Planning & Development Report to　　　　　　　　**ISC: UNRESTRICTED**
Calgary Planning Commission　　　　　　　　　　**CPC2019-0037**
2019 January 10

Community Name in Seton (Ward 12) SN2018-0010

EXECUTIVE SUMMARY

The proposed community boundary extension was submitted by Maidment Land Surveys Ltd on 2018 October 18 on behalf of South Seton GP Inc. The boundary extension is required in the Southeast portion of 4;29;22;16;SE and Southwest portion of 4;29;22;15;SW.

Please refer to the map submitted by the applicant labelled "Attachment 1".

> **ADMINISTRATION RECOMMENDATION:**
>
> That Calgary Planning commission recommend that Council:
>
> 1.　　**ADOPT** by resolution the proposed community name of "Seton", extending the existing Seton community boundary.

PREVIOUS COUNCIL DIRECTION / POLICY

Council initially adopted the community boundary extension of Seton on October 3, 2016.

BACKGROUND

The first boundary extension was requested based on the "Community A" boundary in the Rangeview Area Structure Plan. The request was recommended for approval by Calgary Planning Commission on 2016 August 11. The recommendation was adopted by Council through a resolution October 03 of the same year.

In 2017, it was identified that the recently proposed development required additional lands to the south. The proposed outline plan was presented to Calgary Planning Commission and was approved on 2018 March 08. Associated land use redesignations were approved on 2018 April 16, under Bylaw 14D2018.
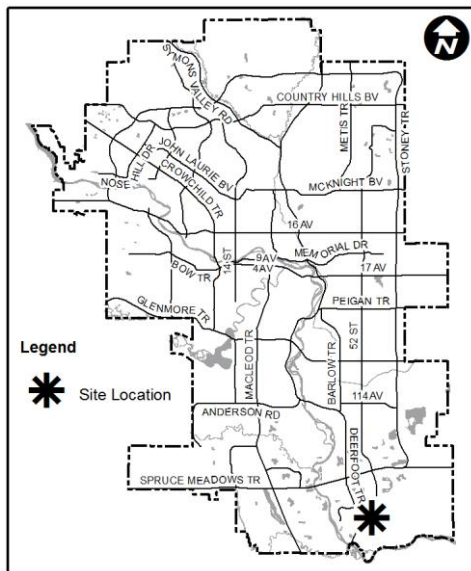
Part of the land approved for Residential – Low Density Mixed Housing (R-G) is not within the current Seton Community boundary. To accommodate these proposed parcels and properly be identified as part of Seton, a boundary extension is necessary.

Planning & Development Report to
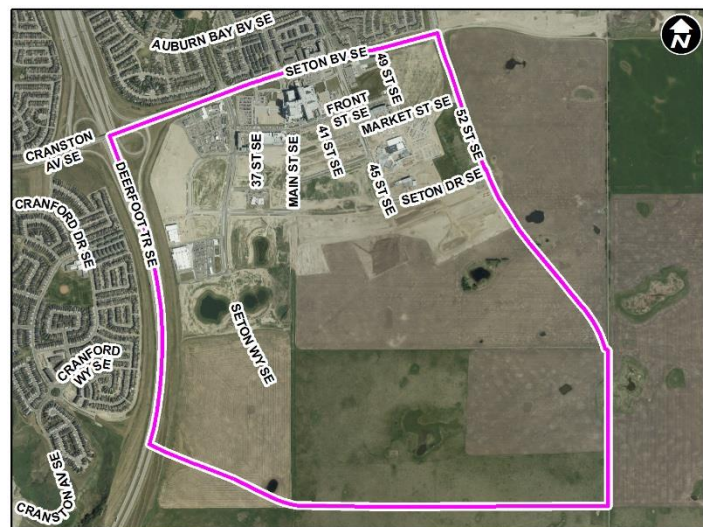**Calgary Planning Commission**
2019 January 10

Community Name in Seton (Ward 12) SN2018-0010

Location

Existing Boundary

Proposed Boundary

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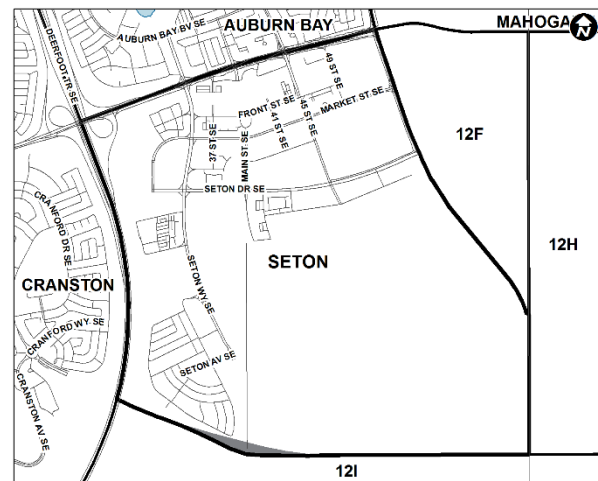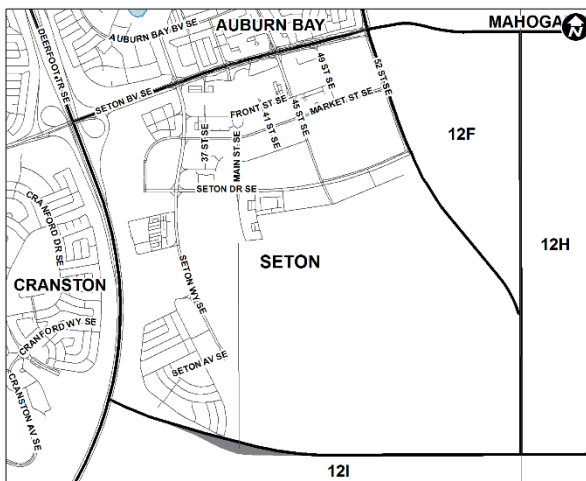**CPC2019-0037**

Community Name in Seton (Ward 12) SN2018-0010

Site Context

Seton is located in southeast Calgary and bounded by the communities of Auburn Bay and Mahogany to the north, Rangeview to the south and east, and Cranston to the west. Seton Boulevard SE is adjacent to the north, Deerfoot Trail to the west, and proposed 212 Avenue SE to the south. The area is actively developing into low to medium residential housing and the north part of the community is developing into a mix of commercial, public / institutional uses, and residential. The Municipal Development Plan identifies Seton as a Major Activity Centre.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The development of Community A is being carried out in stages, Stage 1A, Stage 1B and Stage 1C. In the final stage, Stage 1C, the outline plan boundary of LOC2017-0047, extended outside the existing community boundary to the south. When a subdivision application was submitted, 21 proposed parcels are affected.

Stakeholder Engagement, Research and Communication

The applicant was informed of the Tentative Plan not matching the Seton boundary. A map showing the required revision was prepared by Urban Systems for Brookfield Residential and submitted by Maidment Land Surveys Ltd.

Strategic Alignment

The community boundary will align with the approved outline plan / development area boundaries.

Social, Environmental, Economic (External)

There are no impacts to the current and future financial capacity.

Financial Capacity

There are no impacts to the current and future capital budgets.

Risk Assessment

There is no risk identified in this boundary extension.

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Community Name in Seton (Ward 12) SN2018-0010

REASONS FOR RECOMMENDATION:

The boundary change reflects the correct boundary of the Seton development area. It also aligns with the land use boundary and outline plan boundary. The new boundary will bring consistency in boundary references amongst internal and external electronic and hard copy maps.

For these reasons, Administration recommends that Calgary Planning Commission recommend to Council to **ADOPT** by resolution the extended boundary of the Seton community.

ATTACHMENTS
1. Applicant's Submission
2. LOC2017-0047 Boundary