

Land Use Amendment in Seton (Ward 12) at 19655 Seton Way SE, LOC2022-0103

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 5.00 hectares ± (12.36 acres ±) located at 19655 Seton Way SE (Plan 1113353, Block 4, Lot 3) from Direct Control District (DC) District to Commercial – Regional 3 f1.0h20 (C-R3f1.0h20) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022
 NOVEMBER 3:**

That Council give three readings to **Proposed Bylaw 183D2022** for the redesignation of 5.00 hectares ± (12.36 acres ±) located at 19655 Seton Way SE (Plan 1113353, Block 4, Lot 3) from Direct Control District (DC) District to Commercial – Regional 3 f1.0h20 (C-R3f1.0h20) District.

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject property to the Commercial – Regional 3 f1.0h20 (C-R3f1.0h20) District to allow for regional commercial development up to 20 metres (approximately four to five storeys) in height.
- The proposal would allow for a height and form similar to developments to the north and aligns with the *Southeast Centre Area Structure Plan (ASP)* and the *Municipal Development Plan (MDP)*.
- What does this mean to Calgarians? The proposed land use amendment will broaden the range of allowable commercial opportunities and services.
- Why does this matter? Allowing for additional uses will expand the city's commercial tax base and allow for additional businesses in a regional employment centre.
- A development permit (DP2022-03975) has been approved for three commercial buildings. This application would allow for additional uses within the approved buildings.
- There is no previous council direction related to this proposal.
- Strategic Alignment to Council's Citizen Priorities: A prosperous city.

DISCUSSION

The land use amendment was submitted 2022 June 15 by Systemic Architecture on behalf of landowner CP REIT Alberta Properties Limited. The 5.00-hectare (12.34-acre) parcel is located in the southeast community of Seton, just east of Deerfoot Trail South. The parcel fronts onto Seton Way SE along its east and south property lines.

As per the Applicant Submission (Attachment 2), the intent of this application is to modernize the land use designation from the current Direct Control (DC) District (Bylaw 47Z2004). The proposed C-R3f1.0h20 District would allow for additional uses, increase the maximum height from 18 to 20 metres, and increase the total floor area allowed on the site from 37,000 square metres to 50,000 square metres.

Prior to the submission of the land use amendment, a development permit was submitted on 2022 June 08 for three small commercial buildings on the east side of the site. The development

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permit aligns with the existing land use district and was approved by Administration on 2022 September 09. This land use amendment would allow for additional uses that have been added to Land Use Bylaw 1P2007 such as Cannabis Store, Brewery, Winery and Distillery and Fitness Centre in the approved buildings. Additional information can be found in the Development Permit (DP2022-03975) Summary (Attachment 3).

A detailed planning evaluation of the application, including location maps, and site context, is provided in the Background and Planning Evaluation (Attachment 1).

PUBLIC ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Public was 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 the relevant public groups and respective community association was appropriate. They determined that no outreach would be undertaken. Please refer to the Applicant Outreach Summary, Attachment 4, for the rationale for why outreach was not conducted.

City-Led Outreach

In keeping with Administration's practices, this application was circulated to relevant public groups, notice posted on site and published [online](#). Notification letters were also sent to adjacent landowners.

Administration received no letters in support or opposition to the proposal, and there is currently no community association for Seton.

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

IMPLICATIONS

Social

The proposal would enable continued development of Seton and provides a future framework for commercial development within the employment centre. The development of these lands may enable more efficient use of the land and introduce additional amenities for the community and greater area.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. As part of the approved development permit there were no significant environmental issues identified.

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Economic

The ability to develop a slightly larger commercial centre with additional uses is expected to bring additional people and jobs within the area. It would also make more efficient use of infrastructure and services.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. Applicant Submission
3. Development Permit (DP2022-03975) Summary
4. Applicant Outreach Summary
5. **Proposed Bylaw 183D2022**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform