

Land Use Amendment in Seton (Ward 12) at 3790 Seton Drive SE, LOC2020-0164

RECOMMENDATION

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation 0.75 hectares \pm (1.86 acres \pm) located at 3790 Seton Drive SE (Plan 1411714, Block 7, Lot 3) from Special Purpose – City and Regional Infrastructure (S-CRI) District to Multi-Residential – Medium Profile (M-2) District.

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 FEBRUARY 18:

That Council hold a Public Hearing; and

1. Give three readings to **Proposed Bylaw 41D2021** for the redesignation 0.75 hectares \pm (1.86 acres \pm) located at 3790 Seton Drive SE (Plan 1411714, Block 7, Lot 3) from Special Purpose – City and Regional Infrastructure (S-CRI) District to Multi-Residential – Medium Profile (M-2) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to allow for a three-storey multi-residential development.
- The proposal allows for an appropriate built form and uses within the Major Activity Centre (MAC) in the community of Seton and is in keeping with the applicable policies of the *Municipal Development Plan* and the *Southeast Centre Area Structure Plan*.
- What does this mean to Calgarians? More housing opportunities with access to alternative transportation modes and employment areas and also allows for more efficient use of existing infrastructure.
- Why does this matter? This proposal from HomeSpace Society will create 45 affordable housing units in Seton.
- A development permit application was submitted and is currently under review.
- On 2019 September 30, Council adopted UCS2019-1148 Proposed Method of Disposition – Various Properties authorizing Administration to sell five individual development sites to experienced non-profit housing providers for the purpose of developing new non-market housing units across Calgary.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment was submitted on 2020 November 02 by IBI Group on behalf of the future developer, HomeSpace Society. The site is owned and currently maintained by The City of Calgary.

Council Priority P6 – 'Increase affordable and accessible housing options', has a key focus area to increase the availability of affordable housing units. Furthermore, the [Corporate Affordable Housing Strategy](#) defines a ten-year strategic direction for The City of Calgary to guide the creation of safe, affordable homes.

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The proposed project is part of the Council-approved Non-Market Housing Land Sale Program (CP2019-02) which provides surplus City-owned land to experienced non-profit providers to develop affordable housing. Ownership will remain with the City until HomeSpace Society obtains the required development permits for the proposed project. Once the sale is completed to HomeSpace, the affordable housing will be protected through a Housing Agreement registered to title for 40 years.

This 0.75 hectare corner site in the southeast community of Seton is located on the eastern side of Seton Way SE, between Seton Drive SE to the south and Seton Link SE to the north. It is currently vacant and determined to be surplus to other business units' municipal need, following the completion of the Seton Multi-Services building located directly east of the parcel. Vehicular access is provided from Seton Link SE.

As indicated in the Applicant's Submission (Attachment 2), the proposed application will enable a multi-residential development designed to be compatible with surrounding land uses.

A development permit (DP2020-8296) for a three-storey multi-residential development comprising four buildings with 45 units was submitted on 2020 December 22 and is under review.

A detailed planning evaluation of this land use amendment application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public/Stakeholders were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with public stakeholders was appropriate. In response, the applicant created a project website and delivered 3,200 letters to nearby residences and businesses on 2020 November 02 and November 03. The Applicant Outreach Summary can be found in Attachment 3.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

Administration received one letter of opposition from the public, which outlined concerns related to the loss of the current open space.

There is no community association for the Seton area. However, the adjacent Auburn Bay Community Association was notified of the application and no comments were received at the time of writing this report.

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Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The building and site design, number of units, open space, landscaping and on-site parking will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

IMPLICATIONS

Social

The proposed application will allow for a range of housing choices to accommodate the housing needs of diverse age groups, lifestyles and demographics. The proposal allows for efficient use of land by allowing moderate intensification of the parcel.

Environmental

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with applicable climate resilience strategies will be explored and/or implemented at the development permit and building permit stages.

Economic

The ability to develop a three-storey multi-residential development will support intensification and create a viable transit-oriented proposal close to the future Seton and Hospital Green Line LRT Stations. It will also make more efficient use of existing infrastructure while maximizing the Green Line investment.

Service and Financial Implications

No anticipated financial impact.

RISK

The proposed project represents an ideal use of the parcel given the increasing need for affordable housing in Calgary, however, there is a chance that the HomeSpace may not develop the site for affordable housing. To ensure affordable housing is developed as part of the sale of the site, The City will utilize resources such as building commitments, housing agreements and options to repurchase, recorded to title at closing, to assure development is completed in a timely manner and occupancy by eligible residents is maintained through the 40 year term of the housing agreement.

ATTACHMENT(S)

1. Background and Planning Evaluation
2. Applicant's Submission
3. Applicant Outreach Summary
4. Development Permit (DP2020-8296) Summary
5. **Proposed Bylaw 41D2021**

**Planning & Development Report to
Calgary Planning Commission
2021 February 18**

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Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform