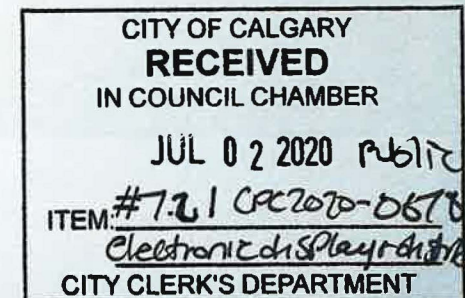
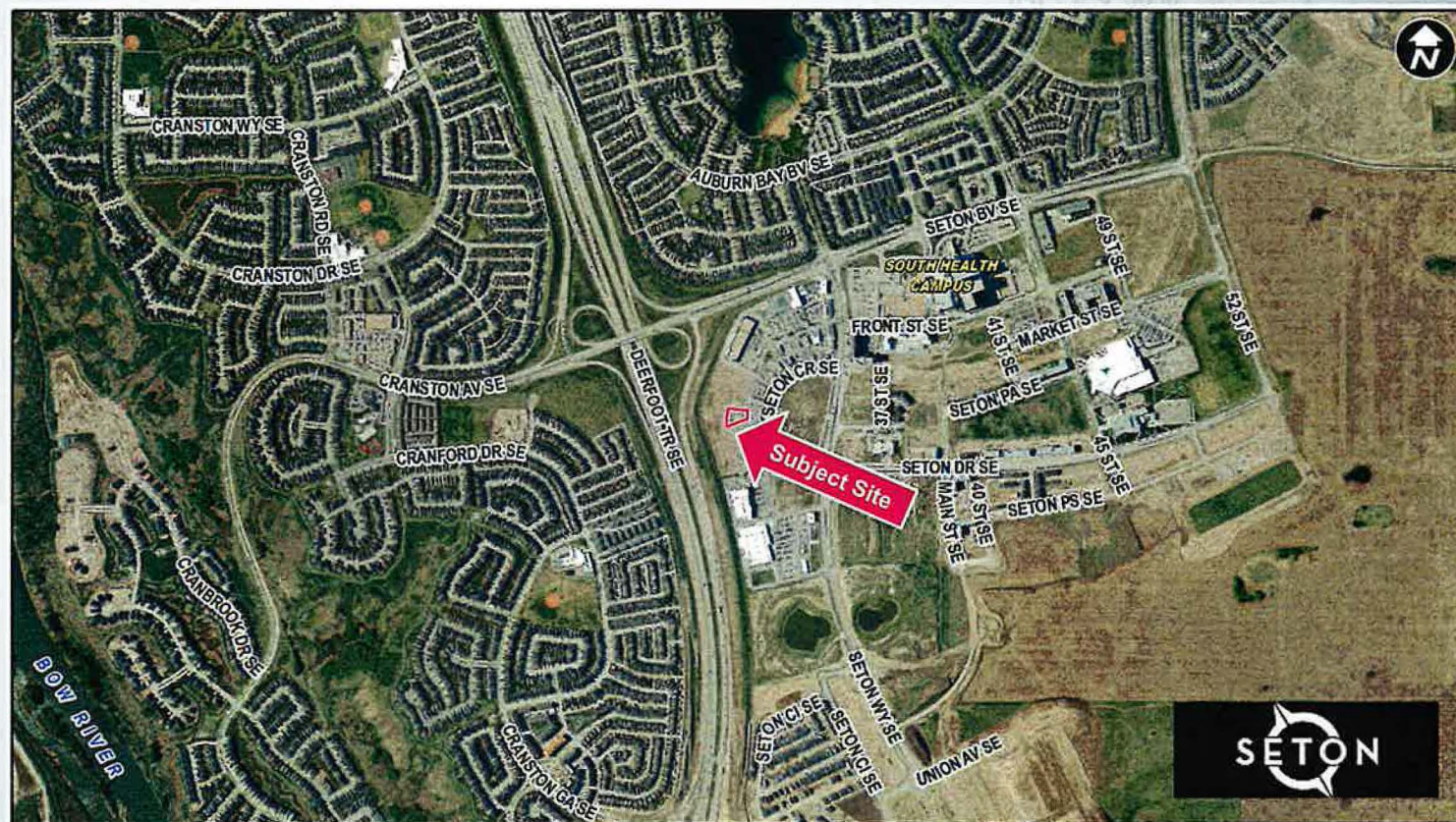
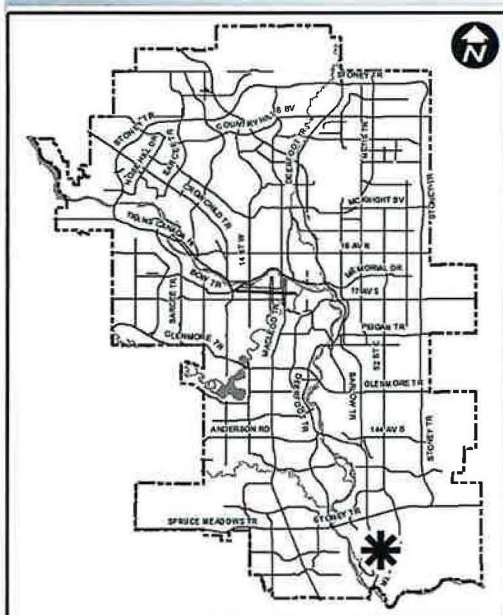


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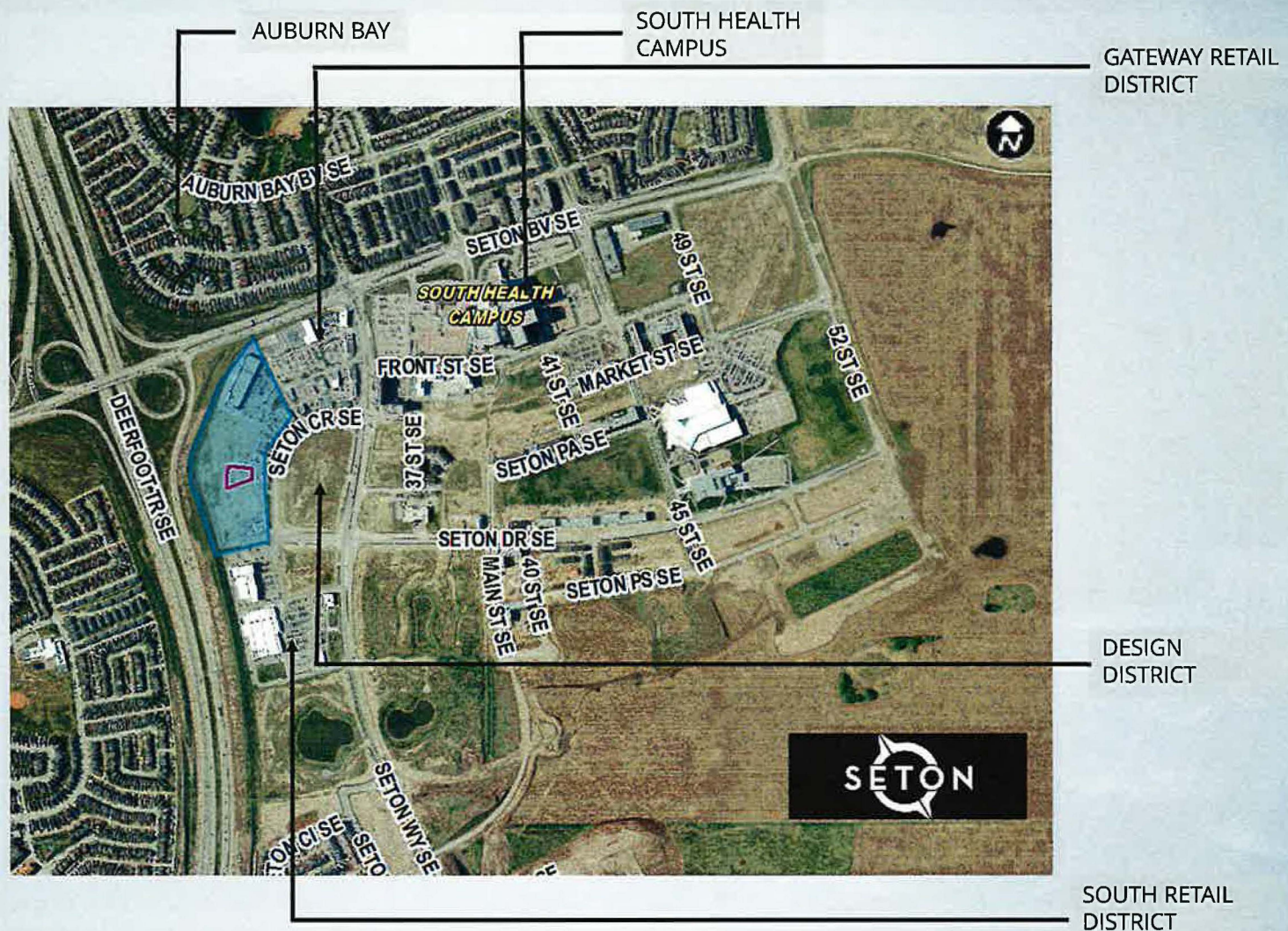
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Land Use Amendment
DC to C-COR2 f1.0h15





NORTH RETAIL DISTRICT

PROPOSAL SITE

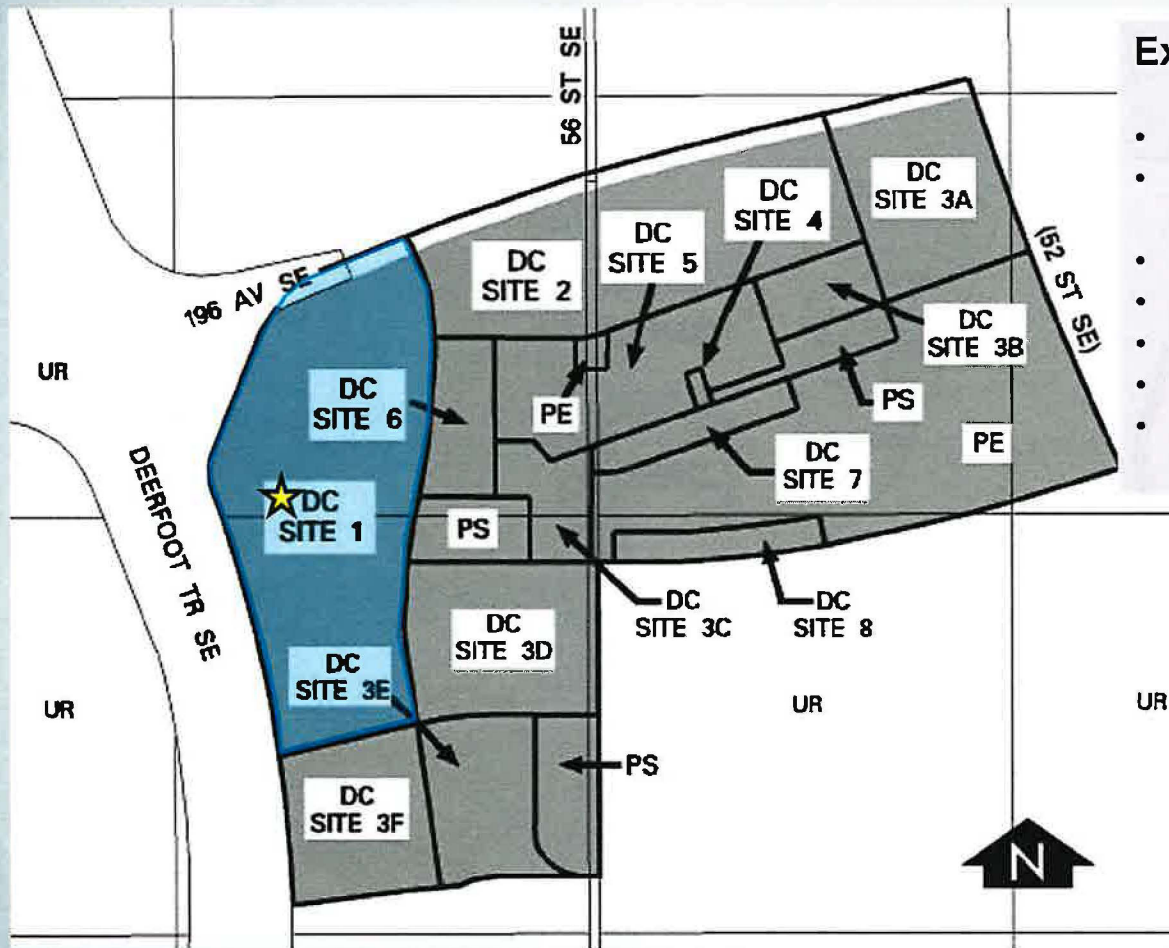






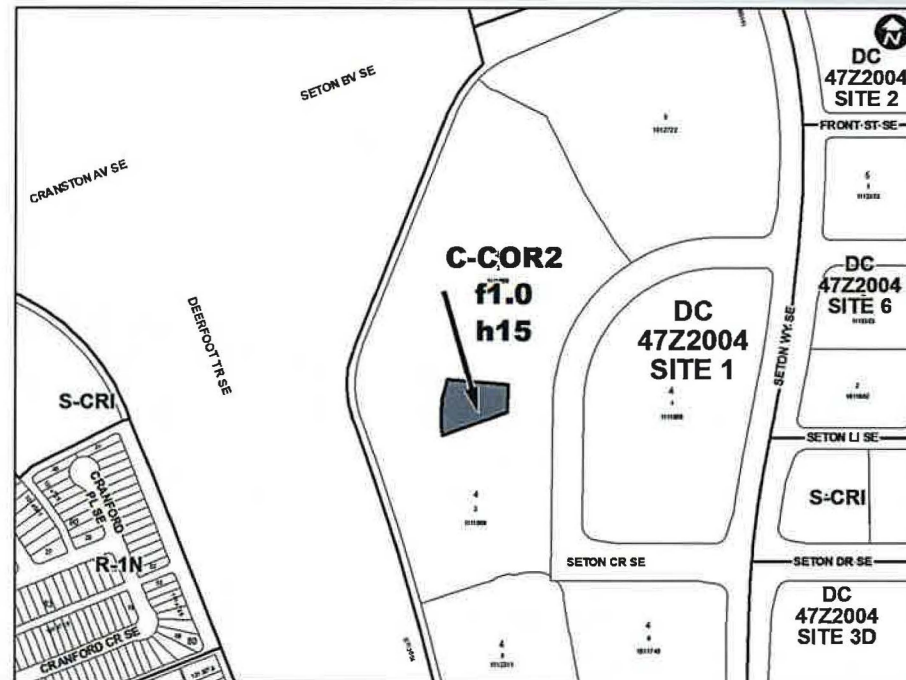


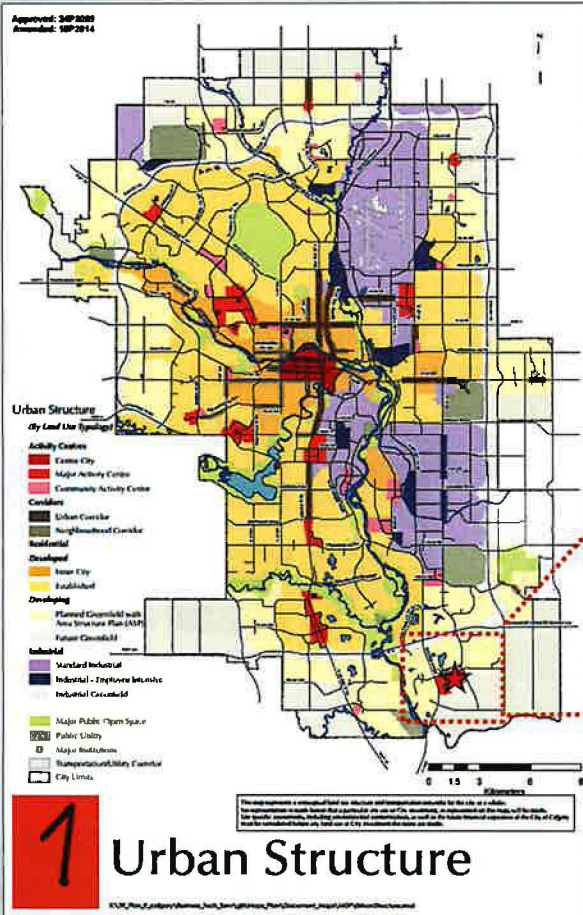
View looking WEST



Existing DC 47z2004 (Site 1)

- based on 2P80 Bylaw, C-5 District;
- addition of automotive sales and rentals and funeral homes;
- max. 15m building height;
- max 1.0 FAR
- additional landscaping in parking areas;
- visual interest of architecture;
- pedestrian connections throughout the site.





Municipal Development Plan (Statutory – 2009)

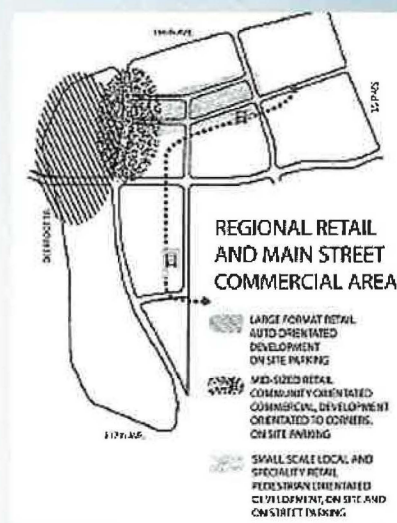
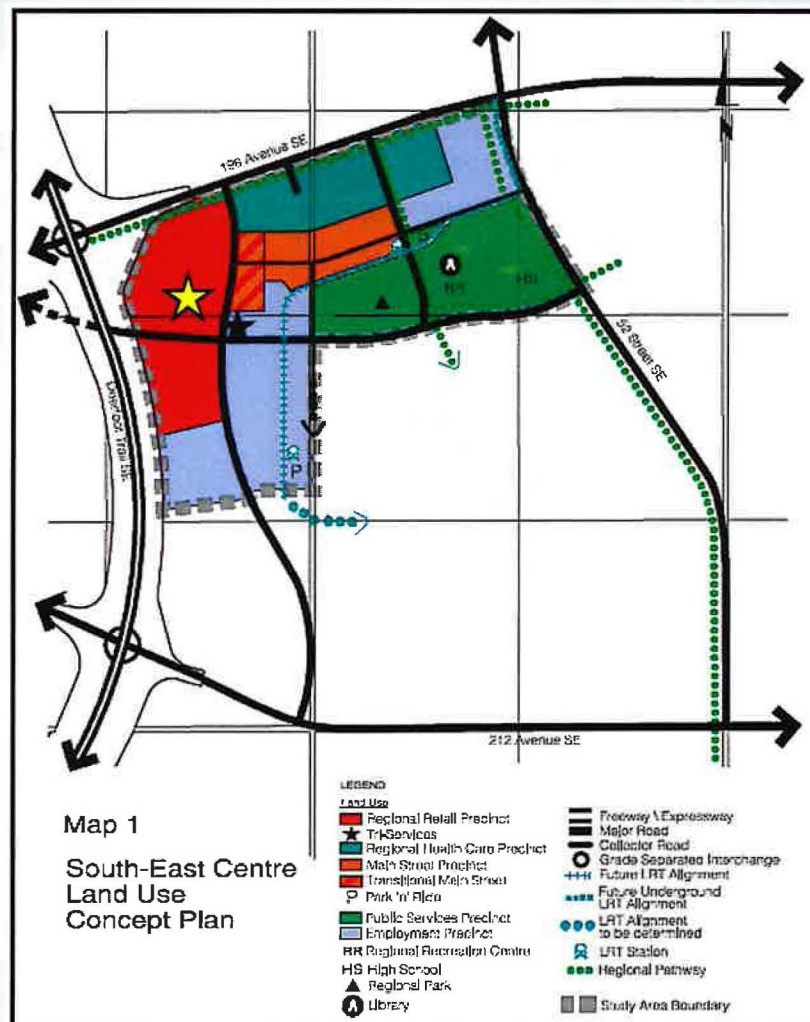


Activity Centres
 Major Activity Centre (MAC)

Southeast Centre Area Structure Plan (ASP)



SOUTHEAST CENTRE Area Structure Plan



Regional Retail Precinct

The proposal is supported for the following reasons:

- The proposal is in keeping with applicable policies of the MDP and the Southeast Centre Area ASP;
- Supports the provision of a greater range of uses to enhance the viability of the approved commercial development on-site.

ADMINISTRATION'S RECOMMENDATION:

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

1. ADOPT, by bylaw, the proposed redesignation of 0.27 hectares \pm (0.67 acres \pm) located at 19587 Seton Crescent SE (Portion of Plan 1111669; Block 4; Lot 2) from DC Direct Control District to Commercial – Corridor 2 f1.0h15 (C-COR2 f1.0h15) District; and
2. Give three readings to the proposed bylaw.

End of presentation

The following slides are for information purposes only.

**Division 7: Commercial – Corridor 2 f#h#
(C-COR2 f#h#) District**

Purpose

796 The Commercial – Corridor 2 District is intended to be characterized by:

- (a) commercial development on both sides of **streets**;
- (b) **buildings** located varying distances from **streets**;
- (c) limited automotive **uses**;
- (d) primary access for motor vehicles to **parcels** from **streets** and **lanes**;
- (e) parking located on any of the front, side or rear of **buildings**;
- (f) pedestrian connections from public sidewalks, to and between **buildings**;
- (g) opportunities for residential and office **uses** to be in the same **building**;
- (h) varying **building** density established through maximum **floor area ratios** for individual **parcels**; and
- (i) varying **building height** established through maximum **building height** for individual **parcels**.

Direct Control (Bylaw 47Z2004)/ C-5 2P80	Commercial - Corridor 2
<i>Permitted Uses</i>	<i>Permitted Uses</i>
Accessory Food Services	Park
Athletic and recreational facilities	Sign - Class A
Automotive services	Sign - Class B
Child care facilities	Sign - Class D
Entertainment establishments	Utilities
Essential public services	<i>Permitted Uses*</i>
Financial institutions	<small>*only if they are located within an existing building as per Section 797(2)</small>
Home occupations – Class 1	Accessory Food Service
Liquor stores	Accessory Liquor Service
Medical Clinics	Catering Service – Minor
Offices	Convenience Food Store
Parking areas and parking structures	Counselling Service
Parks and playgrounds	Financial Institution
Personal service businesses	Fitness Centre
Power Generation Facility, Small-scale	Health Services Laboratory – With Clients
Restaurant-food service only	Home Based Child Care – Class 1
Retail food stores	Home Occupation – Class 1;
Retail stores	Information and Service Provider
Signs – Class 1	Library
Take-out food services	Medical Clinic
Utilities	Museum
Veterinary clinics	Office
	Pet Care Service
	Power Generation Facility – Small
	Print Centre
	Protective and Emergency Service
	Radio and Television Studio
	Restaurant: Food Service Only – Medium
	Restaurant: Food Service Only – Small
	Restaurant: Licensed – Small
	Restaurant: Neighbourhood
	Retail and Consumer Service
	Service Organization
	Specialty Food Store
	Take Out Food Service
	Veterinary Clinic

Permitted Use Comparison

Direct control (Bylaw 47Z2004)/ C-5 2P80	Commercial - Corridor 2
<i>Discretionary Uses</i>	<i>Discretionary Uses</i>
Amusement arcades	Addiction Treatment
Automotive sales and rentals	Amusement Arcade
Automotive specialities	Artist's Studio;
Billiard parlours	Assisted Living
Bottle return depots	Auto Service – Major;
Commercial schools	Auto Service – Minor;
Drinking establishments	Billiard Parlour
Dwelling units	Brewery, Winery and Distillery
Funeral homes	Cannabis Counselling
Gaming establishment – bingo	Cannabis Store
Grocery stores	Car Wash – Multi-Vehicle
Home occupations – Class 2	Car Wash – Single Vehicle
Hotel and motels	Child Care Service
Outdoor cafes	Cinema
Power General Facility, Mid-scale	Computer Games Facility
Private clubs and organizations	Conference and Event Facility
Public and quasi-public buildings	Custodial Care
Radio and television studios	Dinner Theatre
Restaurants-licensed	Drinking Establishment – Medium
Signs – Class 2	Drinking Establishment – Small;
Special function tents (commercial)	Drive Through
Utility Buildings	Dwelling Unit
	Food Production
	Funeral Home
	Gas Bar
	Health Services Laboratory – without Clients
	Home Occupation – Class 2
	Hotel;
	Indoor Recreation Facility
	Instructional Facility
	Kennel
	Liquor Store
	Live Work Unit
	Market
	Outdoor Café;
	Parking Lot – Grade
	Parking Lot – Structure
	Pawn Shop;
	Payday Loan
	Performing Arts Centre;

Direct control (Bylaw 47Z2004)/ C-5 2P80	Commercial - Corridor 2
<i>Discretionary Uses</i>	<i>Discretionary Uses</i>
	Place of Worship - Small
	Post-secondary Learning Institution
	Power Generation Facility – Medium
	Residential Care
	Restaurant: Licensed – Medium
	Seasonal Sales Area
	Sign – Class C
	Sign – Class E
	Sign – Class F
	Social Organization
	Special Function – Class 2
	Supermarket
	Urban Agriculture
	Utility Building
	Vehicle Rental – Major
	Vehicle Rental – Minor
	Vehicle Sales – Major
	Vehicle Sales – Minor

Discretionary Use Comparison

LOC2020-0062

