

Land Use Amendment in Seton (Ward 12) at multiple addresses, LOC2021-0177

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 4.40 hectares \pm (10.87 acres \pm) located at 17770R – 56 Street SE, 18150 – 56 Street SE and 19050 – 40 Street SE (Plan 0411571; Block A; portion of SW1/4 Section 22-22-29-4; portion of SE1/4 Section 21-22-29-4) from Direct Control District to Mixed Use - General (MU-1h24) District and Direct Control (DC) District to accommodate a food and drink hall and to provide custom regulations for mixed-use developments, with guidelines (Attachment 2).

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2022 DECEMBER 1:

That Council give three readings to **Proposed Bylaw 8D2023** for the redesignation of 4.40 hectares \pm (10.87 acres \pm) located at 17770R – 56 Street SE, 18150 – 56 Street SE and 19050 – 40 Street SE (Plan 0411571; Block A; portion of SW1/4 Section 22-22-29-4; portion of SE1/4 Section 21-22-29-4) from Direct Control District to Mixed Use - General (MU-1h24) District and Direct Control (DC) District to accommodate a food and drink hall and to provide custom regulations for mixed-use developments, with guidelines (Attachment 2).

HIGHLIGHTS

- This land use amendment application seeks to redesignate the subject site to Direct Control (DC) District and Mixed Use - General (MU-1h24) District to allow for development of Seton's Market Street SE area.
- The proposed land use enables growth that aligns with the *Municipal Development Plan* (MDP) and *Southeast Centre Area Structure Plan* (ASP) by providing high-intensity, mixed-use development near services and transit.
- What does this mean to Calgarians? More commercial and housing opportunities in the developing area of the city within walking distance to future light rail transit and current bus rapid transit while making more efficient use of new infrastructure.
- Why does this matter? The proposal would support the development of a complete community by providing additional commercial, entertainment and housing options, with convenient access to transit and a wide range of community amenities.
- Development permits for three of the nine development sites have been submitted at this time (DP2022-04549, DP2022-06030 and DP2022-06837).
- There is no previous Council direction regarding this proposal.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

This land use amendment application was submitted on 2021 October 26 by Urban Systems on behalf of the landowner, Carma Ltd.

The approximately 4.40 hectare (10.87 acre) site is located in the community of Seton in the southeast quadrant of the city. The subject site is currently undeveloped, however the

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surrounding area is largely developed. The proposed uses for this site complement the large format retail and institutional development in the area by providing small to medium format commercial and residential along a pedestrian oriented street.

Development permits for three of the nine development sites have been submitted and are under review by Administration (DP2022-04549, DP2022-06030 and DP2022-06837). As referenced in the Applicant Submission (Attachment 3), the proposal is to obtain land use amendment approval to accommodate mid-scale mixed-use development. The existing land use designation for the site is a Direct Control (DC) District based on Land Use Bylaw 2P80's C-2 General Commercial District. The proposed DC District and Mixed Use - General (MU-1h24) District accommodate a mix of commercial and residential uses at higher intensities of jobs and population. The DC District establishes a new use of specialty restaurant – licensed and establishes custom parameters for uses in the Commercial – Corridor 1 (C-COR1) District. The MU-1h24 District enables mixed-use, main street development. Both proposed land uses meet the intent of policy for this part of Seton.

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

PUBLIC ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Outreach was undertaken by the Applicant
- Relevant public groups were informed by Administration

Applicant-Led Outreach

As part of the review of the proposed application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#) to assess which level of outreach with public relevant groups and the respective community association was appropriate. The applicant determined that outreach would not take place because this land use amendment reflects a continuation of this area's current land uses. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

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

This application was circulated to the Auburn Bay and Copperfield – Mahogany Community Associations, neither of which responded to two invitations to comment.

Administration received three letters of opposition to the proposed land use amendment. Two of them provided no supporting rationale and one noted concerns related to building height and traffic. Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The massing and transportation impacts will be reviewed at the development permit stage.

Following Calgary Planning Commission, notifications for a Public Hearing of Council for the land use 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.

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IMPLICATIONS

Social

The proposal would allow for additional commercial and housing choices for Calgarians within an established neighbourhood that already offers a wide range of community amenities with convenient access to transit.

Environmental

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.

Economic

The site is located in an area that has access to employment opportunities within the Seton major activity centre, including a mix of retail, institutional, educational, recreation, and cultural uses. The development will provide commercial and housing opportunities, support local businesses, and provide additional employment opportunities in Seton.

Service and Financial Implications

No anticipated financial impact.

RISK

There are no known risks associated with this proposal.

ATTACHMENTS

1. Background and Planning Evaluation
2. **Proposed Bylaw 8D2023**
3. Applicant Submission
4. Applicant Outreach Summary
5. **CPC Member Comments**
6. **Public Submissions**

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform