

**DISPOSITION OF RESERVE AND LAND USE AMENDMENT
SETON (WARD 12)
SETON DRIVE AND 52 STREET SE
BYLAW 150D2015**

MAP 22SSE

EXECUTIVE SUMMARY (DISPOSITION OF RESERVE)

The proposal is to dispose of a portion of reserve land on the Joint Use Site in Seton Centre to accommodate reconfiguration parcel layout in accordance with the Joint Use Site Master Plan Vision. Land is proposed to be exchanged between the two sites and subsequently redesignated to reflect the corresponding land use of the parcel that they will be consolidated with.

This application is for the disposition of 1.24 hectares \pm of land from the Calgary Board of Education's Municipal and School Reserve (MSR) school site, which will be immediately replaced with an identical sized parcel from the adjoining City of Calgary Recreation site.

EXECUTIVE SUMMARY (LAND USE AMENDMENT)

The proposal is to adjust land use designations of the Joint Use Site in Seton Centre to accommodate reconfiguration of the parcels in accordance with the Joint Use Site Master Plan Vision. Land is proposed to be exchanged between the two sites and redesignated to reflect the corresponding land use that they will be consolidated with.

The application is to redesignate a 1.24 hectare \pm parcel from Special Purpose - School, Park and Community Reserve (S-SPR) District to Special Purpose - Recreation (S-R) District and to redesignate a 1.24 hectare \pm parcel from Special Purpose-Recreation District (S-R) to Special Purpose - School, Park, and Community Reserve (S-SPR) District. The boundary adjustment of the parcels and the reserve disposition for this redesignation will be handled through a subsequent subdivision application.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2015 July 30

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

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 150D2015 and the proposed Disposition of Reserve; and

1. **ADOPT**, by Resolution, the proposed disposition of 1.24 hectares \pm (3.06 acres \pm) located at 19480 - 45 Street SE (Portion of Plan 1411113, Block 13, Lot 1MSR) in exchange for 1.24 hectares \pm (3.06 acres \pm) of Municipal land adjacent to the site, in accordance with Administration's recommendation; and

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2. **DIRECT** a designated officer to notify the registrar of the Southern Alberta Land Titles Office that the requirements of the Municipal Government Act have been complied with and request the removal of the Municipal Reserve Designation.
3. **ADOPT** the proposed redesignation of 2.48 hectares \pm (6.13 acres \pm) located at 19340 and 19480 – 45 Street SE (Portions of Plan 1411113, Block 13, Lots 2 and 1MSR) from Special Purpose – Recreation (S-R) District and Special Purpose – School, Park and Community Reserve (S-SPR) District **to** Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Recreation (S-R) District, in accordance with Administration's recommendation; and
4. Give three readings to the proposed Bylaw 150D2015.

REASON(S) FOR RECOMMENDATION:

The proposal will enable the development of a needed quality recreation facility in southeast Calgary for the benefit and enjoyment of all Calgarians. The proposal is in alignment with the Southeast Centre Area Structure Plan and the Municipal Development Plan. A Site Plan for the site was approved by the Joint Use Coordinating Committee on 2015 March 19.

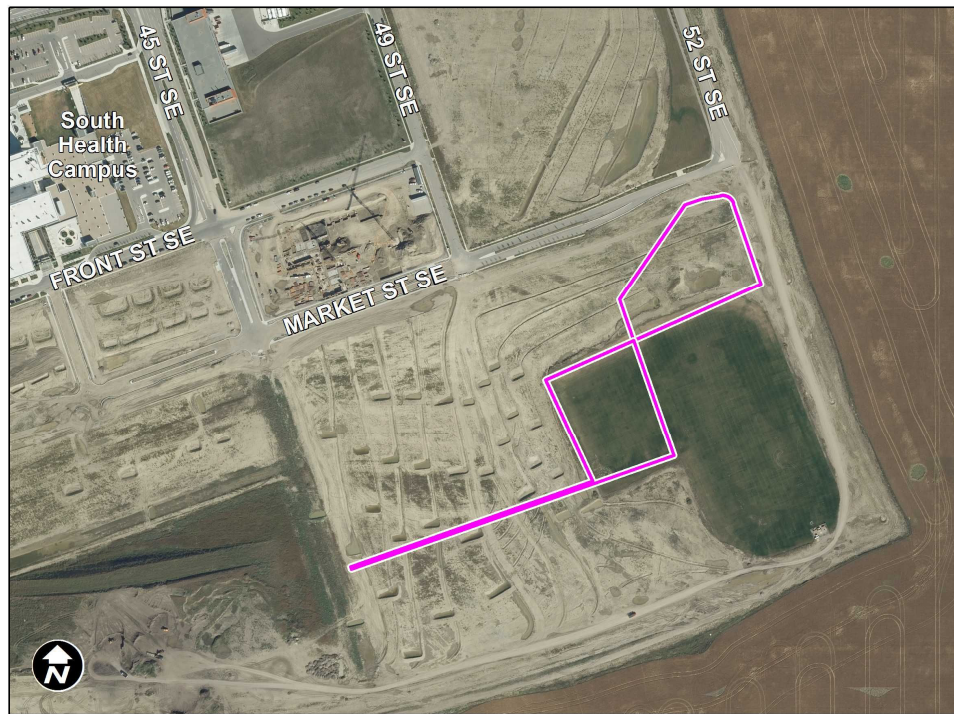
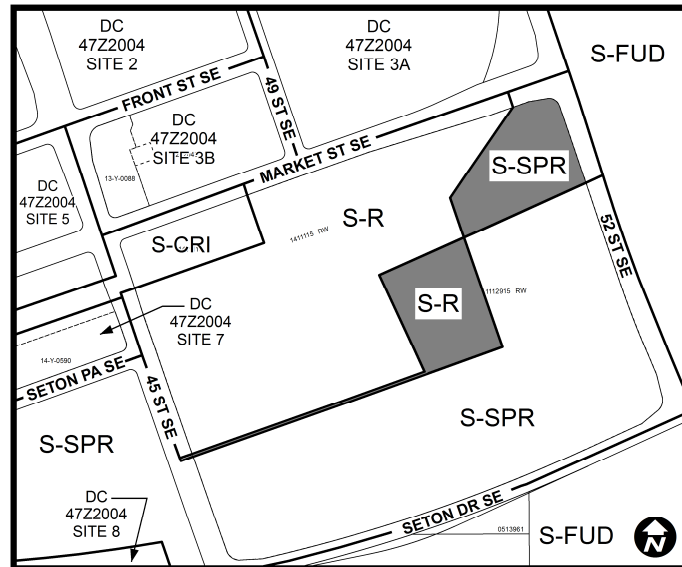
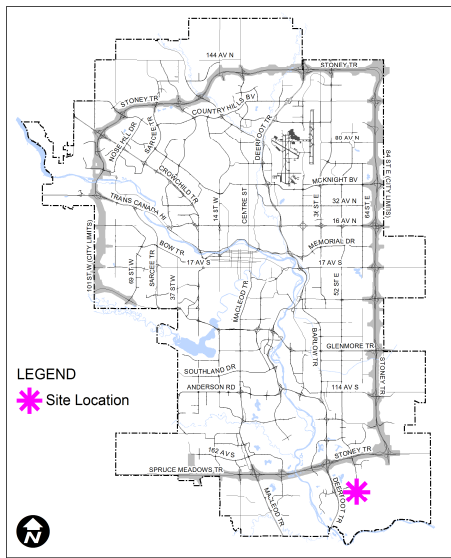
ATTACHMENT

1. Proposed Bylaw 150D2015

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LOCATION MAPS



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ADMINISTRATION'S RECOMMENDATION TO CALGARY PLANNING COMMISSION

1. Recommend that Council **ADOPT**, by Resolution, the disposition of 1.24 hectares \pm (3.06 acres \pm) located at 19480 - 45 Street SE (Portion of Plan 1411113, Block 13, Lot 1MSR) in exchange for 1.24 hectares \pm (3.06 acres \pm) of Municipal land adjacent to the site.

Moved by: M. Tita **Carried: 6 – 0**
2. Recommend that Council **DIRECT** a designated officer to notify the registrar of the Southern Alberta Land Titles Office that the requirements of the Municipal Government Act have been complied with and request the removal of the Municipal Reserve Designation.

Moved by: M. Tita **Carried: 6 – 0**
3. Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 2.48 hectares \pm (6.13 acres \pm) located at 19340 and 19480 – 45 Street SE (Portions of Plan 1411113, Block 13, Lots 2 and 1MSR) from Special Purpose – Recreation (S-R) District and Special Purpose – School, Park and Community Reserve (S-SPR) District **to** Special Purpose – School, Park and Community Reserve (S-SPR) District and Special Purpose – Recreation (S-R) District.

Moved by: M. Tita **Carried: 6 – 0**

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Applicant:

Brown & Associates Planning Group

Landowner:

The City of Calgary
Board of Trustees of the Calgary Board
of Education

Planning Evaluation Content	*Issue	Page
Density <i>Is a density increase being proposed.</i>	No	n/a
Land Use Districts <i>Are the changes being proposed housekeeping or simple bylaw amendment.</i>	Yes	5
Legislation and Policy <i>Does the application comply with policy direction and legislation.</i>	Yes	6
Transportation Networks <i>Do different or specific mobility considerations impact this site</i>	No	6
Utilities & Servicing <i>Is the site in an area under current servicing review and/or has major infrastructure (water, sewer, storm and emergency response) concerns.</i>	No	6
Environmental Issues <i>Other considerations eg. sour gas or contaminated sites</i>	No	6
Growth Management <i>Is there growth management direction for this site. Does the recommendation create capital budget impacts or concerns.</i>	No	6
Public Engagement <i>Were major comments received from the circulation</i>	No	7

*Issue - Yes, No or Resolved

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PLANNING EVALUATION

SITE CONTEXT

The subject lands are within the 18.3 hectare Joint Use Site intended for the Seton high school and recreation facility approved by Council on 2004 June 14.

The site is currently composed of two parcels: One 8.36 hectare ± parcel is designated as Special Purpose Recreation (S-R) District to accommodate the Recreation facility. The remaining 9.97 hectare ± of the site is designated School, Park and Community Reserve (S-SPR) District to accommodate the public high school.

The subject lands are bounded by Market Street SE to the north, 52 Street SE to the east, Seton Drive SE to the south and 45 Street SE to the west. Surrounding land uses include an existing regional hospital and seniors' residences under construction to the north. A 0.8 hectare ± Park-n-Ride parcel is located to the northwest of the site. To the west is a future regional park which is intended to be urban in nature. Lands to the south and east of the site are contained within the Rangeview Area Structure Plan and are identified as a Transit Station Planning Area, to be composed of transit supportive multi-residential development.

The Master Plan and Site Plan for the sites (attached to this report as APPENDIX II), including the proposal for disposition of reserve and land use amendment, was presented to the Joint Use Coordinating Committee (JUCC) at its 2015 March 19 meeting, and was approved. The approved Master Plan is attached as APPENDIX II to this report.

LAND USE DISTRICTS

SB2014-0580 is an application to dispose of ±1.24 hectares (±3.06 acres) of land currently designated Special Purpose - School, Park and Community Reserve (S-SPR) District that has been subdivided and registered as Municipal and School Reserve (MSR) land, as required by the Municipal Government Act (MGA) for school sites. APPENDIX I of this report identifies the land that is proposed to be disposed of for reserve purposes.

Subsequent to Disposal of Reserve, LOC2014-0164 proposes land use amendments to the following districts:

Special Purpose - Recreation (S-R) District

The Special Purpose – Recreation District is intended to accommodate a range of indoor and outdoor recreation uses, provide for complementary uses located within buildings occupied by indoor and outdoor recreation uses, and not be applied to land dedicated as reserve pursuant to the Municipal Government Act or its predecessors.

Special Purpose - School, Park and Community Reserve (S-SPR) District

The Special Purpose – School, Park and Community Reserve District is intended to provide for schools, parks, open space, and recreation facilities. It is only to be applied to land dedicated as school reserve, municipal school reserve, community reserve, public reserve, and reserve pursuant to the Municipal Government Act or its predecessors.

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LEGISLATION & POLICY

The Municipal Development Plan (2009) (MDP) promotes recreation facilities as a component of Complete Communities (Section 2.2.4. b. vi.) and a means to promote individual and community health and a good quality of life (Section 2.3).

The Southeast Centre Area Structure Plan (2004) identifies the site within the Public Services Precinct which is intended to accommodate a regional park, regional recreation facility, library and a senior high school site. It indicates that the Joint Use Site should consist of two separate parcels.

TRANSPORTATION NETWORKS

The subject site is adjacent to a future BRT/LRT Park n Ride, located at the corner of Market Street SE (bounding the block on the north) and 45 Street SE (bounding the block on the west). A Transportation Impact Study submitted in support of the related development permit was accepted by Transportation Planning. All identified improvements to the surrounding roadways are provided with the development permit application.

UTILITIES & SERVICING

Public utilities are available to service the parcels, and servicing will be installed at the time of development, to the satisfaction of the Manager of Engineering Services.

ENVIRONMENTAL ISSUES

None

ENVIRONMENTAL SUSTAINABILITY

None

GROWTH MANAGEMENT

The proposed amendment(s) does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

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PUBLIC ENGAGEMENT

Community Association Comments

The application was circulated to the Marquis de Lorne Community Association and no comments were received.

Citizen Comments

No comments received.

Public Meetings

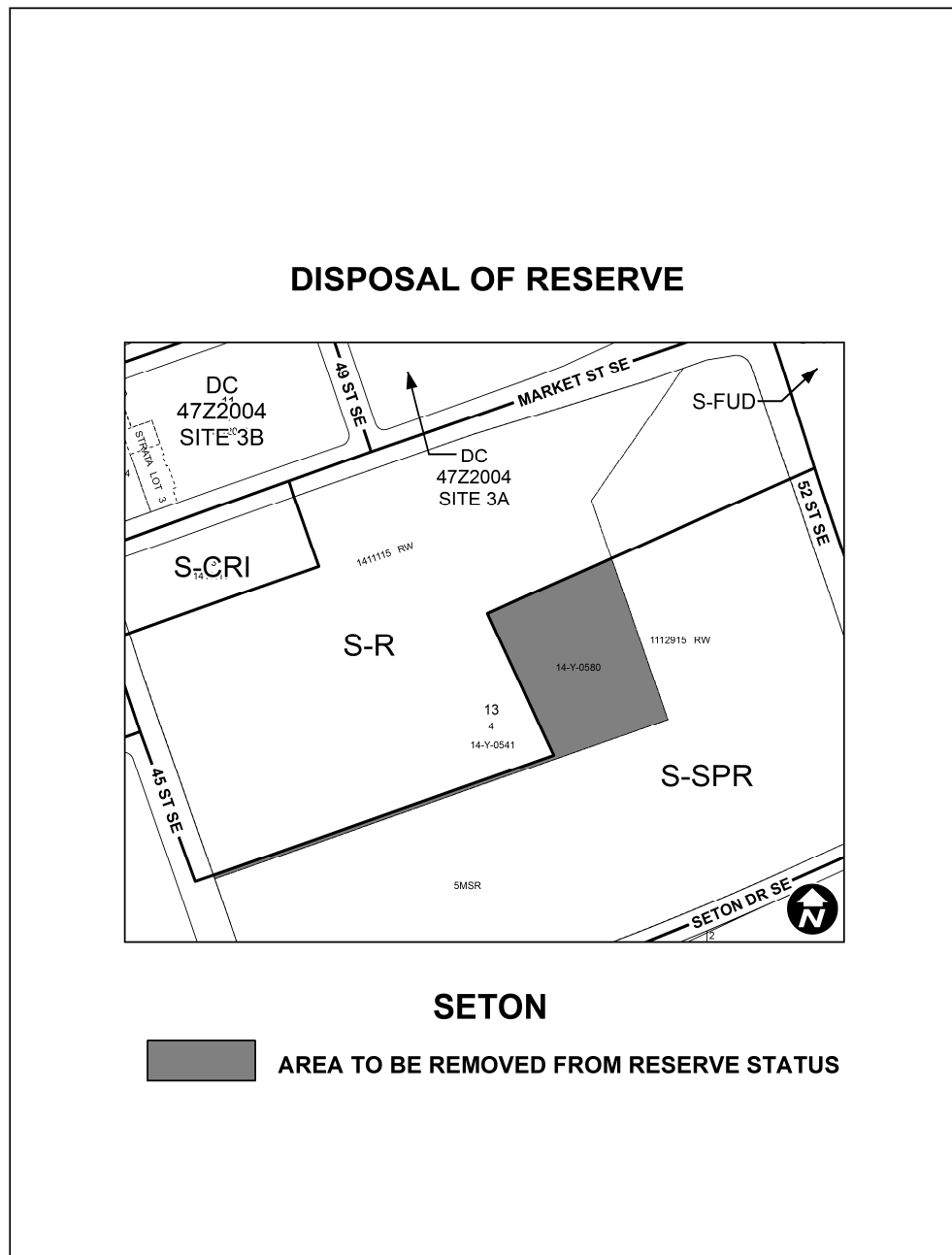
No Meetings were held by the applicant or administration for this application.

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APPENDIX I

PROPOSED DISPOSITION OF RESERVE

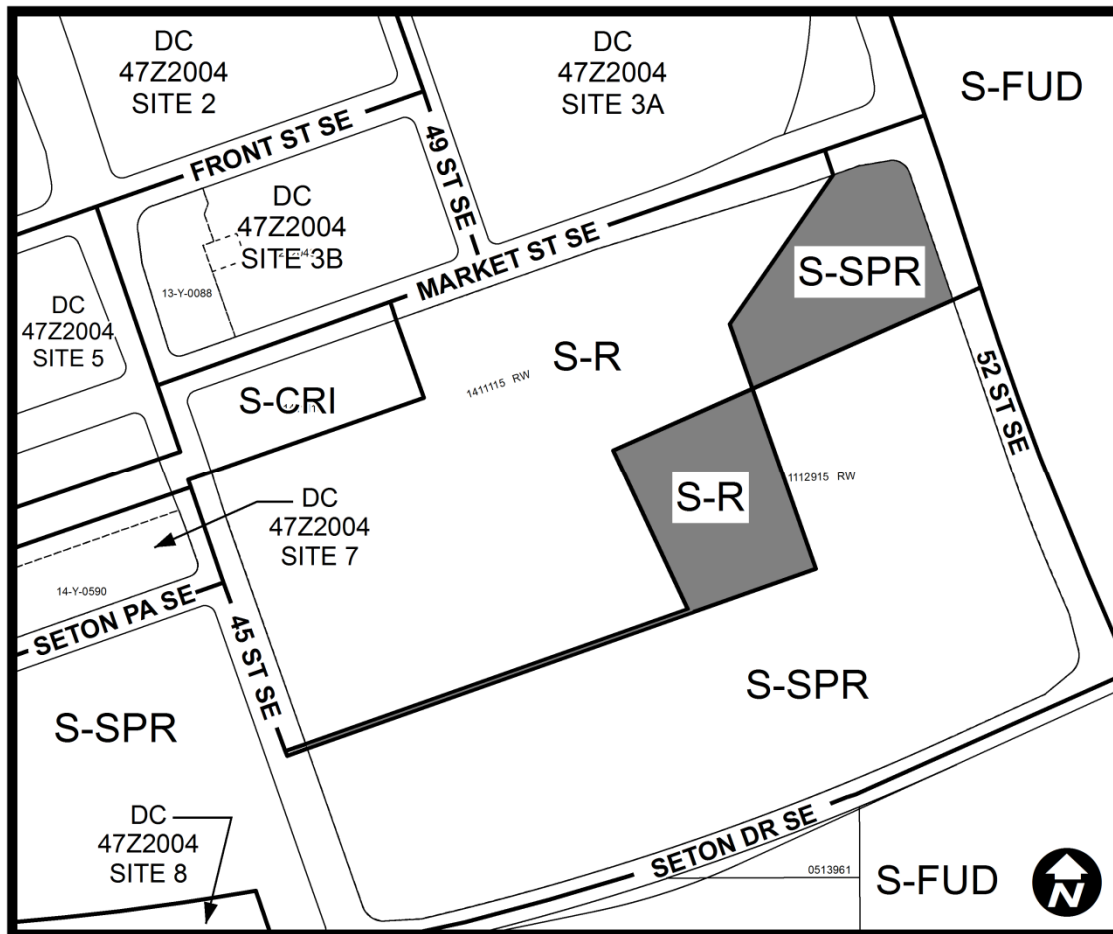


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APPENDIX II

LAND USE REDESIGNATION PROPOSED PLAN



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APPENDIX III

APPLICANT'S SUBMISSION (LAND USE AMENDMENT)

Gibbs Gage Architects on behalf of the City of Calgary has requested Brown & Associates Planning Group (B&A) to prepare a land use redesignation for 19340 and 19480 45th Street SE. The properties are legally described as Plan 1411113, Block 13, Lot 2 and Lot 1MSR respectively and are located in the southeast Calgary community of Seton.

The 18.3 ha (45.2ac) Joint Use site is currently composed of two parcels ±8.36 ha (20.66 ac) site which will accommodate a recreation facility and a ±9.97 ha (24.64 ac) site which will accommodate a public high school. The parcel which will accommodate the recreation facility is designated Special Purpose – Recreation District (S-R) and the parcel to accommodate the public high school is designated Special Purpose – School, Park, and Community Reserve (S-SPR).

A Joint Use Site master planning process was undertaken in the spring of 2013 at which time options for development of the JUS were evaluated. Through this process it was confirmed that the recreation facility building could be accommodated on the proposed parcel but the full parking obligation for the facility could not be met within the parcel. The master plan concluded that reconfiguration of the temporary dry pond would enable accommodation of the parking obligations on a reshaped recreation facility parcel, meet stormwater requirements and provide for a soccer field at an alternate location within the reserve parcel. It has been determined that the on-site dry pond must be reconfigured to maximize the functionality of the sites. As a result, the 2 parcels will need to be adjusted to accommodate the pond reconfiguration.

The purpose of this application is to redesignate and +/-1.24 ha parcel from S-R to S-SPR and +/-1.24 ha parcel from S-SPR to S-R to recognize this boundary adjustment.

This application for land use redesignation will enable a coordinated Joint Use Site to be developed in a manner that better utilizes the land available to create a quality public services precinct in southeast Calgary. We look forward to the City's support for our land use redesignation.

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APPENDIX IV

JOINT USE COORDINATING COMMITTEE (JUCC) APPROVED SITE PLAN

