

Land Use Amendment in Seton (Ward 12) at 317 Setonstone Green SE, LOC2024-0317

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 317 Setonstone Green SE (Plan 2311056, Block 51, Lot 39) from Residential – Low Density Mixed Housing (R-G) District to Direct Control (DC) District to accommodate a Child Care Service use, with guidelines (Attachment 2).

HIGHLIGHTS

- This application proposes to redesignate the parcel to a Direct Control (DC) District to allow for the additional discretionary use of Child Care Service in addition to the uses already allowed (e.g., rowhouse buildings, duplex and semi-detached dwellings and single detached dwellings)
- The proposal allows for development that may be compatible with the character of the existing neighbourhood and is in keeping with the applicable policies of the *Municipal Development Plan* (MDP) and the *Rangeview Area Structure Plan* (ASP).
- What does this mean to Calgarians? The proposed DC District would allow for an additional use that is an essential service and community amenity.
- Why does this matter? The integration of a child care service into a developing community would enable positive social and economic outcomes.
- No development permit has been submitted at this time.
- There is no previous Council direction related to this proposal.

DISCUSSION

This land use amendment application, in the southeast community of Seton, was submitted by the landowners, Hunyoung Kang and Boris Dimitrov, on 2024 December 17. The approximately 0.04 hectare (0.09 acre) is situated at the northwest corner of 45 Street SE and Setonstone Green SE. The site is currently developed with a single-detached dwelling and the surrounding land uses are also characterized by a mix of single-detached and semi-detached dwellings.

The subject site is directly north across Setonstone Green SE (less than a one-minute walk) from a future school site which is designated as the Special Purpose – School, Park and Community Reserve (S-SPR) District. The proposed DC District would allow for Child Care Service to operate within the existing building. This site and its adjacent area will also be serviced in the future by Calgary Transit along 202 Avenue SE, which is approximately 210 metres (a four-minute walk) south of the subject site. Presently, the nearest bus stop from the subject site approximately 1200 metres (a 20-minute walk) to the west along Seton Way SE, which is serviced by Route 79 (Cranston / Mahogany).

No development permit application has been submitted at this time; however, as noted in the Applicant Submission (Attachment 3), the applicant has identified the intent to provide child care services on the property.

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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 and respective community association was appropriate. In response, the applicant contacted the Seton Homeowners Association (HOA) and distributed pamphlets containing information to nearby residents. The Applicant Outreach Summary can be found in Attachment 4.

City-Led Outreach

In keeping with Administration's practice, 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 one letter of opposition from the public. The letter included the following areas of concern:

- impacts on parking and increase of traffic in the area;
- child safety issues during pick-ups and drop-offs; and
- increase in noise from the proposed use.

There is no community association in Seton.

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. The operational parameters, traffic impacts and parking will be reviewed at the development permit stage.

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

IMPLICATIONS

Social

The proposed land use would allow for a child care service to be located within a residential community at a scale that fits with the neighbourhood. Child care is essential to creating complete communities and accommodating the needs of parents and caregivers.

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Environmental

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

Economic

The proposed land use amendment would allow for a child care service within the residential community of Seton. Child care is an essential service that allows parents and caregivers to more effectively participate in the labour force and provides employment opportunities for staff of the business.

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 Direct Control District
3. Applicant Submission
4. Applicant Outreach Summary

Department Circulation

General Manager (Name)	Department	Approve/Consult/Inform