

**Policy Amendment, Road Closure and Land Use Amendment in Seton (Ward 12)
 at multiple addresses, LOC2022-0058**

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Southeast Centre Area Structure Plan (Attachment 2);
2. Give three readings to the proposed closure of 0.21 hectares \pm (0.53 acres \pm) of road (Plan 2311851, Area 'A'), adjacent to Main Street SE, with conditions (Attachment 3); and
3. Give three readings to the proposed bylaw for the redesignation of 6.65 hectares \pm (16.43 acres \pm) located at 19600, 19651 and 19699 – 56 Street SE and the closed road (Portion of NW1/4 Section 15-22-29-4; Portion of NE1/4 Section 16-22-29-4; Plan 1810328, Area A; Plan 2311851, Area 'A') from Direct Control (DC) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Future Urban Development (S-FUD) District, Multi-Residential – Medium Profile (M-2) District and Undesignated Road Right-of-Way to Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) and Mixed Use – General (MU-1h24) District.

**RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2024
 NOVEMBER 28:**

That Council:

1. Give three readings to **Proposed Bylaw 11P2025** for the amendments to the Southeast Centre Area Structure Plan (Attachment 2);
2. Give three readings to **Proposed Bylaw 4C2025 for the** closure of 0.21 hectares \pm (0.53 acres \pm) of road (Plan 2311851, Area 'A'), adjacent to Main Street SE, with conditions (Attachment 3); and
3. Give three readings to **Proposed Bylaw 23D2025** for the redesignation of 6.65 hectares \pm (16.43 acres \pm) located at 19600, 19651 and 19699 – 56 Street SE and the closed road (Portion of NW1/4 Section 15-22-29-4; Portion of NE1/4 Section 16-22-29-4; Plan 1810328, Area A; Plan 2311851, Area 'A') from Direct Control (DC) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Future Urban Development (S-FUD) District, Multi-Residential – Medium Profile (M-2) District and Undesignated Road Right-of-Way to Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) and Mixed Use – General (MU-1h24) District.

Planning and Development Services Report to
Calgary Planning Commission
2024 November 28

ISC: UNRESTRICTED
CPC2024-1178
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Excerpt from the Minutes of the Regular Meeting of the Calgary Planning Commission, 2024
November 28:

“Moved by Commissioner Small

That with respect to Report CPC2024-1178, the following be approved:

That Attachment 3 be amended to delete Road Closure Condition of Approval 4 in its entirety.

For: (7) Director Mahler, Commissioner Pollen, Commissioner Hawryluk,
Commissioner Weber, Commissioner Small, Commissioner Gordon, and
Commissioner Campbell-Walters

MOTION CARRIED

Moved by Commissioner Small

That with respect to Report CPC2024-1178, the following be approved, **as amended**:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Southeast Centre Area Structure Plan (Attachment 2);
2. Give three readings to the proposed closure of 0.21 hectares ± (0.53 acres ±) of road (Plan 2311851, Area ‘A’), adjacent to Main Street SE, with conditions (**Revised** Attachment 3); and
3. Give three readings to the proposed bylaw for the redesignation of 6.65 hectares ± (16.43 acres ±) located at 19600, 19651 and 19699 – 56 Street SE and the closed road (Portion of NW1/4 Section 15-22-29-4; Portion of NE1/4 Section 16-22-29-4; Plan 1810328, Area A; Plan 2311851, Area ‘A’) from Direct Control (DC) District, Special Purpose – City and Regional Infrastructure (S-CRI) District, Special Purpose – Future Urban Development (S-FUD) District, Multi-Residential – Medium Profile (M-2) District and Undesignated Road Right-of-Way to Multi-Residential – Low Profile (M-1) District, Multi-Residential – Medium Profile (M-2) and Mixed Use – General (MU-1h24) District.

For: (7) Director Mahler, Commissioner Pollen, Commissioner Hawryluk,
Commissioner Weber, Commissioner Small, Commissioner Gordon, and
Commissioner Campbell-Walters

MOTION CARRIED”

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HIGHLIGHTS

- This application seeks to close a portion of road right-of-way and designate that portion of land, as well as the adjacent vacant parcels, to allow for multi-residential and mixed-use development.
- The proposed land use districts are compatible with the adjacent land uses in the area and align with the applicable policies of the *Municipal Development Plan* (MDP).
- What does this mean to Calgarians? An unused portion of road right-of-way and adjacent vacant lands will be made available for development. This proposal would also allow for increased housing choice and diversity in the Seton Major Activity Centre (MAC) and adjacent to a planned future LRT station.
- Why does this matter? This proposal will enable development of land that is no longer needed for roads, allow for more efficient use of land and will contribute to Calgary's overall economic health by providing housing for residents as well as additional commercial and employment opportunities.
- Amendments to the *Southeast Centre Area Structure Plan* (ASP) are proposed to accommodate this application.
- No development permit has been submitted at this time.
- There is no previous Council direction in relation to this proposal.

DISCUSSION

This policy amendment, road closure and land use amendment application in the southeast community of Seton was submitted on 2022 April 4 by the original applicant on behalf of the landowner, South Seton GP Inc and Carma Ltd. Following the application being on hold for 14 months whilst a comprehensive application to include a road closure and land use amendment was prepared, the authorized agent on the file changed to Urban Systems on 2023 June 15.

The approximately 6.65 hectare (16.43 acre) site is predominantly located in the Seton MAC, south of Seton Drive SE, north of Seton Avenue SE and west of Main Street SE. The future planned Seton LRT Station is located approximately 50 metres (a one-minute walk) to the southwest and therefore the site is within a transit-oriented development (TOD) area.

As per the Applicant Submission (Attachment 4), the intent of the application is to close an unused portion of road right-of-way (Attachment 5) and designate the closed road, as well as the adjacent vacant parcels to develop both multi-residential and mixed-use development.

Administration worked with the applicants to amend the ASP to recognize the achievement of the minimum employment intensity targets within the plan area through the construction of approved employment land uses and planned development of vacant land for employment purposes. Given the employment intensity targets that have been achieved within the plan area to date, it is appropriate that these policies be removed from the policy framework as they are no longer relevant to the evaluation and analysis of future development applications. The removal of these policies will enable more residential and support commercial development that will create additional vibrancy and vitality within the Seton MAC. A summary of the proposed changes to the ASP is provided in Attachment 6.

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No development permit application has been made at this time. The applicants have been advised that a future development permit application will be reviewed by the Urban Design Review Panel to ensure that the building/s and site design enhances the TOD area.

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

ENGAGEMENT AND COMMUNICATION

- Outreach was undertaken by the Applicant
- Public/interested parties were 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 public/interested parties was appropriate. In response, the applicant sent letters to five adjacent landowners and discussed the application with the Ward 12 Office. The Applicant Outreach Summary can be found in Attachment 7.

City-Led Outreach

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

Administration received three letters of opposition from the public. The letters of opposition included the following areas of concern:

- none of the existing roads should be closed;
- the adjacent pond area should be made available for the public to enjoy;
- height and density is excessive;
- privacy concerns;
- increased traffic, and
- off-site impacts.

There is no community association for the subject area.

Administration considered the relevant planning issues specific to the application and determined the proposal to be appropriate given its location within the Seton MAC, proximity to the future planned Seton LRT Station and the local context of development that has recently taken place in the area. The building and site design, number of units, height and privacy concerns, traffic and off-site impacts will be reviewed and determined at the development permit stage.

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

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IMPLICATIONS

Social

This application meets the vision of the MDP and ASP as amended, would allow for additional housing options, and may better accommodate the housing needs of different age groups, lifestyles, and demographics towards fostering an inclusive community.

Environmental

This application does not include any actions that specifically address the objectives of the *Calgary Climate Strategy – Pathways to 2050*. Further opportunities to align future development on this site with applicable climate strategies will be explored and encouraged at subsequent development approval stages.

Economic

The ability to develop a variety of residential development forms and new commercial units would contribute to Calgary’s overall economic health by providing housing for residents and employment opportunities. It may also help to increase ridership and create a viable transit-oriented node around the future planned Seton LRT Station.

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 11P2025**
3. Proposed Road Closure Conditions of Approval
4. Applicant Submission
5. Registered Road Closure Plan
6. Summary of Proposed Changes to the Southeast Centre Area Structure Plan
7. Applicant Outreach Summary
8. **Proposed Bylaw 4C2025**
9. **Proposed Bylaw 23D2025**
10. **CPC Member Comments**

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform