

Planning & Development Report to
Calgary Planning Commission
2019 June 20

ISC: UNRESTRICTED
CPC2019-0760

Land Use Amendment in Seton (Ward 12) at multiple addresses, LOC2019-0044

EXECUTIVE SUMMARY

This land use amendment application was submitted by Urban Systems on behalf of South Seton GP Inc. (Brookfield Residential Properties) on 2019 March 29. The majority of the subject lands are currently designated Special Purpose – Future Urban Development (S-FUD) District, with a small piece of land designated Multi-Residential – Low Profile (M-1) District. This proposed redesignation from the S-FUD and M-1 Districts to a range of land use districts to accommodate the future complete community, involves:

- an anticipated total 5,500 dwelling units in Stage 1C, within a mix of single and semi-detached homes and rowhouses (Residential – Low Density Mixed Housing (R-G) and (R-Gm) District);
- a variety of multi-residential housing types (Multi-Residential – Low Profile (M-1) District, Multi-Residential – At Grade Housing (M-G) District and Multi-Residential – Low Profile Support Commercial (M-X1) District);
- public parks and amenity spaces (Special Purpose – School, Park and Community Reserve (S-SPR) District, Special Purpose – Urban Nature (S-UN) District);
- two joint use sites with playfields (S-SPR) to accommodate three schools; and
- City and regional infrastructure (Special Purpose – City and Regional Infrastructure (S-CRI) District).

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 175.07 hectares ± (432.61 acres ±) located at 19600 and 20606 – 56 Street SE, 20707 – 72 Street SE, and 6599 Seton Drive SE (S1/2, Section 15-22-29-4; Portion of NW1/4 Section 16-22-29-4; Plan 1311598, Block 1, Lot 1) from Special Purpose – Future Urban Development (S-FUD) District and Multi-Residential – Low Profile (M-1) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District, Multi-Residential – Low Profile (M-1) District, Multi-Residential – At Grade Housing (M-G) District, Multi-Residential – Low Profile Support Commercial (M-X1) District, Special Purpose – School, Park and Community Reserve (S-SPR) District, and Special Purpose – City and Regional Infrastructure (S-CRI) District, and Special Purpose – Urban Nature (S-UN) District; and
2. Give three readings to the proposed bylaw.

PREVIOUS COUNCIL DIRECTION / POLICY

At the 2018 July 30 Public Hearing, Council approved Bylaw 55P2018, which amended Map 10 of the *Rangeview Area Structure Plan (ASP)* with the removal of the Growth Management Overlay from this area.

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BACKGROUND

This land use amendment application was submitted to The City on 2019 March 29 by Urban Systems on behalf of landowner South Seton GP Inc. (Brookfield Residential Properties).

In 2014, Council adopted the *Rangeview Area Structure Plan (ASP)*. The *Rangeview ASP* included a Growth Management Overlay (Overlay) indicating that the leading capital infrastructure required for development was not in place or approved in The City capital budget. Since then, the *Rangeview ASP* area has been identified as a priority growth area with portions of the Overlay removed in 2016 to accommodate Stages 1A and 1B of the Brookfield Residential Properties owned lands.

The outline plan and land use application (LOC2015-0192) for the adjacent Phase 1B was approved in September 2016. The approximately 17.6 hectare (43.49 acres) area consisted of a mix of M-1 and M-2 multi-residential parcels within a Transit Station Planning Area (TSPA). Stage 1A (LOC2016-0102) was subsequently approved in 2017, January. Also located in the TSPA, the 24.26 hectare (59.95 acres) site provided for a mix of low density (R-G and R-Gm) and medium density residential product (M-1 and M-2).

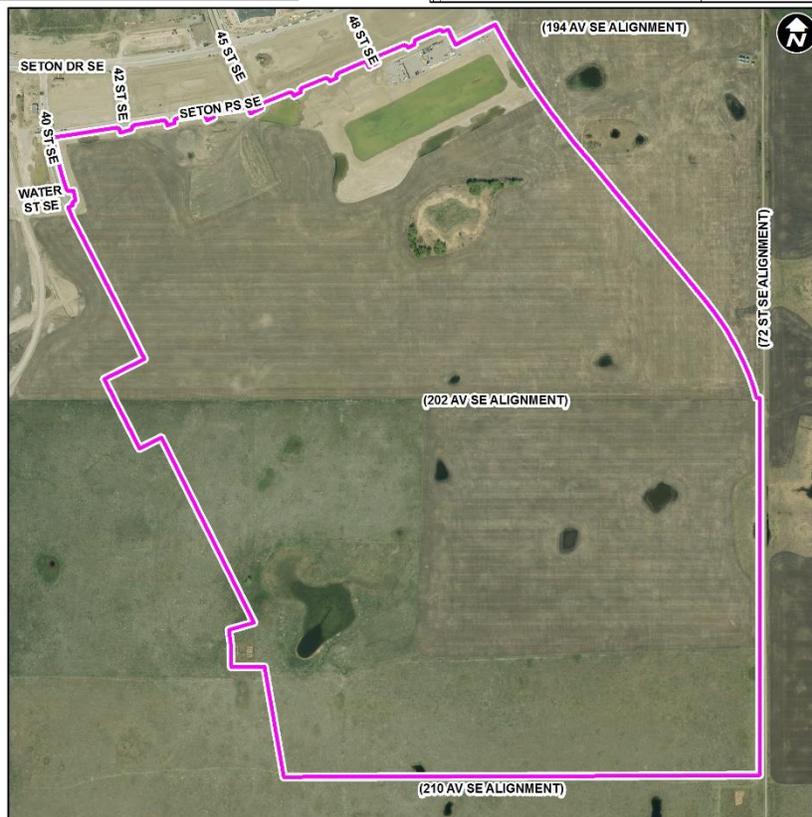
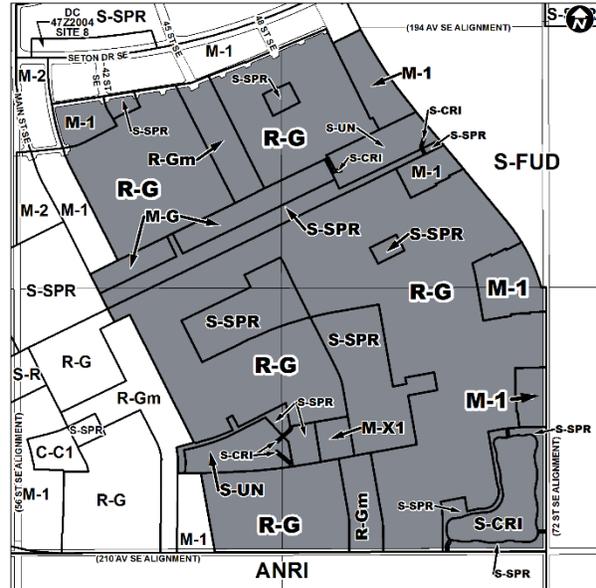
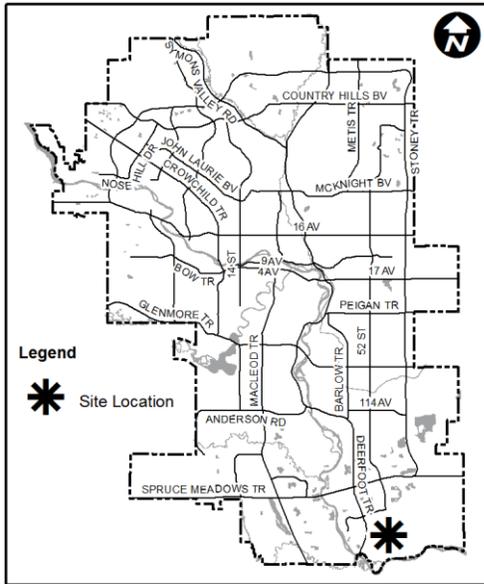
The proposed Stage 1C development, the subject of this land use amendment application, represents the final phase in Seton, the first of two complete communities identified in the *Rangeview ASP*. As shown in Attachment 2, the outline plan for the entire 248.63 hectare (614.37 acre) Stage 1C area (LOC2017-0047) was approved by Calgary Planning Commission at its 2018 March 08 meeting, and the associated land use amendment for a 76.42 hectare (188.8 acre) portion of the outline plan area was approved by City Council at its 2018 May 07 Public Hearing. This proposal is to redesignate the remainder of the Stage 1C land.

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Location Maps



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Site Context

The subject site is situated in the southeast portion of the city in the community of Seton, and is currently undeveloped. The area is bounded by Deerfoot Trail SE to the west, 52 Street SE to the east, and 212 Avenue SE to the south. The South Health Campus hospital, a future regional recreation facility and senior high school site, and the mixed-use employment area of Seton Urban Centre are located immediately to the north. The community of Auburn Bay is located north of Seton Urban Centre, and the community of Cranston is located to the west across Deerfoot Trail SE.

Historically, the subject lands were utilized as agricultural lands for grazing and crop production. The topography of the subject lands is gently rolling with minimal slope. General site drainage is from the northwest to southeast.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

This land use application, along with the approved outline plan (Attachment 2), will facilitate the development of a wide range of residential and mixed-use buildings that will contribute to the growth of the Seton community as envisioned by the policies of the *Municipal Development Plan* (MDP) and the *Rangeview Area Structure Plan* (ASP).

Planning Considerations

Land Use

The subject site is currently designated S-FUD District, with a small portion of land adjacent to the northeastern corner of the site designated M-1 District, which was designated with the outline plan and land use amendment for the initial Seton Urban Centre (LOC2015-0192). The approximately 147.71 hectare (365 acre) Seton Urban Centre is adjacent to the plan area to the north, with higher density land uses and regional amenities. This application area is adjacent to M-1 designated sites in that area that are intended to provide a transition away from the Seton Urban Centre, generally lowering densities towards the neighbourhood areas.

As identified in the Land Use Amendment Plan in Attachment 1, the applicant has proposed a mix of Residential - Low Density Mixed Housing (R-G) District, Residential - Low Density Mixed Housing (R-Gm) District and Multi-Residential – Low Profile (M-1) District, with one Multi-Residential – Low Profile Support Commercial (M-X1) site located in the southern Neighbourhood Activity Centre. These proposed residential land uses provide for a diversity of both low density housing forms and multi-residential developments. The proposed land use districts provide for a sound mix of housing types, densities and transitions in density away from the Seton Urban Centre and supports the future light rail transit (LRT) stations west of this application area.

Low density housing forms are provided through the R-G and R-Gm Districts, which are both intended to allow for greater diversity of housing types in the form of single detached, semi-detached, and rowhouses. The R-Gm District is identical to the R-G District with the exception of excluding single detached dwellings as a permitted use.

Land Use Amendment in Seton (Ward 12) at multiple addresses, LOC2019-0044

Multi-residential developments are accommodated in the proposed M-G, M-1, and M-X1 Districts. Mid-rise apartments and ground-oriented townhouses are examples of products that can be accommodated in these land use districts.

The S-UN District is proposed to accommodate two reconstructed wetlands being dedicated as Environmental Reserve (ER), and the S-SPR District will accommodate one Joint Use Site to accommodate a Calgary Board of Education (CBE) Middle School, with a second Joint Use Site accommodating both a CBE Elementary School and Calgary Catholic School Division (CCSD) K-9 School with shared playfields. Several other S-SPR lands accommodate Municipal Reserve (MR) dedication for a linear community Union Park, neighborhood parks and a community association site, all in alignment with the approved outline plan.

The S-CRI District will accommodate the future storm water retention pond in the southwestern corner of the site, and connections to the reconstructed wetlands from the adjacent streets and parcels.

Density

This land use amendment application is consistent with the approved outline plan and provides for development that achieves both the *Municipal Development Plan* (MDP) and the *Rangeview ASP* minimum density and intensity targets (population and jobs). This will help to support the future transit infrastructure and community amenities within the community of Seton and the services provided in the Seton Urban Centre to the north. To achieve this, higher densities in the plan area are located within the Transit Station Planning Area (TSPA), along main collectors, and in the activity centres.

Environmental

The proposed land use amendment is located within a previously undeveloped 'greenfield' area. Historically, limited agricultural uses have occurred on the property, as identified through an Environmental Site Assessment report. No environmental concerns were identified.

Transportation Networks

The regional street network consists of Deerfoot Trail SE, west of the site, 212 Avenue bordering the southern edge of the site, 52 Street SE bordering the eastern edge of the site and Seton Drive SE to the north of the site.

As identified in the *Rangeview ASP*, permanent off-site infrastructure in the vicinity of the associated outline plan area will be required. The Province, City and the developer agreed to a funding proposal for the construction of the Deerfoot Trail SE and 212 Avenue SE interchange. Construction of this interchange is currently underway and is expected to be completed in 2019. The construction of 88 Street SE from south of Stoney Trail SE to south of 196 Avenue SE is planned to begin in 2020.

Land Use Amendment in Seton (Ward 12) at multiple addresses, LOC2019-0044

A Transportation Impact Assessment (TIA) was completed in support of the associated outline plan application. The TIA identified that as a result of the proposed development of this area, intersection improvements are required along 212 Avenue SE and along 88 Street SE in the interim for Seton 1C lands and lands east of the Rangeview ASP area. Also, Global and Local TIAs were reviewed by the City and determined the off-site and on-site transportation network requirements.

Existing transit services are available approximately 800 metres north along Front Street SE. The southeast LRT Green Line is planned for future extension to Seton, and the future Seton LRT station will be located just outside of the northwest corner of this community. Several community bus routes are expected to run through Seton 1C and east of the remaining *Rangeview ASP* area. Walking distance to transit stops will exceed the 90 percent target of 400 metres transit coverage.

Utilities and Servicing

The Growth Management Overlay has been removed from this area. Capital funding has been allocated for design and construction of the sanitary and storm trunks (along 210 AV SE) that will service the plan area. Construction completion is expected at the end of 2021. The developer will extend the storm, sanitary and water mains along 52 and 72 ST SE to tie into City systems. The onsite storm pond will be funded by the developer and will be sufficient to service the plan area.

Emergency services will be provided from the nearby Seton Fire Hall, located north of the subject lands. It provides the seven minute fire coverage to the lands within the outline plan.

Stakeholder Engagement, Research and Communication

In keeping with Administration's practices, this application was circulated to stakeholders and notice posted on-site. Notification letters were sent to adjacent landowners and the application was advertised online.

There is currently no Community Association in Seton. The application was circulated to the area Councillor, who indicated no objection, and notices were posted on the site, but no comments have been received by Administration.

No public meetings were conducted by the applicant or Administration in direct relation to this land use redesignation application or the associated site-specific outline plan.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

Land Use Amendment in Seton (Ward 12) at multiple addresses, LOC2019-0044

Strategic Alignment

South Saskatchewan Regional Plan (2014)

The site is located within the City, Town area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the *Interim Growth Plan*. The proposed land use redesignation builds on the principles of the *Interim Growth Plan* by means of promoting efficient use of land, regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory - 2009)

The subject lands are identified under Map 1: Urban Structure of the *Municipal Development Plan* (MDP), as Future Greenfield area. The MDP provides guidance for the development of new communities through the policies of the *Rangeview Area Structure Plan*.

The proposed land use amendment meets the MDP objectives (Section 3.6.2.), which include:

- providing a diversity of housing types;
- including Neighbourhood Activity Centres;
- locating multi residential developments near transit and open spaces;
- providing multi modal connectivity for pedestrians, cyclists and transit riders; and
- protecting and integrating significant ecological elements into the plan.

Rangeview Area Structure Plan (Statutory - 2014)

The subject lands are identified as portions of Neighbourhoods 2, 3, and 4 within “Community A” on Map 4: Communities and Neighbourhood Boundaries within the *Rangeview ASP*. As per the ASP, the proposed land use amendment enables the development of a complete community which includes a full range of housing types, commercial, recreational, institutional and public spaces.

Map 4 also identifies the provision of Neighbourhood Activity Centres (NAC) within each of the neighbourhoods. NACs are intended to provide neighbourhood focal points that contain a mix of transit supportive residential and non-residential uses and are connected to their surrounding neighbourhoods by a network of active transportation modes. NACs, which align with the ASP policies, have been provided in each of the neighbourhoods within the application area, in line with the approved outline plan.

Land Use Amendment in Seton (Ward 12) at multiple addresses, LOC2019-0044

Social, Environmental, Economic (External)

The continuation of development in the community of Seton will provide additional population to support the existing and planned amenities and services within the community and the adjacent commercial, retail, and employment district. This land use amendment proposes a range and mix of housing types, densities and land uses that promote socio-economic diversity, supports active transportation modes, and allows for more efficient use of land and public infrastructure.

Financial Capacity

Current and Future Operating Budget

A large portion of the operating costs required to service development in this area are considered to be extensions of service from the existing Seton community. As development proceeds, the provision of other City services such as roads, parks and waste and recycling would have an operating budget impact at such time as they are provided. The operation and maintenance of the interim utility infrastructure is the developer's responsibility until the ultimate utility infrastructure is installed. Therefore, no impact to the current operating budget is expected.

Current and Future Capital Budget

Development in this area will require the capital-funded Rangeview sanitary trunk, water feedermain, storm trunks and outfall(s), and transportation improvement. These capital expenditures were presented to Council at the time of removal of the Growth Management Overlay.

Risk Assessment

The subject area has an approved outline plan in place and the growth management overlay has been considered by Council and removed. Therefore, Administration does not consider this application to be associated with any significant risks.

REASON(S) FOR RECOMMENDATION(S):

The application will allow for the continued development in the community of Seton, providing additional population to support the existing and planned amenities and services within the community and the adjacent commercial, retail, and employment district. This land use amendment proposes a range of land use districts that will allow for a complete community.

ATTACHMENT(S)

1. Land Use Amendment Plan
2. Approved Outline Plan
3. Proposed Land Use Map