

Background and Planning Evaluation

Background and Site Context

The subject site is in the developing community of Seton in the southeast quadrant of the city, and will be centered on Market Street and Main Street SE. The site is comprised of three parcels that will be subdivided into five blocks and developed in nine parts. The site is approximately 4.40 hectares (10.87 acres) in size with an irregular shape and is currently undeveloped.

The subject site is within the developing main street retail area of the Seton Major Activity Centre which is intended to be a regional destination that provides places to live, work, play and learn. The subject site is approximately 50 to 300 metres (1 to 4 minute walk) from the South Health Campus. The entire site is within 400 metres (5 minute walk) of the future Seton Green Line LRT Station, which the site interfaces with along its southeast edge. Development south of the subject site is primarily residential. The subject site is approximately 50 metres (1 minute walk) west the Brookfield Residential YMCA at Seton and approximately 200 metres (2 minute walk) northwest of Joanne Cardinal-Schubert High School.

Community Peak Population Table

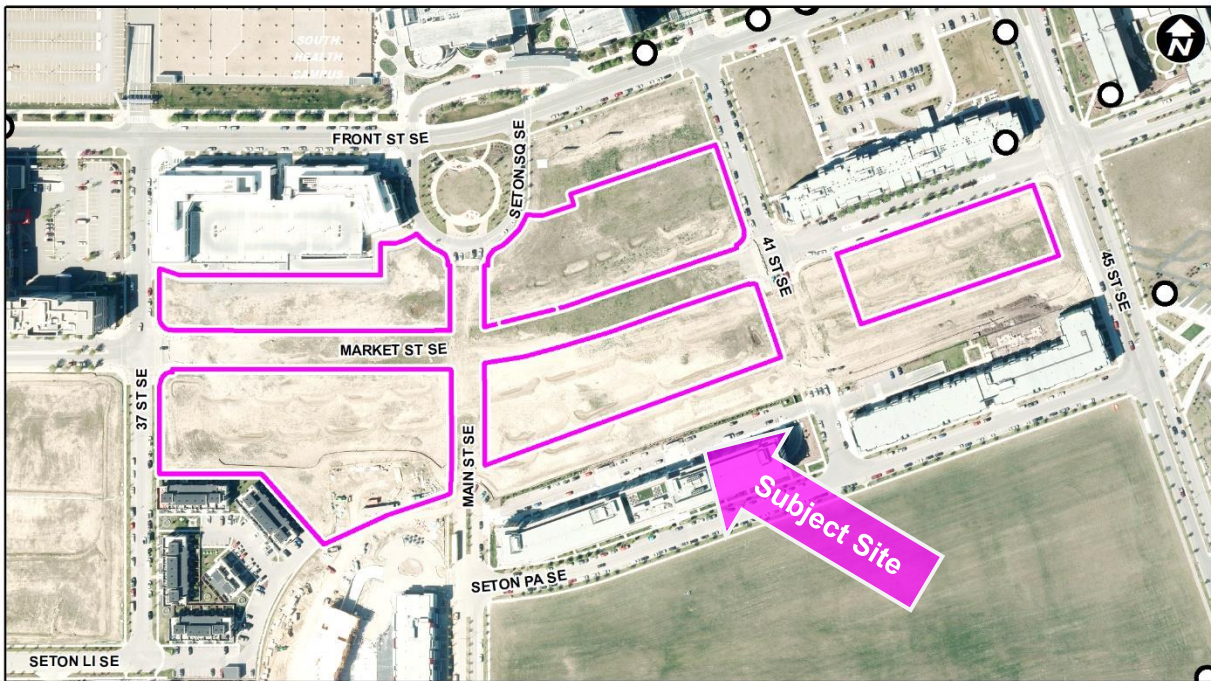
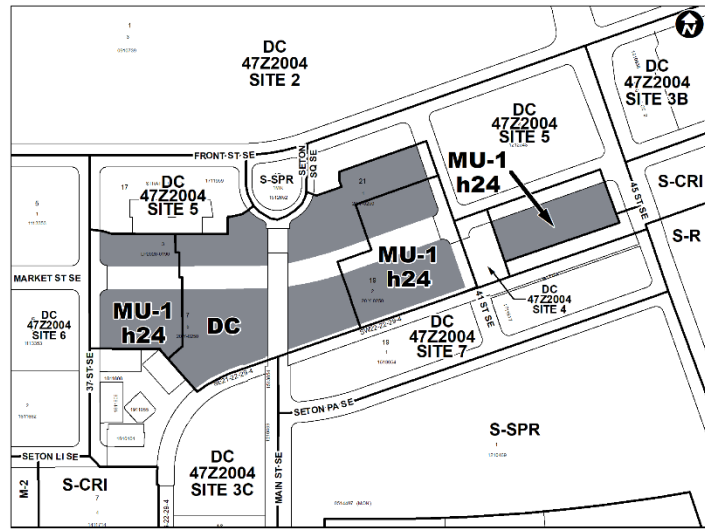
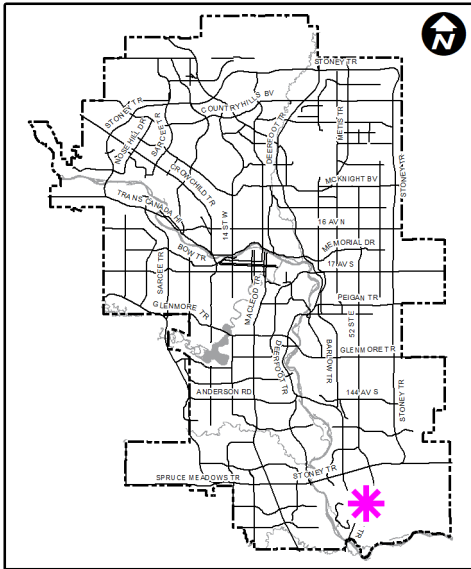
As identified below, the community of Seton reached its peak population in 2019. Population statistics since 2019 are not yet available, however this is a developing new community that has seen ongoing development.

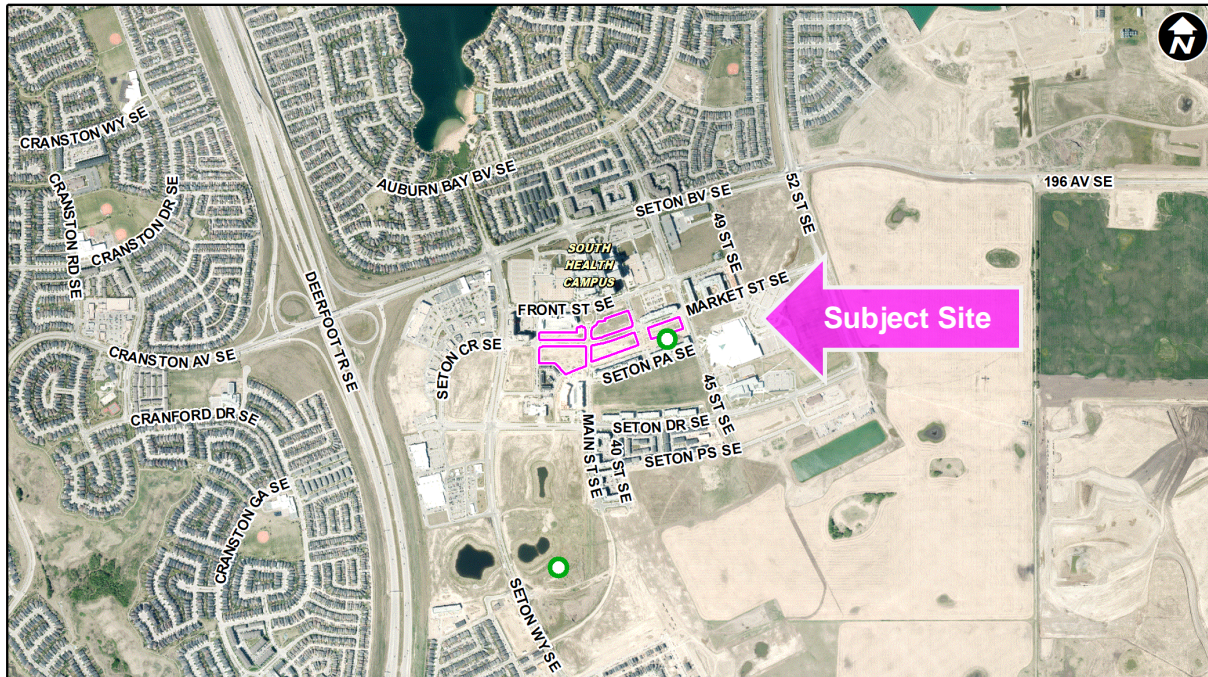
Seton	
Peak Population Year	2019
Peak Population	1,134
2019 Current Population	1,134
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: *The City of Calgary 2019 Civic Census*

Demographic and socio-economic information is not yet available as this is a developing new community.

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing DC District ([Bylaw 47Z2004](#)) has seven different sites and the subject site currently sits in “Site 5.” The DC District was adopted under [Land Use Bylaw 2P80](#) prior to the current [Land Use Bylaw 1P2007](#), and is based on the C-2 General Commercial District. The intent of Site 5 in the DC District was to provide development guidelines for blocks facing the Seton Market Street SE area. By establishing regulations to orient buildings and entrances to the street and removing auto-oriented uses, the existing DC anticipated many features that would later become standard in Calgary’s mixed-use land use districts.

This application is proposing two land use districts to regulate the development of nine different development sites on five blocks.

The proposed Direct Control (DC) District is based on the Commercial – Corridor 1 (C-COR1) District with additional provisions to accommodate a food and drink hall and to provide custom regulations for mixed-use developments (see Attachment 2 for the Proposed DC District). This DC District is being applied at the four corners of Market and Main Streets SE which is the heart of the main street commercial area in Seton. The base C-COR1 District enables storefronts along a continuous block face with commercial developments on both sides of a street and residential or office uses on upper floors. Buildings are intended to be close to each other, the street and the public sidewalk and be supported by lanes for motor vehicle access to parking and buildings. The DC District builds on these regulations by creating a new use of Specialty Restaurant – Licensed that is intended to be a social and entertainment draw. There are also

custom provisions to allow for a grocery store and for patios in front of restaurants. The DC District is proposed for approximately 2.49 hectares (6.15 acres) of the 4.40 hectare (10.87 acre) application area.

Pursuant to Section 20 of the Land Use Bylaw 1P2007, this application for a DC District has been reviewed by Administration, and the use of a Direct Control District is necessary to provide for the applicant's proposed development due to the unique characteristics of the Specialty Restaurant - Licensed use within the mixed-use context. This proposal allows for a specialty food and drink hall to operate while maintaining the C-COR1 District base. The same result could not be achieved through the use of a standard land use district in the Land Use Bylaw.

The proposed DC District includes a rule that would allow the Development Authority to relax Sections 7 through 13 of the DC District Bylaw. Sections 7 through 13 incorporate the rules of the base district in Bylaw 1P2007 where the DC District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this DC District rule is to ensure that rules of Bylaw 1P2007 that regulate aspects of development that are not specifically regulated in this DC District can also be relaxed in the same way that they would be in a standard district.

The proposed MU-1h24 District allows for a mix of residential and commercial uses in the same building or in multiple buildings. The District allows for a greater range of commercial uses, flexibility with use rules, and allows the opportunity for at-grade commercial uses to promote activity at the street. The proposed MU-1h24 District has no maximum floor area ratio and a maximum building height of 24 metres (approximately seven storeys). It is understood that by applying this District, there may be relaxations needed at the development permit stage, including elements like entrance widths. The MU-1h24 District is proposed for approximately 1.91 hectares (4.72 acres) of the 4.40 hectare (10.87 acre) application area.

Development and Site Design

Overall site design for Seton Town Centre was established by the Southeast Centre Area Structure Plan (Bylaw 8P2004, Adopted by City Council 2004 June 14) and the Seton outline plan and land use amendment, also approved in 2004 (LOC2003-0134). Prior to the current Municipal Development Plan, The Calgary Plan identified the southeast centre as a major new community centre accommodating a significant number of jobs and a mix of retail, commercial, community services and housing, in a pedestrian and transit-supportive environment. The Southeast Centre Area Structure Plan established five major land use precincts, each with distinct characteristics and functional requirements:

1. Employment Precinct
2. Regional Health Care Facility Precinct
3. Main Street Precinct
4. Public Services Precinct
5. Regional Retail

This application encompasses the Main Street Precinct and it is central to the Seton Town Centre. To the west is the largely built-out Regional Retail area. To the north, the Regional Health Care Facility Precinct is operating. The Public Services Precinct to the west and south is in use. The Employment Precinct to the east and southwest has largely been developed with a mix of residential and employment uses. The entire context of this Main Street Precinct site has been either developed or approved for development. This site was meant to provide a connective piece to different places with Seton, and now that those are in place, site development is proceeding.

If approved by Council, the rules of the proposed DC and MU-1 Districts would provide guidance for the future development of the site including appropriate uses, building height and massing, landscaping, and parking. Given the specific context of this site, additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an engaging built interface along the Market and Main Street SE frontages; and
- creating an interface with the LRT station and corridor that balances privacy concerns of residents with visual aesthetics for transit riders.

Development permits have been submitted for two of the nine sites subject to this application and are under review. PE2021-03023 went to UDRP for comments on the preliminary designs for each development site and UDRP was overall positive about what is expected to be a successful and vibrant public realm along Main and Market Streets. UDRP did advocate for more density near the future Green Line LRT Station. Administration considered the comments and has determined that the proposal achieves the intended role of the site within the wider plan for the Seton Town Centre.

Transportation

Pedestrian and vehicular access to the site will be available via a future extension of Market Street SE and by Main Street SE which are classified as collector street as per the [Calgary Transportation Plan](#). The area is served by Calgary Transit, including Route 14 (Cranston) and Route 75 (Somerset). The site is within a current and future transit-oriented development area as Route 302 has stops 100 metres to the east of the site and the future Green Line LRT will have the Hospital Station at the southeast edge of the site. Vehicular access to developments will be off the rear lanes or from access points onto Main Street SE.

Environmental Site Considerations

The environmental site conditions of this development were previously reviewed and addressed with the Seton outline plan (LOC2003-0134). This proposed amendment does not raise any additional environmental concerns or risks. This is a greenfield site which has remained in a natural condition with limited agricultural uses in the past.

Utilities and Servicing

The site is currently not serviced. The overall utilities and servicing for this development area have been previously planned with the Seton Outline Plan (LOC2003-0134). The proposed change in use does not significantly impact the proposed services for the area which have been checked to confirm that they have capacity to service the proposed development. Design for the servicing has been completed in association with the Seton Phase 17 subdivision application (SB2022-0019). As a condition of the subdivision, the developer will be required to enter into a Development Agreement to construct the necessary servicing and pay applicable off-site levies, charges and fees prior to development of the sites.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered, and is aligned with, the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Growth Plan (2022)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed land use amendment builds on the principles of the GP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within a Major Activity Centre (MAC) as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable policies promote a high intensity of jobs and large-format retail to provide services to residents of the MAC and the surrounding communities. The proposed development would have a site-specific intensity of 185 people and jobs per gross developable hectare, and while this is 15 lower than the MDP target, the target applies to the MAC as a whole, including adjacent areas with higher employment and residential intensities. The proposed land use amendment aligns with the *Southeast Centre Area Structure Plan* which clarifies the intent for the development of the MAC. Given the alignment provisions in the MDP that specify that local area plans in existence at the time of adoption remain in effect, the proposal also aligns with the policies of the MDP.

Climate Strategy (2022)

This application includes actions that specifically address the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). Green Infrastructure will be considered throughout the development permit and overall design process, including solar panels, pedestrian and cyclist infrastructure, and potential LEED certification. Green Mobility may include electric car charging stations energized by a solar canopy. Food Security will consider planted and/or dedicated zones throughout the area for climate appropriate fruit trees and possible food gardening.

Southeast Centre Area Structure Plan (Statutory – 2004)

The subject site is within the Main Street Precinct as shown on Map 1: South-East Centre Land Use Concept Plan of the [Southeast Centre Area Structure Plan](#) (ASP). The Main Street Precinct is intended to provide mixed-use development in a pedestrian and transit-oriented environment. Commercial uses are intended to be the predominant use of land within the Main Street Precinct, including retail, personal service businesses, restaurants, and public services and facilities. Medium to high density residential development in mixed-use buildings with at-grade retail is strongly encouraged. The districts proposed meet these policies by providing for the uses intended for the Main Street Precinct. The DC District enables unique commercial developments with the option of residential on upper storeys. The MU-1h24 District is flexible as to whether or not commercial is included, however when implemented in conjunction with the policies of the ASP at the development permit stage, the policies of the ASP will be achieved. The proposed land use amendment aligns with the policies of the ASP.