

LAND USE AMENDMENT  
SETON AND RESIDUAL SUB-AREA 12F (WARD 12)  
SETON DRIVE SE AND 52 STREET SE  
BYLAW 218D2016

MAP 15SSE

**EXECUTIVE SUMMARY**

This Land Use Amendment application is for 15.79 hectares (39.02 acres) of land located south of Seton Drive SE, east of Deerfoot Trail SE, and west of 52 Street 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 (ASP). The ASP identifies the subject lands within 600 metres of two Transit Station Planning Areas (TSPA). 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 365 acre mixed-use Seton Centre.

The Outline Plan will accommodate approximately 779 dwelling units, with multi-residential development in a variety of forms. This is the initial phase of development in the plan area of the ASP, which will provide higher intensity, transit-supportive residential uses to support the adjacent Seton Centre. The proposed development meets the minimum intensity targets of the TSPA by providing a medium density range of  $\pm 108$  units per hectare (44 units per acre) with an overall anticipated intensity of 101 people and jobs per hectare. This will contribute to balancing out the minimum intensity thresholds and density targets within the overall community.

**PREVIOUS COUNCIL DIRECTION**

On 2016 June 13, Council gave three readings to Bylaw 26P2016 adopting the amendment to the Rangeview Area Structure Plan. The amendment updated Map 10 entitled “Growth Management Overlay” to remove portions of the Overlay to facilitate the subject Land Use Amendment and Outline Plan applications.

**ADMINISTRATION RECOMMENDATION(S)**

2016 July 14

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 218D2016; and

1. **ADOPT** the proposed redesignation of 15.79 hectares  $\pm$  (39.02 acres  $\pm$ ) located at 18150, 19000, 19000R and 19600 – 56 Street SE and 6599 Seton Drive SE (Plan 0513961, Block 1, Lots 3 and 4; Portion of Plan 1311598, Block 1, Lot 1; Portion of SW1/4 22-22-29-4; Portion of NW1/4 15-22-29-4; ) from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Low Profile (M-1) District,

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Multi-Residential – Medium Profile (M-2) District, in accordance with Administration’s recommendation; and

2. Give three readings to the proposed Bylaw 218D2016

**REASON(S) FOR RECOMMENDATION:**

The proposed Land Use Amendment achieves the Municipal Development Plan (MDP) and the Rangeview Area Structure Plan policy objectives by contributing to the minimum density and intensity targets within a Transit Station Planning Area. It also provides a variety of medium density multi-residential development to support commercial, residential, recreational, and institutional uses in the adjacent Seton Centre, which is identified as a Major Activity Centre in the MDP. The modified street grid supports a multi-modal transportation network that extends connectivity to and from key activity nodes and transit hubs throughout the plan area and adjacent neighbourhoods.

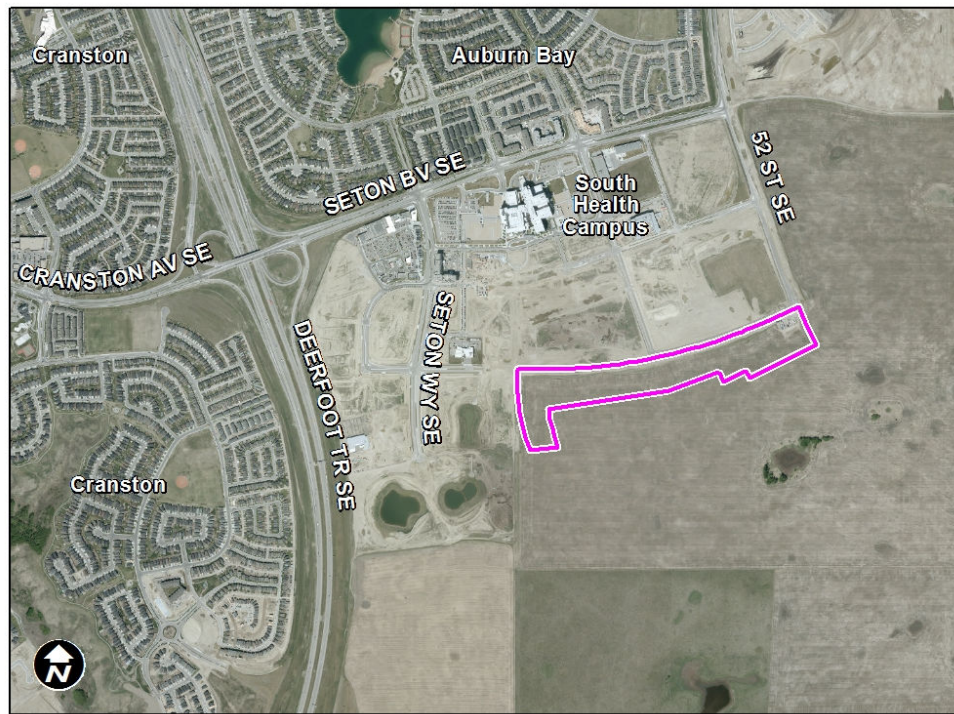
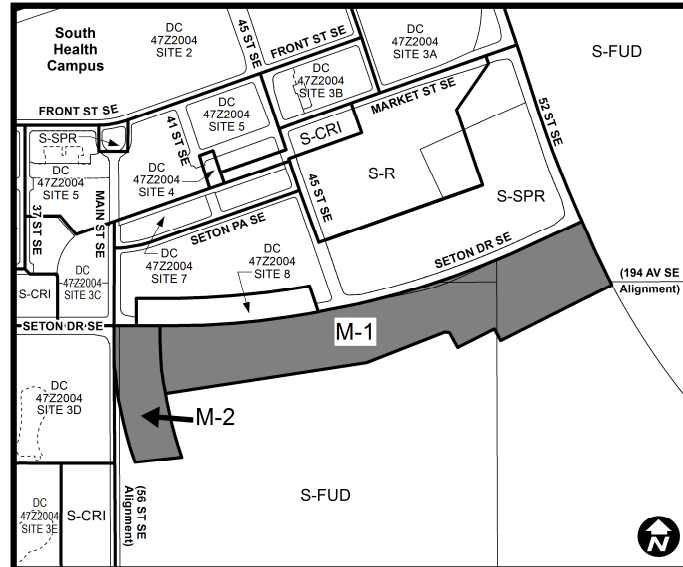
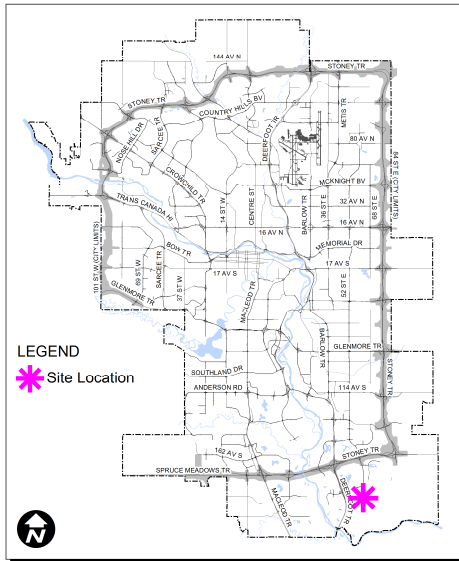
**ATTACHMENT**

1. Proposed Bylaw 218D2016

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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 15.79 hectares ± (39.02 acres ±) located at 18150, 19000, 19000R and 19600 – 56 Street SE and 6599 Seton Drive SE (Plan 0513961, Block 1, Lots 3 and 4; Portion of Plan 1311598, Block 1, Lot 1; Portion of SW1/4 22-22-29-4; Portion of NW1/4 15-22-29-4; ) from Special Purpose – Future Urban Development (S-FUD) District **to** Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) District.

**Moved by: S. Keating**

**Carried: 8 – 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. 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. The community of Auburn Bay is 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 initial phase of development for the Rangeview Area Structure Plan lands.

**LAND USE DISTRICTS**

The applicant has proposed a mix of Multi-Residential – Low Profile (M-1) District and Multi-Residential – Medium Profile (M-2) District immediately south of the Seton Centre, which accommodates a variety of residential, commercial, and institutional land uses.

The M-1 District supports low-profile street-oriented development and the M-2 District accommodates a variety of medium profile multi-residential housing types.

A temporary 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.

With the future regional park, high school, and recreation facility sites located immediately north of the Outline Plan area, Municipal Reserve (MR) has not been provided on the subject lands. Municipal Reserve, in the amount of 10 percent ( $\pm 2.35$  hectares/ $\pm 5.81$  acres) of the developable land, will be deferred to future stages of development within the Rangeview Area Structure Plan boundary.

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## **DENSITY**

Approximately 779 dwelling units are anticipated for the subject lands, with an anticipated overall density of 108 units per hectare (44 upa), meeting the MDP minimum density target of 20 units per hectare. A projected intensity of 101 people and jobs per hectare is anticipated, meeting the Transit Station Planning Area (TSPA) mandate of providing a minimum of 100 people and jobs per hectare.

## **LEGISLATION & POLICY**

The subject site is identified in the Municipal Development Plan as Planned Greenfield. The Rangeview Area Structure Plan situates the subject lands within two Transit Station Planning Areas. Development within the TSPA should facilitate pedestrian-oriented, and compact transit-supportive land uses.

City Council recently 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 has demonstrated that there is sufficient availability of leading infrastructure capacity to service the subject lands.

The City of Calgary is situated within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map of the South Saskatchewan Regional Plan (SSRP). The SSRP makes no specific reference to this site. The proposed land use amendment is consistent with the relevant policies, including Section 8 Community Development policies of the SSRP.

## **TRANSPORTATION NETWORKS**

Primary vehicle access to the area will be from 52 Street SE and Seton Drive SE. The Outline Plan area will also be well served by transit in the future. Additionally, the network extension of pathways and walkways provided along Seton Drive SE, 45 Street SE and 52 Street SE will facilitate increased pedestrian and bicycle connectivity.

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

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

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## **UTILITIES & SERVICING**

Until connecting to permanent infrastructure in 2021, the subject lands will obtain interim access to water, and be serviced by existing sanitary trunk servicing, from the Mahogany and Seton areas. Stormwater will also be managed on site on an interim basis.

The subject lands will ultimately be serviced by the following infrastructure:

- permanent sanitary trunk connection along 210/212 Avenue SE to the Pine Creek Wastewater Treatment Plant;
- permanent water feedermain upgrades in the local area; and
- permanent storm ponds, trunks and outfalls.

Emergency services will be provided from the nearby Seton Fire Hall, located in the adjacent community of Seton and within the 7 minute Fire coverage standard.

## **ENVIRONMENTAL ISSUES**

There are no environmental issues associated with the site development.

## **ENVIRONMENTAL SUSTAINABILITY**

No particular features were noted.

## **GROWTH MANAGEMENT**

City Council recently 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 has 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 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 South Seton, and are referred to as Stage 1B.

Located in the northeast corner of the community, the Stage 1B lands are approximately 23.50 hectares (58.07 acres). The plan area is legally described as Ptn. Of N.W. ¼ Section 15-22-29-4; Ptn. Of S.W. ¼ Section 22-22-29-4; Lot 4, Block 1, Plan 0513961; Lot 3, Block 1, Plan 0513961; and Lot 1, Block 1, Plan 1311598. These parcels are owned by South Seton Group 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 Multi-Residential – Low Profile (M-1) and Multi-Residential – Medium Profile (M-2). The M-1 district will accommodate street-oriented townhomes with a density between 50 and 148 units per hectare. The M-2 district will allow for a mix of product types, including multi-family apartments with a minimum density of 60 units per hectare.

This first stage in South Seton's development reflects many of the principles that will guide the future development in the community, which includes the introduction of a range of dwelling types to support a diverse range of housing forms and residents. Due to the proximity to two future Light Rail Transit (LRT) stations, the Plan area provides medium to higher density residential that strategically locates the most number of people within a short walking distance of multimodal transportation options.

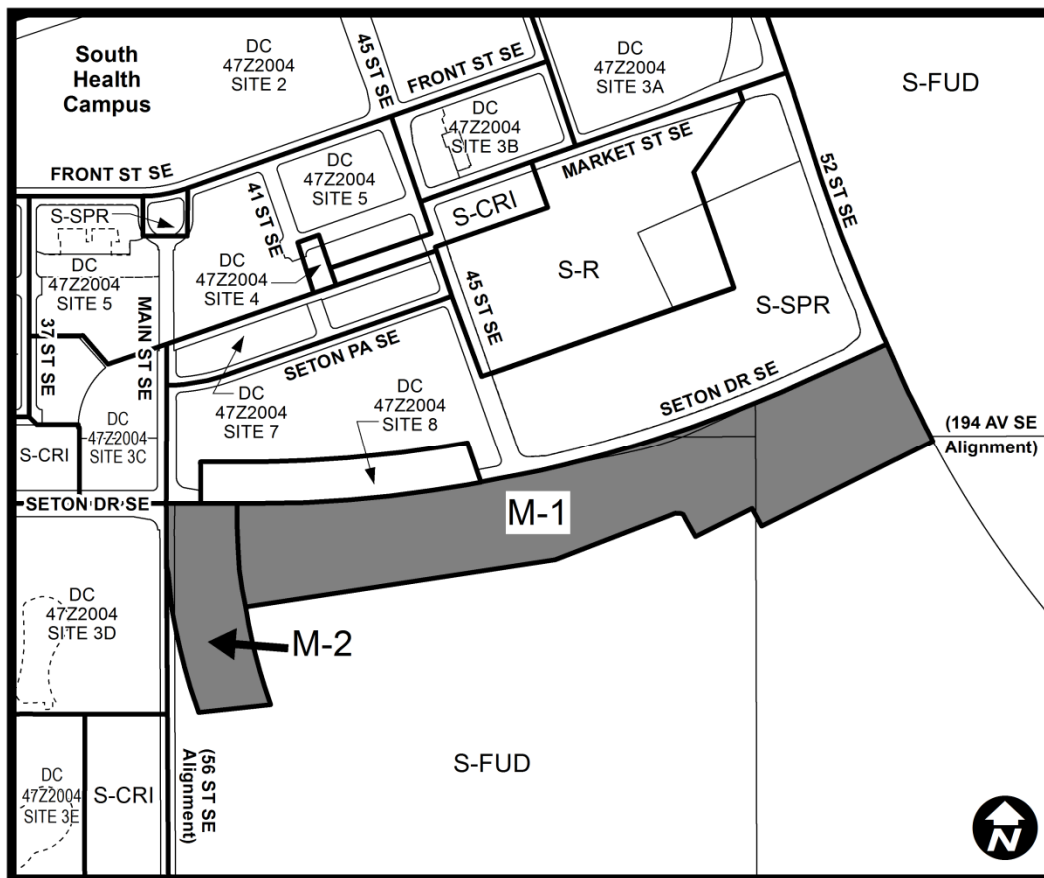


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APPENDIX II

PROPOSED LAND USE DISTRICT MAP



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**APPENDIX III**

**PROPOSED OUTLINE PLAN**

