

Applicant Submission

September 22, 2022

The community of Seton has been a focus for mixed use, residential and commercial development within the city for several years. The area offers a variety of housing options and amenities that encourage livability, walkability, and convenience. Growth is continuing within the area, with development interest along the Market Street and Main Street corridors. This area is envisioned to become the heart of the community and specific design choices are being considered to reflect this vision.

To accommodate a range of uses that support a vibrant community, this application for "Market and Main" is focused on applying a flexible land use approach. The purpose of this approach is to further mixed-use development opportunities within Seton, respond to market conditions, and provide an update to the current land use district that dates to Bylaw 2P80. The subject lands are currently designated as Direct Control (DC) District 47Z2004 Site 5.

This redesignation process has considered the land use types within the current Land Use Bylaw 1P2007 that protects both residential and commercial development priorities, while simultaneously providing a flexibility of uses. To ensure the most suitable land use is applied that upholds the highest and best use of the area, while remaining in alignment with the development vision, a Direct Control (DC) Commercial - Corridor 1 District, (C-COR1f2.0h28) and Mixed Use - General District (MU-1h24) are requested.

The DC (C-COR1f2.0h28) District will be applied to Phase 1, which encompasses all four corner blocks at the confluence of Market Street SE and Main Street SE. The base C-COR1 District accommodates a range of commercial and mixed-use development and includes commercial storefronts. Residential units are allowed on upper floors. The proposed District will reflect all the uses of the C-COR1 District and will include an additional definition for a "Specialty Restaurant - Licensed". This is to accommodate a proposed large food hall development.

The MU-1 will be applied to Phase 2 of the development, which includes the blocks that border the DC (C-COR1) Districts on Market Street SE. The MU-1 District supports residential development as the base use, along with a diverse list of permitted and discretionary commercial and employment uses which can be within the same building.

On behalf of Brookfield Properties, Urban Systems respectfully request a recommendation of approval of the land use redesignation by the Calgary Planning Commission and approval from City Council.