

Background and Planning Evaluation

Background and Site Context

The subject site is located in the developing community of Seton in the southeast quadrant of the city. The site is currently vacant and has been pre-graded in anticipation of future development. A portion of road right-of-way that is approximately 20 metres wide and 176 metres in length is no longer needed for road purposes following the realignment of Main Street SE (to the east of the site). This application proposes to close that 0.21 hectares (0.53 acres) portion of road right-of-way and redesignate both that land and the adjacent 6.44 hectares (15.9 acres) of vacant land to provide mixed use and multi-residential development.

The subject site is located towards the southern edge of the Seton Major Activity Centre (MAC), which is intended to accommodate a mix of employment, commercial and residential uses. The surrounding area to the south and west is vacant land under the Direct Control Districts [Bylaw 47Z2004](#) (Sites 3D and 3E) and [Bylaw 35D2023](#).

To the northeast, at the corner of Seton Drive SE and Main Street SE is a four-storey multi-residential development designated under the Multi-Residential – Medium Profile (M-2) District. To the east and southeast is vacant land designated under the Multi-Residential – Low Profile (M-1) District and the Multi-Residential – Medium Profile (M-2) District.

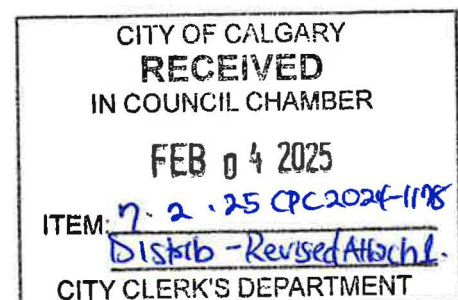
Community Peak Population Table

As identified below, the community of Seton reached its peak population in 2019. Population statistics since 2019 are not yet available, however, Seton has seen rapid population growth since then.

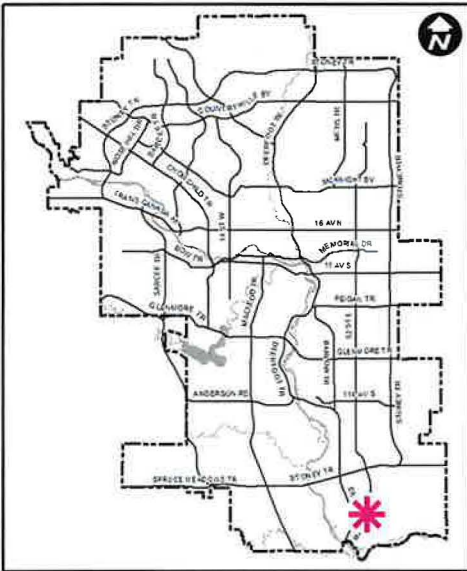
Seton	
Peak Population Year	2019
Peak Population	1,134
2019 Current Population	1,134
Difference in Population (Number)	0
Difference in Population (Percent)	0%

Source: The City of Calgary 2019 Civic Census

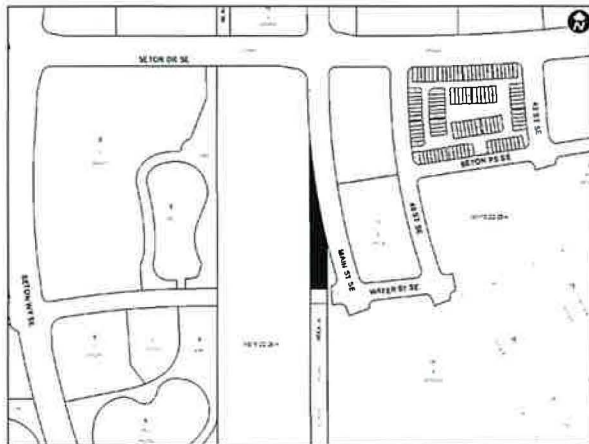
Additional demographic and socio-economic information may be obtained online through the [Seton Community Profile](#)



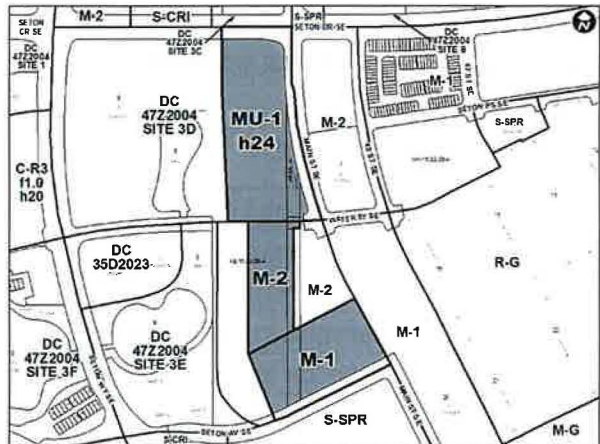
Location Maps



Road Closure Map



Land Use Amendment Map





Previous Council Direction

None.

Planning Evaluation

Road Closure

This application proposes to close 0.21 hectares (0.53 acres) of the original 56 Street SE road right-of-way. This road right-of-way is no longer needed for road purposes since the original roadway has been removed and realigned in an easterly direction to form Main Street SE. The road closure will be subject to the conditions of approval contained in Attachment 2.

Land Use

The most northerly portion of the subject site is currently designated as a DC District (Bylaw [47Z2004](#)). This DC District has eight different sites, with the subject parcel lying within Site 3D. The DC District was adopted under [Land Use Bylaw 2P80](#) and is based on the C-2 General Commercial District, which allows for a wide range of retail commercial and personal services uses which serve areas beyond the surrounding community. The existing DC District allows for a maximum building height of 23 metres and a maximum gross floor area ratio (FAR) of 2.0. Site 3D provides land use and development guidelines that support employment intensive uses. Dwelling units are only allowed on Site 3D when the employment target set out in Section 4.0 of the *Southeast Centre Area Structure Plan* (ASP) has been met.

The existing parcel directly south of Water Street SE is currently designated as Special Purpose – City and Regional Infrastructure (S-CRI) District, which is intended to provide for city and

regional infrastructure necessary for the proper servicing of development. It was determined through the [Green Line LRT Alignment and Stations: 160 Avenue N to Seton](#) report in 2017 that only a small portion of land originally set aside for the future Seton LRT Station and adjacent bus terminal was required. This meant that the S-CRI land that remained could be redeveloped for other purposes.

Directly adjacent to Main Street SE and in the southeastern portion of the subject parcels is land currently designated as Multi-Residential – Medium Profile (M-2) District, which is intended to provide for multi-residential development in a variety of forms and of medium height and medium density.

The existing land use for the parcel of land adjacent to the northwest corner of Main Street SE and Water Street SE is the Special Purpose – Future Urban Development (S-FUD) District, which is intended to accommodate limited uses that can easily be removed to allow for future urban development. Since roads are not assigned a land use, the closed road right-of way in this area will need to be designated with a land use district.

The proposed Multi-Residential – Low Profile (M-1) District would allow for multi-residential development in a variety of forms and of low height and medium density. The M-1 District allows for a maximum building height of 14.0 metres and has a minimum density of 50 dwellings per hectare and a maximum density of 148 units per hectare. Based on the parcel size, this would allow for a minimum of 103 units and a maximum of 304 units.

The proposed Multi-Residential – Medium Profile (M-2) District would allow for multi-residential development in a variety of forms and of medium height and medium density. The M-2 District allows for a maximum building height of 16.0 metres, a maximum floor area ratio of 3.0, and requires a minimum of 60 dwelling units per hectare. Based on the parcel size, this would allow for a minimum of 72 units. Combined with the adjacent parcel, also designated as M-2, this would allow for a combined minimum of 129 units.

The proposed Mixed-Use General (MU-1h24) District is intended to accommodate a mixed-use development comprising of commercial/retail/residential uses on the ground floor with residential dwelling units above, and a maximum building height of 24.0 metres (up to six-storeys). The MU-1 District is intended to be located along commercial streets where both residential and commercial uses are supported at grade, facing the commercial street. The MU-1h24 District is also designed to be located adjacent to low density residential development with specific rules for setbacks and maximum height at the shared property line or lane.

Development and Site Design

If approved by Council, the rules of the proposed land use districts and the *Southeast Centre Area Structure Plan (ASP)*, as amended, will guide future development. Additional items that will be considered through the development permit process include, but are not limited to:

- ensuring an appropriate building interface with Seton Drive SE, Water Street SE, Main Street SE and Seton Avenue SE and adjacent developments;
- determining appropriate access points to the site;
- providing pedestrian and cyclist connections between future development on the parcels, adjacent pathways, the Primary Transit Network and the future Seton LRT Station, and

- mitigating visual impact and overlooking and ensuring compatibility with surrounding development through building design, height and landscaping/screening.

Transportation

The surrounding road network was approved by two outline plans LOC2003-0134 and LOC2017-0047. The primary vehicle accesses to this area will be from Seton Drive SE, Main Street SE, and Seton Avenue SE. A Transportation Impact Assessment (TIA) and a Parking Study were not required for this application.

Transit

Existing Calgary Transit services are available along Seton Drive SE for Route 75 (Somerset / Mahogany) and Route 79 (Mahogany / Cranston). The planned future LRT station for Seton is located directly west of this site.

Active modes

There is an existing Always Available for All Ages (5A) pathway available along Seton Drive SE and Seton Way SE. Future bike lanes and/or multi-use pathways are planned along Main Street SE and Seton Avenue SE.

Environmental Site Considerations

The environmental site conditions of this development area were previously reviewed and addressed with the Seton Outline Plan (LOC2003-0134) and Seton Stage 1C Outline Plan (LOC2017-0047). No environmental concerns have been identified at this time and the application does not raise any additional environmental concerns or risks.

Utilities and Servicing

The overall utilities and servicing for this development area have been previously reviewed and addressed with the Seton Outline Plan (LOC2003-0134) and Seton Stage 1C Outline Plan (LOC2017-0047). The application will not significantly impact the services for the area which have capacity to support the proposed land uses. Detailed servicing requirements will be assessed at future development permit stages.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

Administration's recommendation aligns 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)

Administration's recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Growth Plan](#) (GP). The proposed application 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 of the [Municipal Development Plan](#) (MDP). MACs are intended to provide a major mixed-use destination central to larger residential or business catchment areas, attract a diverse range of land uses at significant development densities and contain a broad range of medium

and high density housing opportunities and a mix of housing tenure and affordability levels to accommodate a diverse range and age of population.

MACs are located along one or more of the proposed Primary Transit Network (PTN) routes, and contain one or more transit stations or stops, with a transit-oriented development pattern. Map 2: Primary Transit Network identifies Seton Drive SE as part of the City's PTN with an Arterial Street designation. The parcels are also adjacent to a Transit Centre as it abuts the future Seton LRT Station.

The application therefore aligns with applicable MDP policies as it proposes a mix of land uses of various densities, close to a future LRT station.

Calgary Climate Strategy (2022)

Administration has reviewed this application in relation to the objectives of the [Calgary Climate Strategy – Pathways to 2050](#). One of the Climate Mitigation Plan themes and Program Pathways is 'Zero Carbon Neighbourhoods'. By 2050, the goal is to have 95 percent of Calgarians live within 2000 metres of a dedicated transit facility (e.g. LRT). In this case, the future locations of the Seton and South Health Campus Hospital locations will lie within 800 metres of the site, thus meeting this goal.

Southeast Centre Area Structure Plan (Statutory – 2004)

The most northern portion of the subject site is currently designated as an 'Employment Precinct' on Map 1: South-East Centre Land Use Concept Plan, within the [Southeast Centre Area Structure Plan](#) (ASP). Furthermore, Map 1 identifies a future LRT station and a Park 'n' Ride on the parcels.

Within this plan there is a provision requiring development to achieve a minimum employment intensity target of 70,000 square metres (excluding the existing South Health Campus lands) of Employment Intensive Development within the broader Seton community. To meet this objective, section 8.5.1 of the ASP mandated an agreement between the landowner, Brookfield, and The City. This agreement allowed The City to register a caveat on a specific portion of Brookfield's lands, known as Precinct 3 Lands. The caveat imposed restrictions permitting employment-related development only, in a phased manner until the target for Employment Intensive Development was reached. Once Brookfield achieved employment intensive uses totaling 750,000 square feet (the Employment Use Target), they had the option to request a full discharge of the caveat to allow for medium to high density residential development on the Precinct 3.1. lands. Following the approval and construction of the appropriate amount of employment land use floor area, the caveat was fully discharged by The City on 2022 February 3. New residential and mixed-use development can now be proposed within the plan area that will create a more diverse range of land uses, along with additional vibrancy and vitality to support the MAC.

The proposed land uses seek to respond to an ever-changing marketplace and demand for different mixed-use and housing forms and intensities. It will assist in creating a complete community which features a diverse mix of land uses, including residential and employment opportunities, and convenient access to local stores, services, public service and transit facilities and will align with the ASP, as amended.

Rangeview Area Structure Plan (Statutory – 2014)

A small portion of land in the far southeast corner of the subject site lies within the Transit Station Planning Area as indicated on Map 2: Land Use Concept of the [Rangeview Area Structure Plan](#) (ASP). The policy intent for the Transit Station Planning Area is to create a pedestrian focused, compact urban setting with sufficient population and complementary land uses to support the two future LRT stations and services in Seton Centre.

The multi-residential land use district proposed for this small portion of land is M-1, which will ensure that more residential density is added near the future LRT stations in Seton. This application complies with this ASP.