



**Public Hearing of Council**  
**Agenda Item: 8.1.12**

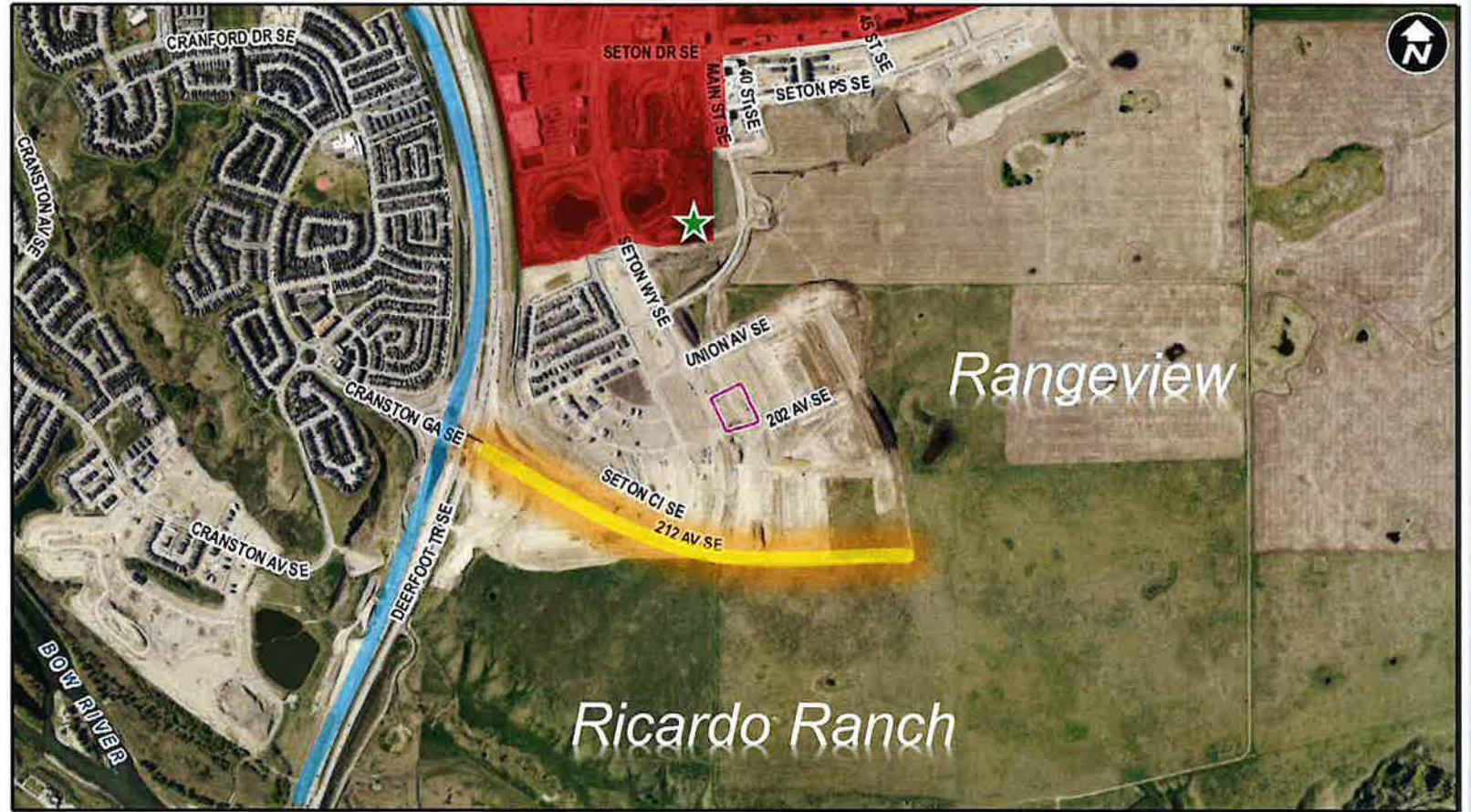
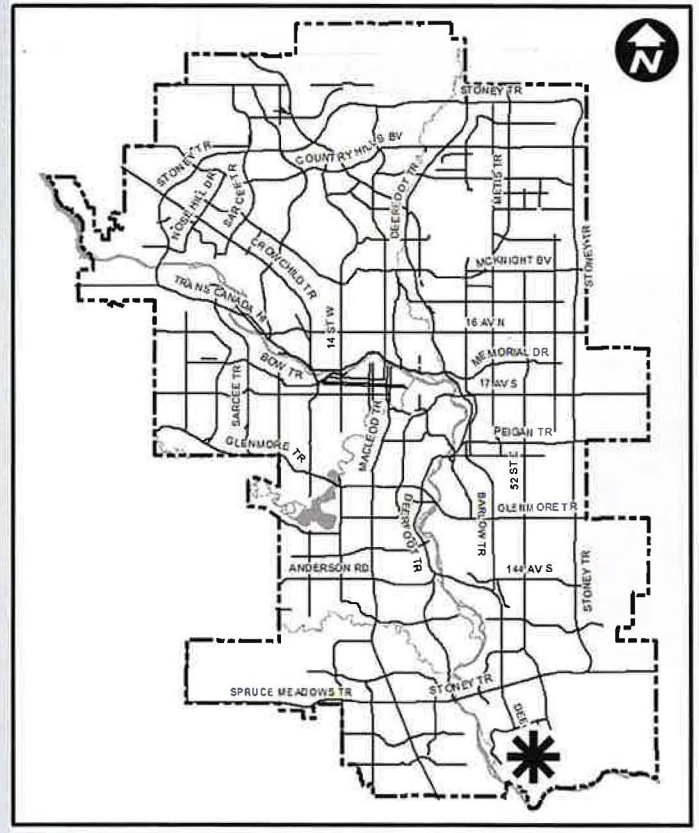
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
JAN 18 2021  
ITEM: 8.1.12 CPC2020-1211  
DISTRIBUTION  
CITY CLERK'S DEPARTMENT

**LOC2020-0085**  
**Land Use Amendment**  
**M-1 to S-R**

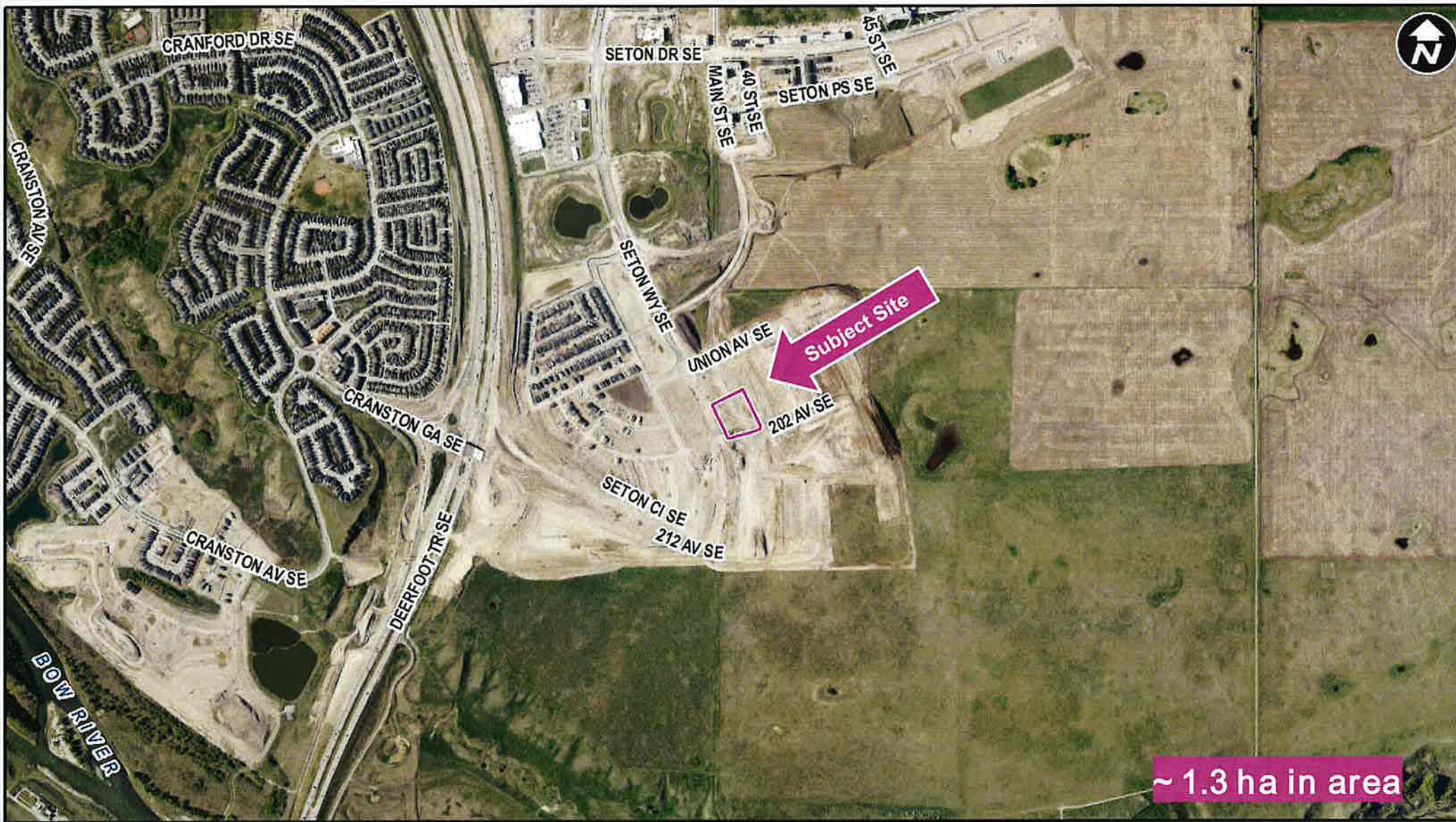


RECEIVED  
CITY CLERK  
JAN 18 2021

Agenda Item: 8.1.15  
Public Meeting of Council



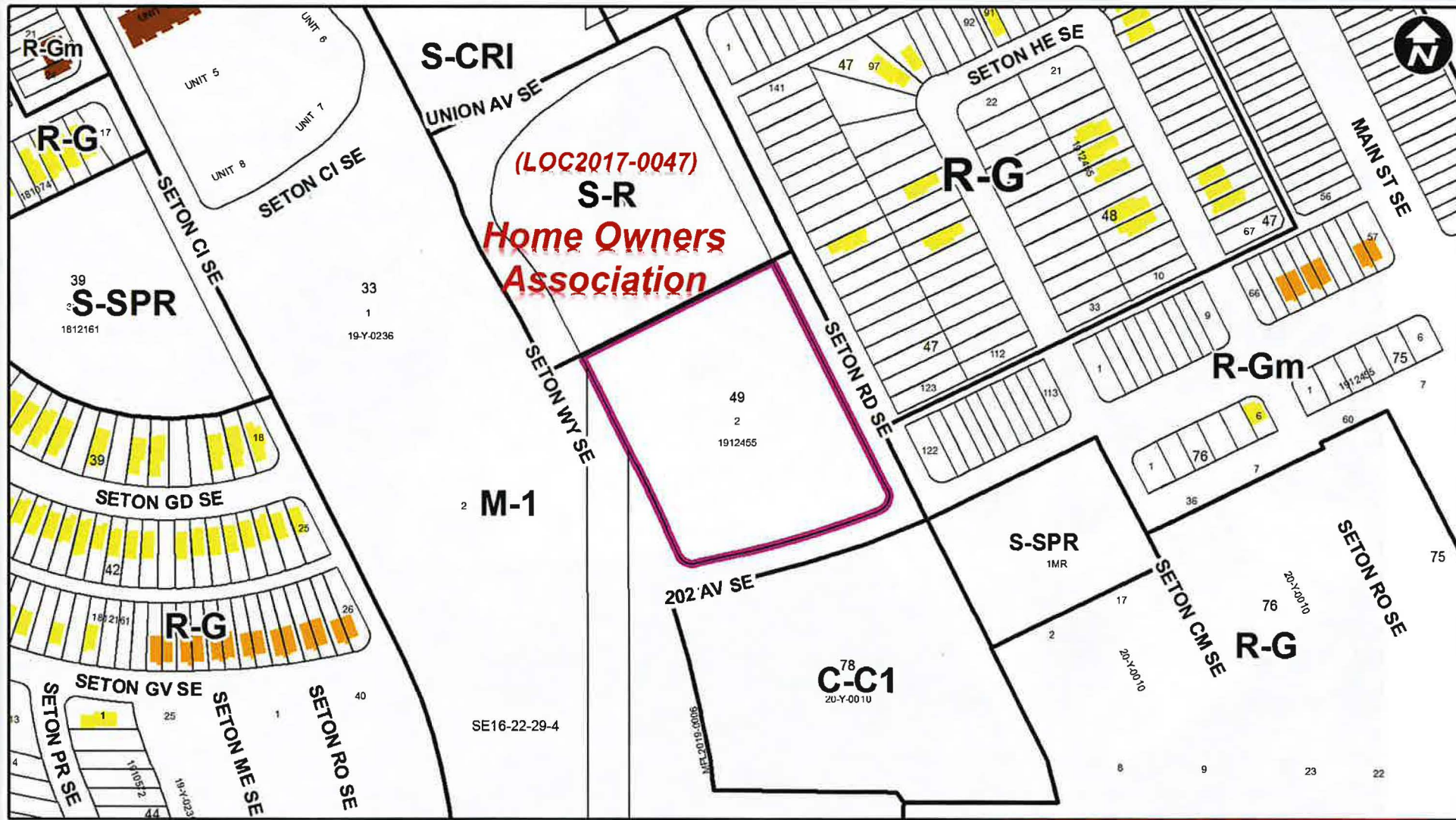






LEGEND

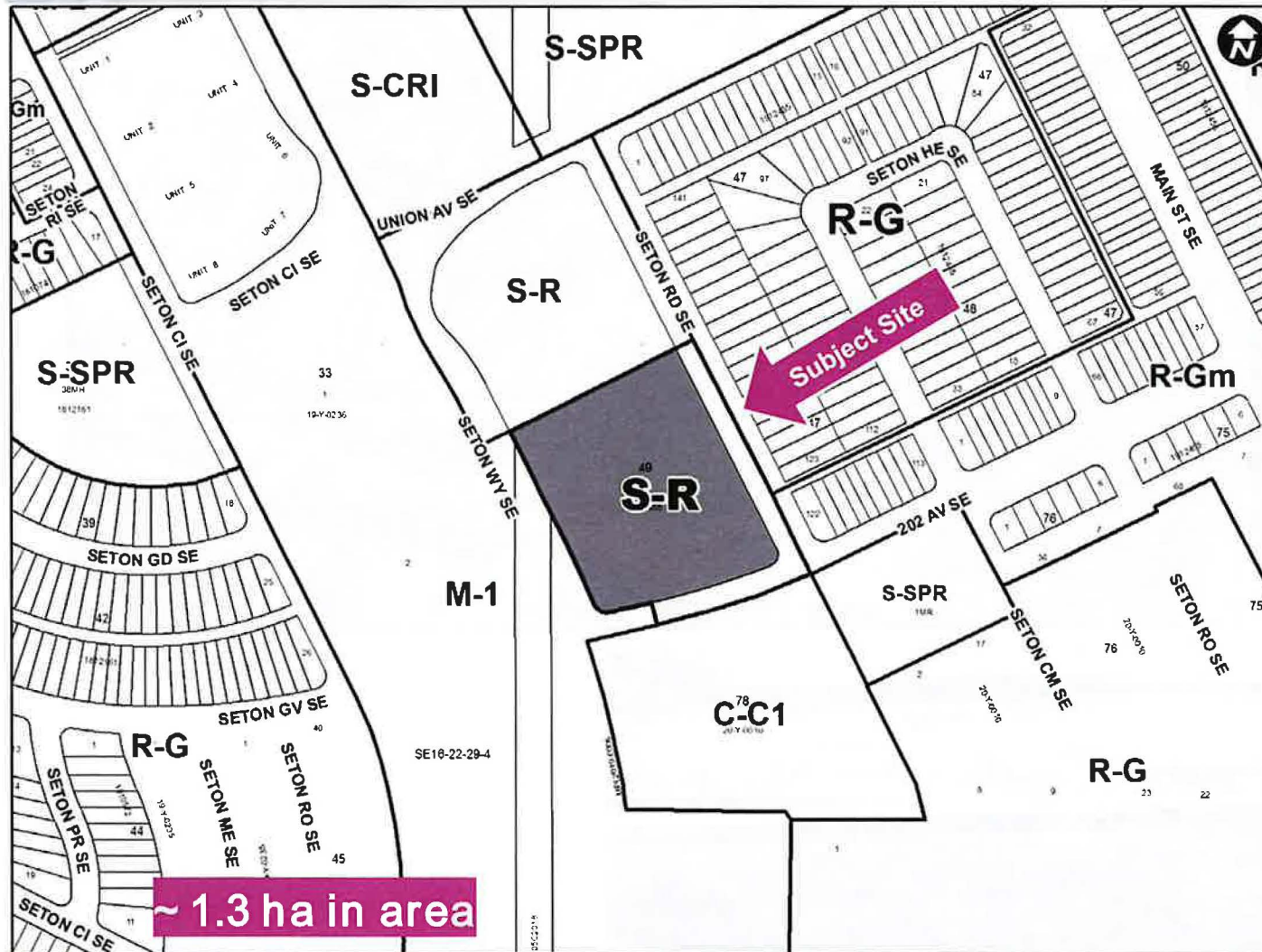
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary











## Multi-Residential – Low Profile (M-1) to Special Purpose – Recreation (S-R) District

- accommodate a range of indoor and outdoor recreation uses, including complementary uses located within buildings.
- Intent to combine the subject site with the already approved adjacent Special Purpose – Recreation (S-R) District site to the north for the Seton Home Owners Association (HOA).

## Calgary Planning Commission's Recommendation:

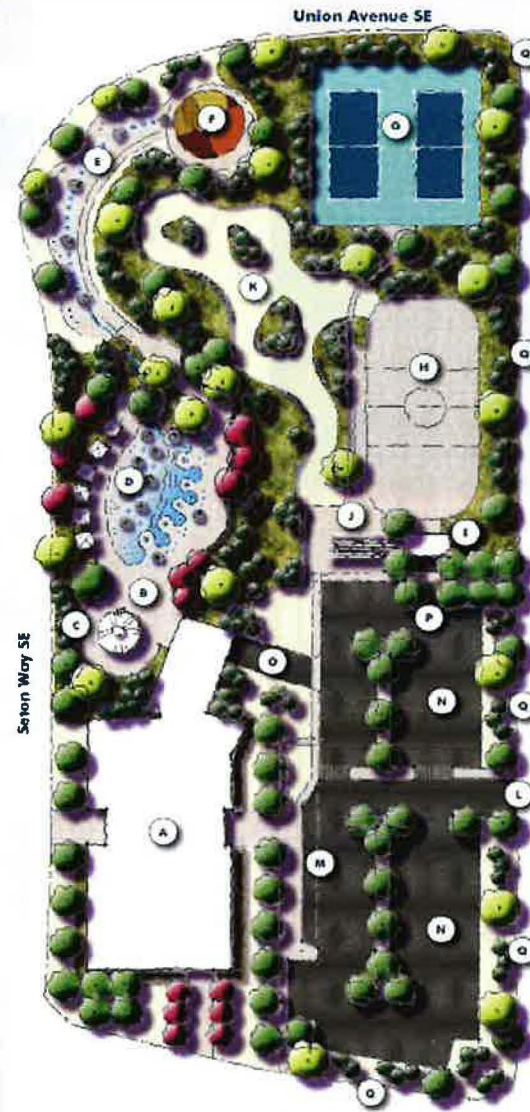
That Council:

1. Give three readings to **Proposed Bylaw 5D2021** for the redesignation of 1.3 hectares  $\pm$  (3.2 acres  $\pm$ ) 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.

# Supplementary Slides



Seton - Home Owners Association

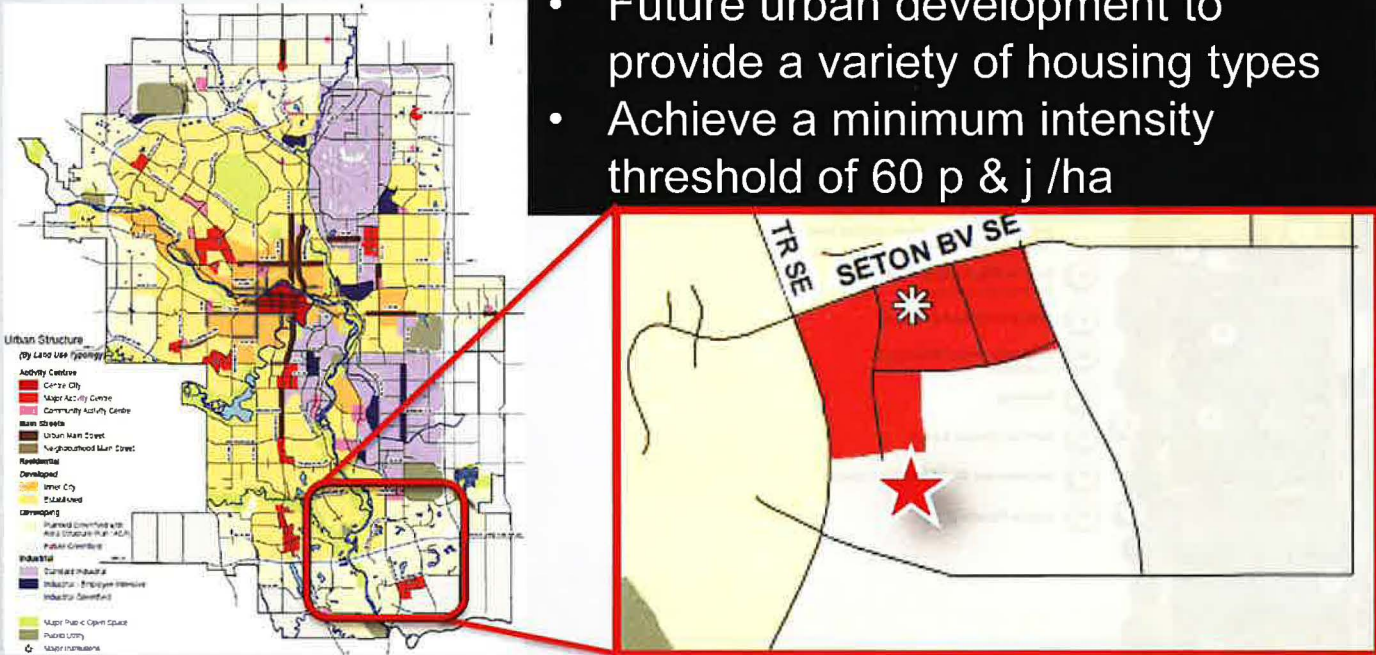


- Legend**
- (A) HOA Building
  - (B) Grade-related pedestrian access points on south, east & west sides
  - (C) Hardscape Plaza
  - (D) Pool & leisure deck with cabana shade structures
  - (E) Cabana Bar/Party Room
  - (F) Children's Wading Pool
  - (G) Splash Pad/Spray Elements
  - (H) Alternate upper picnic area
  - (I) Adventure Playground
  - (J) Tennis Courts
  - (K) Hockey Rink
  - (L) Maintenance/Zamboni Shed
  - (M) Outdoor Skating Staging Area
  - (N) Hard surface & seating underneath pergola. Possible summer staging area for festival food truck
  - (O) Casual Winter Skating Area
  - (P) Summer picnic areas
  - (Q) Primary Vehicular Access
  - (R) Vehicular Drop-Off/Layby
  - (S) 4 vehicles
  - (T) Parking
  - (U) Service (Lower Level)
  - (V) Maintenance Shed Service Access
  - (W) Buffer Planting

## Municipal Development Plan

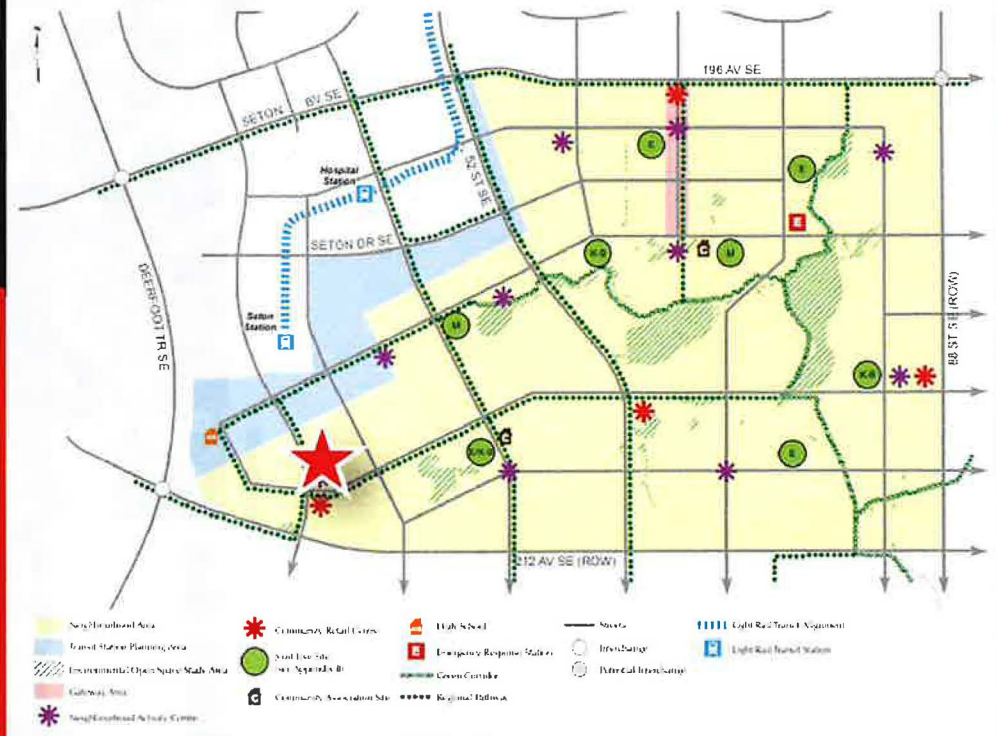
### Residential Developing Future Greenfield area

- Future urban development to provide a variety of housing types
- Achieve a minimum intensity threshold of 60 p & j /ha



## Rangeview Area Structure Plan

### Neighbourhood Area & NAC 1



Site Location ★

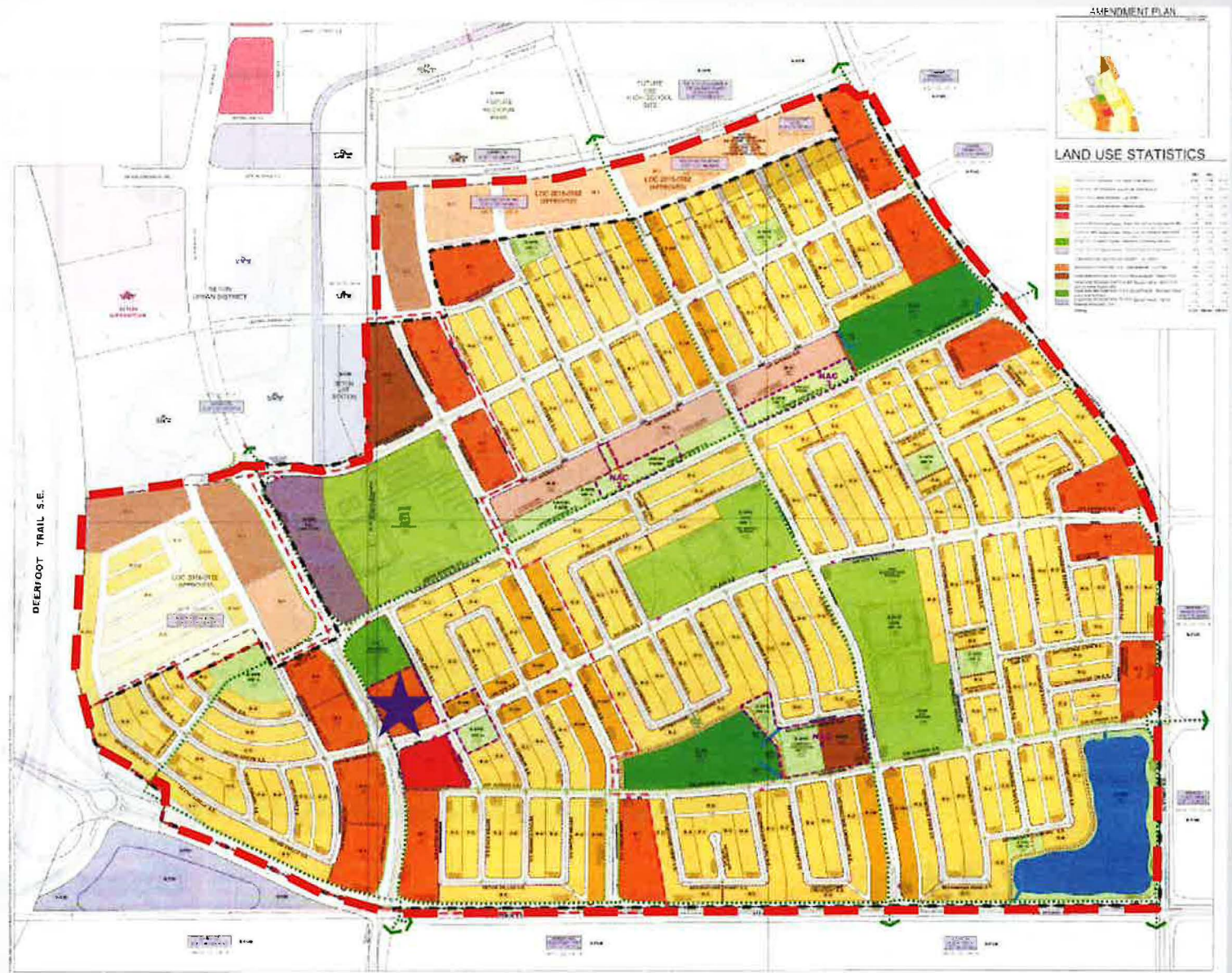


# Rangeview ASP

## Density/Intensity Targets for Community A:

- Density = 24 uph
- Intensity = 75.3 (p & j)/h

- ★ Site location
- ▭ Community A boundary





**SETON** Amenities Strategy

**Note:**  
Proposed site programming is based on current market trends, community feedback, needs analysis, and the approved outline plan / open space Master Plan. This is thorough representation of the intended 2020 Seton Amenities Strategy, but some changes may occur throughout the evolution of the community



**Brookfield Residential**

- A** **YMCA OUTDOOR SPORTS PARK**
- B** **FUTURE REGIONAL PARK**
- C** **3.0ac 38MR**  
- Multi Use Kids Playground  
- Picnic Pavillion  
- Informal Open Play  
- Social / Public Gathering
- D** **1.0ac Ph 111MR**  
- Interface w/ Commercial Site - Urban Intensity  
- Skateboard 'Skate Spot' +/- 350m2 Area  
- Basketball Tri Court  
- Parkour Course  
- Contoured Lawn / Lounging
- E** **SETON PRIVATE HOA FACILITY**
- F** **1.0ac MR**  
- Informal Open Play  
- Formal Dog Park
- G** **CCSD HIGH SCHOOL SPORTS FIELDS**
- H** **2.91ac Union Park West**  
- Modern Urban  
- Contoured Viewing, Staging and Lounging Areas  
- Skateboard 'Community / Regional' scale +/- 3000m2  
- Active Open Recreation Area, Yoga Lawn
- I** **2.91ac Union Park Central**  
- Modern Urban  
- Primary Playground  
- Community Gardens  
- Trails and Pathways  
- Central 'Hub' - Pavillion  
- Events Stage and Social Gathering
- J** **8.08ac ER / Wetland**  
- Pathway / Trail Loop  
- Seating / Viewing Nodes  
- Interpretive Nodes
- K** **2.0ac CA Site + 0.9ac MR**  
- CA Amenities  
- Interface w/ ER / Wetland  
- Trail / Pathway Loop  
- Possible Natural Play Area
- L** **CBE MIDDLE SCHOOL PLAYFIELDS**
- M** **4.75ac MR + Storm Pond**  
- Pathway / Trail Loop  
- Seating / Viewing Nodes
- N** **1.0ac MR**  
- Interface w/ K-9 School  
- Multi Use Kids Playground  
- Enhanced Plaza Seating Area  
- Urban Activity Node
- O** **CBE ELEMENTARY / CCSD K-9 SCHOOL PLAYFIELDS**
- P** **1.0ac MR**  
- Multi Use Kids Playground  
- Informal Open Play  
- Covered Picnic Area
- Q** **8.23ac Wetland + Linear MR**  
- Pathway / Trail Loop  
- Seating / Viewing Nodes  
- Interpretive Nodes
- R** **2.50ac Union Park East**  
- Modern Natural transitioning to Modern Urban  
- Adventure Playground  
- Trails and Pathways  
- Creative Contouring
- S** **1.0ac MR**  
- Multi Use Kids Playground  
- Informal Open Play  
- Covered Picnic Area

**L.A. West**

Landscape • Architectural • Design

**Open Space Programming**

AUGUST 2020



















