

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 is currently undeveloped. The parcel is approximately 1.37 hectares (3.39 acres) in size with approximately 150 metres of frontage along Water Street SE and approximately 100 metres of frontage along Seton Way SE.

The subject site is located toward the southern edge of the Seton Major Activity Centre which is intended to accommodate a mix of employment, commercial, and residential uses. Most of the surrounding parcels are still undeveloped with current land use designations that allow for various types of commercial and multi-residential developments. Existing development near the site is currently characterized by a mix of commercial and residential developments. The site is located approximately 200 metres northwest of an anticipated future Green Line LRT Station.

Community Peak Population Table

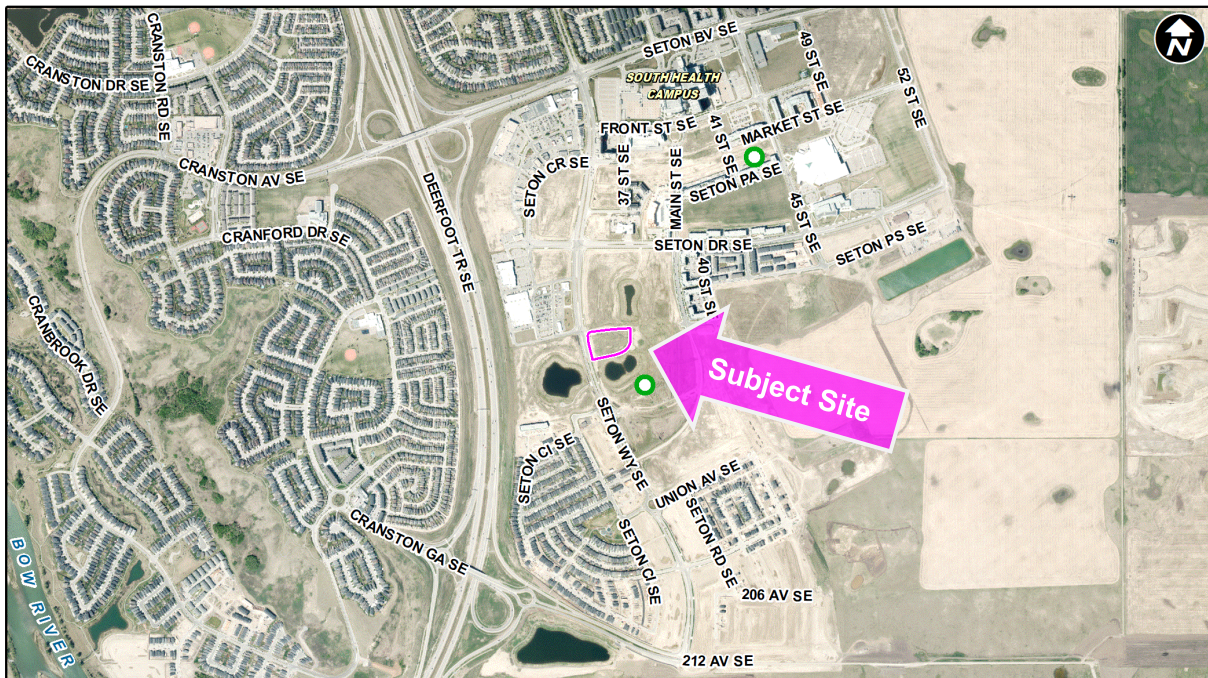
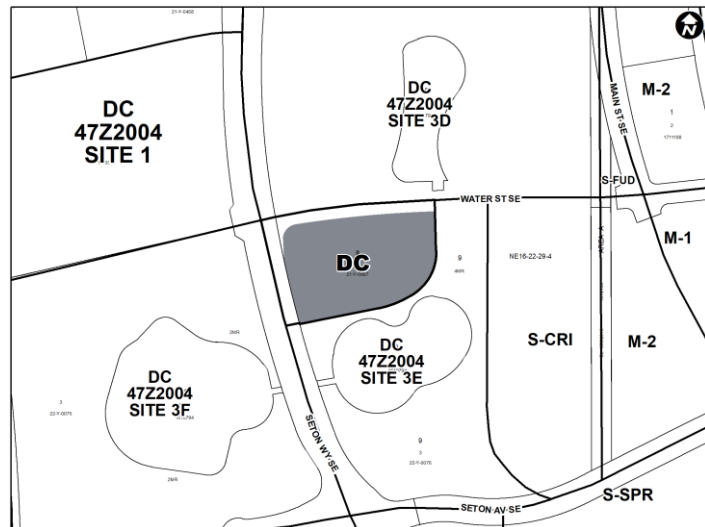
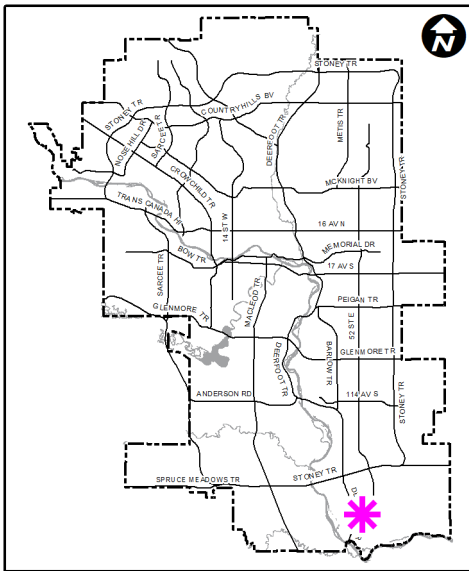
As identified below, the community of Seton reached its peak population in 2019. Population statistics since 2019 are not yet available, however this is a new community that has seen ongoing development.

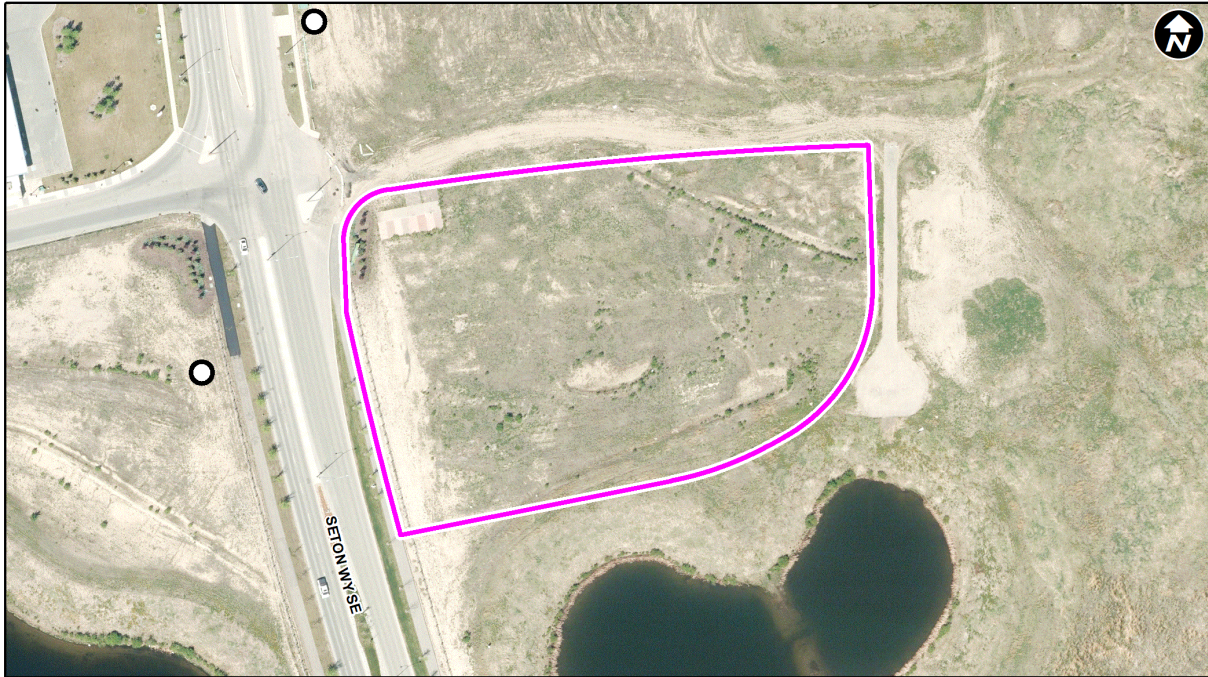
Seton	
Peak Population Year	2019
Peak Population	1,134
2019 Current Population	1,134
Difference in Population (Number)	0
Difference in Population (Percent)	0%

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 3E. 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. Site 3E is characterized by larger office and commercial style developments that allow for a wide range of commercial uses. The existing DC District allows for a maximum building height of 23 metres and a maximum floor area ratio (FAR) of 2.0. Site 3E provides land use and development guidelines that support employment intensive uses while also allowing stand alone developments with commercial uses that support nearby businesses and residents.

The proposed DC District is based on the C-C2 District with the additional discretionary use of Self Storage Facility. The intent of C-C2 is to provide for comprehensively designed commercial developments, which aligns with the existing intent of this site. The auto-oriented uses of Vehicle Rental – Minor and Vehicle Sales – Minor are removed from the list of permitted uses and are made discretionary to further reduce the auto-oriented uses allowed on the site. Specific rules have been added to the DC District which require at least 10 per cent of the gross floor area of the ground floor of a building fronting the intersection at Seton Way SE and Water Street SE to be dedicated to commercial uses. This rule ensures that a self storage facility located at this focal point of the site contains uses that may generate more activity at the ground level. The proposed DC District would allow for a maximum height of 23 metres and a maximum FAR of 2.0, both unchanged from the previous DC District.

Pursuant to Section 20 of the *Land Use Bylaw 1P2007*, this application for a DC District has been review 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 Self Storage Facility use within a mixed-use context where this use is currently only allowed in industrial districts. This proposal allows for the applicant's intended mixed-use self storage building while maintaining the C-C2 District base. The same result could not be achieved through the use of a standard district in the Land Use Bylaw.

The proposed DC District includes a rule that allows the Development Authority to relax Section 6 of the DC District Bylaw. Section 6 incorporates 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. Sections 9 through 13 that include provisions for location of commercial uses and setback areas may also be relaxed. The intent is to allow the Development Authority to consider minor relaxations for unique building design, architectural elements, and distribution of uses throughout the site that would not have significant impacts on adjacent lands.

Development and Site Design

If approved by Council, the rules of the proposed DC District and policies of the *Southeast Centre Area Structure Plan (ASP)* would provide guidance for the 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 that integrates well with street frontages and adjacent lands,
- creating an aesthetic visual interface visible from the future LRT station; and
- ensuring building orientation and overall site design contribute to a pedestrian friendly environment.

Transportation

Pedestrian and vehicular access to the site is available via Seton Way and Water Street. Seton Way is designated as an Arterial Road, while Water Street is designated as a Collector Road, as per the Calgary Transportation Plan. The area is served by Calgary Transit Route 75 and 79 (Mahogany) with bus stops within walking distance to the site on Seton Way SE. Routes 75 and 79 provide transit service every 20 minutes during the peak hours. The site is adjacent to the future Seton Green Line alignment and, therefore, is within the Transit Oriented Development area. The site is adjacent to a 2.5m regional pathway on Seton Way SE that provides cycling connections to the residential communities to the south. A Transportation Impact Analysis was not required in support of the land use amendment application.

Environmental Site Considerations

At this time, there are no known outstanding environmental concerns associated with the site and/or proposal.

Utilities and Servicing

The site is currently not fully serviced. The Developer will be required to enter into a Development Agreement to complete the necessary servicing. Public infrastructure associated with the applicable subdivision must be constructed prior to development of the site. At the time

of development, all servicing and stormwater management shall adequately conform to the applicable subdivision Construction Drawings and Stormwater Management Report.

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 site 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 commercial development to provide services to residents of the MAC and the surrounding communities. The proposed land use amendment aligns with the *Southeast Centre Area Structure Plan* which outlines the intent for the development of the MAC. Given the alignment provisions in the MDP that specific local area plans in existence at the time of adoption remain in effect, the proposal also aligns with the policies of the MDP.

Calgary Climate Strategy (2022)

This application does not include any specific actions that address the objective of the [Calgary Climate Strategy – Pathways to 2050](#). Further opportunities to align development of this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Southeast Centre Area Structure Plan (Statutory – 2004)

The subject parcel currently falls within the Employment Precinct area as identified on Map 1: South-East Centre Land Use Concept Plan, within the [Southeast Centre Area Structure Plan](#) (ASP). The purpose of this area is to provide uses with employment opportunities while also containing provisions for stand-alone commercial developments. This application is supported by the policies of the ASP.