constructed.

### **Environmental Site Considerations**

There are no known outstanding environmentally related concerns associated with the proposal and/or site at this time. As such, no Environmental Site Assessment was required.

### **Utilities and Servicing**

Water, storm, and sanitary deep utilities are available for the subject site. Development servicing requirements will be determined at the future development permit and Development Site Servicing Plan stages.

## Bylaws, Regulations, Council Policies

### **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 [Calgary Metropolitan Interim Growth Plan](#). The proposed land use amendment builds on the principles of the Interim Growth Plan by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

### **Municipal Development Plan (Statutory – 2009)**

The MDP identifies the site as located within the Residential Developing Future Greenfield area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies for 'Developing Residential Communities' on large land areas identified for future urban development to provide a variety of housing types, opportunities for daily needs within walking distance to residential communities, and centres for transit access. The proposal is in keeping with relevant MDP policies as the S-R District for the HOA site provides a focal point and central amenity space with the proximity to the current and future adjacent commercial and residential development.

### **Rangeview Area Structure Plan (Statutory – 2014)**

The subject site falls within the area covered by the [Rangeview Area Structure Plan](#) (ASP) approved by City Council in 2014. The ASP identifies the site as located within the Neighbourhood Area and Neighbourhood Activity Centre – NAC 1. As per the ASP, NACs are to be located central to the surrounding Neighbourhood Area so all neighbourhood residents live within a 700 metres walking route distance via the pedestrian network. NACs located next to a Community Retail Centre are to integrate with the Community Retail Centre and be a pedestrian-focused area. The multi-residential component of the NAC may be located in the Community Retail Centre.

The proposed land use amendment meets the overall policies of the ASP, and based on the current built and proposed residential projects allowable under the existing land use, the area meets the overall density targets of Community A.

### **Climate Resilience Strategy (2018)**

This application does not include any specific actions that address objectives of the [Climate Resilience Strategy](#). This application has not identified any actions that specifically meet policies in this plan. 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.