

## Summary of Proposed Amendments to the Southeast Centre Area Structure Plan

Policy / Section	Original Text	Proposed Revision
<b>3.1 - Employment Precinct</b>	The physical qualities of the Employment Precincts may take on either an 'urban' or 'suburban' character depending upon market requirements. The attractiveness of the Employment Precincts within the marketplace will be supported and enhanced by the provision of amenities and services such as the LRT, a regional recreation centre, the Main Street, regional park, and regional retail development. Most significantly, development of a regional health care facility will provide an 'anchor' to attract related and complementary economic activity. Medium to high density residential development may also be allowed within Employment Precincts subject to consideration of progress toward the strategic target of 70,000 m <sup>2</sup> (750,000 sq. ft.) of employment intensive development and provided that appropriate interface conditions can be provided between residential and non-residential development.	The physical qualities of the Employment Precincts may take on either an 'urban' or 'suburban' character depending upon market requirements. The attractiveness of the Employment Precincts within the marketplace will be supported and enhanced by the provision of amenities and services such as the LRT, a regional recreation centre, the Main Street, regional park, and regional retail development. Most significantly, development of a regional health care facility will provide an 'anchor' to attract related and complementary economic activity. Medium to high-density residential development may also be allowed within Employment Precincts provided that sufficient employment intensive development has been or can be achieved to maintain the overall employment intent for SEC and that appropriate interface conditions can be provided between residential and non-residential development. The Approving Authority shall continue to monitor development within Employment Precincts to ensure that appropriate levels of employment intensive development are maintained to the minimum strategic target of 70,000 m <sup>2</sup> (750,000 sq.ft).
<b>4.1.2 (b)</b>	Employment Precinct - to accommodate a range of employment-intensive businesses such as offices, research and development facilities, laboratories, clean manufacturing, medical clinics, post-secondary institutions, etc. in an office park or a mixed-use environment. In addition, medium-high density housing may also be accommodated on a conditional basis as set out in Sections 4.6.3 and 4.6.4.	Employment Precinct - to accommodate a range of employment-intensive businesses such as offices, research and development facilities, laboratories, clean manufacturing, medical clinics, post-secondary institutions, etc. in an office park or a mixed-use environment. In addition, medium-high density housing may also be accommodated in accordance with Sections 4.6.3 and 4.6.4.
<b>4.2 Attract Employment-Intensive Development</b>	Provide sufficient land for a regional health care facility and a choice of locations for other employment-intensive development. In addition to the regional health care facility, a minimum of 70,000 square metres (750,000 sq. ft.) of employment-intensive development should be accommodated within the Southeast Centre.	Provide sufficient land for a regional health care facility and a choice of locations for other employment-intensive development. In addition to the regional health care facility, the Approving Authority shall continue to monitor development within Employment Precincts to ensure that appropriate levels of employment intensive development are maintained to the minimum strategic target of 70,000 m <sup>2</sup> (750,000 sq.ft) within the Southeast Centre.
<b>4.2 Attract Employment-Intensive Development</b>	Achieving an improved job to population balance south of the Marquis of Lorne Trail and east of the Bow River is fundamental to supporting better travel choices and providing options for shorter trips for the continuing population growth in this part of the city. Enabling the SEC to become an employment centre is the central principle underpinning planning for this mixed-use area. A minimum of 5,500 non-retail jobs have been targeted for the SEC including employment generated by the regional health care facility. It is anticipated that the regional health care facility will generate approximately 2,500 - 3,000 job in the first phases of operation. Ultimately, it may accommodate up to 4,300 jobs. In addition, it is desirable to provide opportunities to attract a minimum of another 2,500 nonretail jobs to the SEC. This is equivalent to approximately 70,000 square metres (750,000 sq. ft.) of employment intensive development or a minimum of 17 net hectares (43 acres) of land. While a minimum target has been established, it is desirable to accommodate a greater amount of employment-intensive development if the market is favorable.	Achieving an improved job to population balance south of the Marquis of Lorne Trail and east of the Bow River is fundamental to supporting better travel choices and providing options for shorter trips for the continuing population growth in this part of the city. Enabling the SEC to become an employment centre is the central principle underpinning planning for this mixed-use area. A minimum of 5,500 non-retail jobs have been targeted for the SEC including employment generated by the regional health care facility. It is anticipated that the regional health care facility will generate approximately 2,500 - 3,000 jobs in the first phases of operation. Ultimately, it may accommodate up to 4,300 jobs. In addition, it is desirable to provide opportunities to attract a minimum of another 2,500 non-retail jobs to the SEC. This is equivalent to approximately 70,000 m <sup>2</sup> (750,000 sq. ft.) of employment intensive development.
<b>4.2.6</b>	Medium-high density housing may also be allowed within Employment Precincts provided that the provisions of Section 8.5 have been fulfilled to the satisfaction of the Approving Authority.	Medium to high-density housing may also be permitted within Employment Precincts, in accordance with Section 4.6
<b>4.6.3</b>	Medium to high density housing can also be accommodated within Employment Precincts 1 and 2 as set out in Figure 9 provided that the Approving Authority is satisfied that:	Medium to high density housing can also be accommodated within Employment Precincts 1 and 2 as set out in Figure 9 provided that the Approving Authority is satisfied that:
<b>4.6.3 (a)</b>	a) A minimum of 17 hectares (43 acres) of land will be available for employment-intensive uses on lands located within an Employment Precinct as shown on Map 1; and	Sufficient employment intensive development has been provided in accordance with Section 8.5; and

4.6.4	Medium to high density housing may be allowable within Employment Precinct 3 provided that the Approving Authority is satisfied that a minimum of 70,000 sq. metres (750,000 sq. ft.) of gross floor area (GFA) have been or will be developed for employment-intensive land uses, exclusive of the Regional Health Care Facility.	Medium to high density housing may also be permitted within Employment Precinct 3 provided that sufficient employment intensive development has been or can be provided in accordance with Section 8.5.
<b>Section 8.5 - Employment-Intensive Development Review</b>	Arising from the Calgary Plan, a key strategic objective for development of the SEC is to ensure that a minimum amount of employment-intensive development is achieved within the Centre. The approach to ensuring that the target will be met has five components:	Arising from the Calgary Plan, a key strategic objective for development of the SEC is to ensure that a minimum amount of employment-intensive development is achieved within the Centre, and that employment-intensive development is maintained through any future redevelopment within Employment Precincts to a minimum of 70,000 m <sup>2</sup> (750,000 sq.ft). Some types of employment intensive development may also be accommodated in the Main Street and Region Retail Precincts, such as offices and medical clinics.
	exclusive of the regional health care precinct, up to 36 hectares of land have been identified for employment intensive development (Employment Precincts 1, 2 and 3);	remove
	a minimum of 17 hectares of the 36 hectares of land must be reserved for employment-intensive development until the target of 70,000 square metres (750,000 sq. ft.) has been achieved (Employment Precinct 3);	remove
	as progress toward the total target is achieved, land may be released for residential development in three increments based on approximately 23,225 square metres (250,000 sq. ft.) of employment-intensive development being confirmed;	remove
	a flexible land use approach may be taken on the remaining 19 hectares of land in order to allow the developer to establish appropriate development phasing and respond to market conditions (Employment Precincts 1 and 2); and	remove
	some types of employment-intensive development may also be accommodated in the Main Street and Regional Retail Precincts (primarily offices and medical clinics).	remove
	The following policies identify the information required to be submitted in order to allow the Approving Authority to evaluate a proposal to include residential development within Employment Precinct 3. This information will take the form of an Employment-Intensive Development Analysis submitted as part of a Development Permit application for a discretionary use residential development.	remove
<b>8.5.1</b>	The City and the Developer will enter into a Special Development Agreement (Appendix 5):	remove
	a) confirming the Developer's agreement to limit development on lands within Employment Precinct 3 to employment-intensive uses; and	remove
	b) serving as notice to prospective purchasers and/or applicants that residential development is not permitted on lands within Employment Precinct 3;	remove
	until such time as the employment-intensive development target has been satisfied in accordance with Section 4.6.4 either in whole or on a phased basis.	remove
<b>8.5.1 (NEW)</b>		Prior to Outline Plan / Land Use Amendment / Development Permit approval for the redevelopment of lands within an Employment Precinct for the purpose of medium to high density housing, a review shall confirm that a minimum of 70,000 m <sup>2</sup> (750,000 sq. ft) of employment intensive development is maintained within the SEC.
<b>8.5.2</b>	In conjunction with a Development Permit application for residential development, information shall be submitted identifying the:	remove
	a) amount of employment-intensive development that is confirmed within Employment Precincts 1 and 2 and the Main Street and Regional Retail Precincts through the amount of existing built space and/or the release of Development Permits;	remove

	b) minimum amount of employment-intensive development required within Employment Precinct 3 to achieve the objective of a minimum target of 70,000 sq. metres (750,000 sq. ft.) located within the SEC;	remove
	c) minimum amount of land required to accommodate the minimum required amount of employment-intensive development assuming a FAR of 0.4;	remove
	d) method or process through which the minimum amount of employment-intensive development will be achieved; and	remove
	e) appropriate interface conditions between residential and employment-intensive land uses ensuring that the two types of uses will be compatible with one another.	remove
<b>8.5.3</b>	Employment Precinct 3 lands may be released for residential development in up to three increments based upon confirmation of:	remove
	a) approximately 23,225 square metres (250,000 sq. ft.) of employment-intensive development in accordance with the provisions of 4.6.4; and	remove
	b) a minimum amount of land within Employment Precinct 3 to achieve the balance of the overall target of 70,000 square metres (750,000 sq. ft.) of employment-intensive development assuming a FAR of 0.4.	remove
<b>8.5.4</b>	Subject to the provisions of 8.5.3, development permit applications for residential development may be considered for lands within Employment Precinct 3 on a priority basis as follows:	remove
	a) Employment Precinct 3A and/or 3B;	remove
	b) Employment Precinct 3C.	remove

**Additional Items****Removal of Appendix 5**