

Applicant Submission

Company Name (if applicable):

Urban Systems Limited

LOC Number (office use only):

Applicant's Name:

David Capper

Date:

July 23, 2024

The community of Seton, located in southeast Calgary, has been a focus for development within the city. The area offers a variety of housing options and amenities that encourage livability, walkability, and convenience. Growth is continuing within the area, and the proposed applications seek to cater to market demand for a wider range of housing options available in the community. Additionally, the applications seeks to recognize the level of employment intensive development that has been achieved within the community and proposes to amend the Southeast Centre ASP to recognize achieving the identified employment density target.

The applications propose an amendment to the Southeast Centre ASP to remove references to the Minimum Employment Intensity Target. The purpose of the proposed amendment is 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 uses. Given the employment intensities 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 application also proposes a land use redesignation for the subject properties with the intent of providing a broader range of land uses within this area of Seton Community. The land use redesignation seeks to respond to an ever-changing marketplace and demand for different land uses. Furthermore, the redesignation seeks to align development on the subject properties with Administration's encouragement and direction to modernize land uses within the original 2004 Seton Direct Control By-law. The proposed land use redesignation will also assist in creating a complete community which features a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service and transit facilities. The proposed redesignation will assist in achieving the policy objectives of the Rangeview and Southeast Centre ASP's. The proposed land use amendment will have the effect of redesignating the subject properties with the parent land use designations (MU-1, M1 & M2) without restriction beyond those contained in the parent Land Use By-law 1P2007 which has been in effect since June 1, 2008. The proposed Land Use Amendment seeks to apply a more contemporary and appropriate land use designations to the subject properties and eliminates the need for an additional Direct Control District to be added to the Seton Community. The proposed land use designation is considered to be appropriate and represents good planning.

Finally, the proposed land use redesignation will perform the administrative function of aligning the historical parcel fabric and associated land use designations with the existing, approved and constructed road network resulting from the active subdivision of the subject properties. This administrative function will recognize the approval of the Outline Plan which eliminated the original 56th Street SE right of way (ROW) and its realignment as Main Street SE, which has shifted eastward. As such, previous land use designation boundaries under the existing Land Use By-law are generally not aligned with the approved road alignment.